

Structure&Design Service LTD

Local Authority:
Wrexham

Development location:

1 The Stables
Bowling Bank
Wrexham
LL13 9QF

Date: 03/07/2020
Ref: 16003

DESIGN & ACCESS STATEMENT

In retrospect - car garage development

Description of Application:

The application is for retrospective permission to erect a car garage at the subject address. There is a separate planning application for permission for Oakwood Barn (address next door) since the garage is a back-to-back garage, identical in size & was built simultaneously. The garages have been erected within the "permitted development guidelines" but the client was unaware of the clause dated back to 2001 which determined that the outbuilding would require planning permission.

Type of Application:

Full Planning application

Site Designation:

The site is located in the Village of Bowling Bank, Wrexham.

Roles of this Design and Access Statement:

Provides evidence to justify the proposals in terms of National and Local Planning Policies. Explanations relating to the objectives of good design have been applied & giving reasons where they may not have been applied. Set out the established vision & principles of the scheme. Demonstrates that the principles of sustainability have been addressed. Illustrates how conflicting demands have been considered & how these have influenced the proposal. Ensures that design issues have been considered & potential problems have been solved

Policies considered:

The policies considered relate to the Wrexham Local Development Plan

- Development Policy: General Development Principles.
- Strategic Policy: Natural Environment
- Development Policy: Development & Landscape.
- Development Policy: Sustainable Design and Materials.
- Strategic Policy: A sustainable Rural Economy.

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Heritage:

1 The Stables is located on the outskirts of the Bowling Bank, there are a number of brick barn conversions in the surrounding areas, the subject building is not intended to replicate the surrounding houses & farm buildings but consideration has been given to proportion, height, massing, bulk, use of materials, alignment and treatment of setting.

Accessibility:

Requirements, were applicable, & with regard to The Workplace (Health, Safety and Welfare Regulations 1992) will be applied. The setting and design of the building is such that access to and from the building and circulation within the building by disabled persons may be considered acceptable under The Disability Discrimination Act 1995 (as amended 2005) as reasonably may be expected with consideration to the building use.

The Proposed outbuilding is single storey ensuring full access for disability equipment, there two forms of access into the building (via the double garage door or the side door. The buildings sole purpose is for vehicler storage.

The building has no windows therefore cannot overlook any other properties in the surrounding areas, there is no properties within the vicinity therefore cannot be accused of interfering with light intrusion.

The Building has been erected to a size that would be allowed within the permitted development rights act 30/05/2019.

Character and Design:

The design of the Building considers the following:

- Existing buildings, infrastructure and rural landscape.
- Landscape, culture and biodiversity.
- Locally distinctive patterns and forms of development.
- Boundaries and building lines.
- Easily recognizable & understood features and landmarks.

Building Location:

The location of the garage is within the grounds on an area of land which has been used historically for farm storage, the subject garage takes up a small proportion of land within the property curtilage.

Proximity to dwellings:

1 The Stables is a detached residential house, locate adjacent to a development of converted farm outbuildings.

The proposed building:

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The subject building has been constructed using reclaimed red bricks which are an almost identical match to the surrounding buildings, these were chosen very carefully to ensure that the building was in keeping with the other local barn conversions.

The aim with the design of the garage, was for it to look like it was one of the original farm buildings, the brickwork is almost identical, the reclaimed slate tiles on the roof also enhances the character & ensures the building is in keeping.

Community Safety:

All access routes are fit for purpose considering the building use.

Energy: Energy use will be minimal, the garage is only to be used for storage & all lighting will be LED to reduce the carbon footprint.

Flooding:

Consideration has been given to the potential for flooding and the location of the proposed site is low risk of flooding, all existing guttering from "1 The Stables" and the proposed building are connected into existing surface water drains.

Materials and resources:

The building materials used in the external wall construction, floor & roof are robust and long lasting.

Structural Frame: Brick

Roof: Welsh slate

Walls: brick

Floor: concrete

Water runoff from the roof is connected into existing drains from the original structure, these have been tested and found to be in good condition.

Landscape and Biodiversity.

The construction of the building will not have an impact on habitats, species, and other features on the site. Damage to the natural environment will be kept to a bare minimum.

Movement:

Movement to and from the site has been considered and found to be safe.

Social, Economic and Physical Contexts:

Social:

The social context has been considered in relation to its design and location which will not have a negative impact on people living within the locality or to visitors of the area.

Economic:

Local builders and suppliers of materials will be used and inexpensive and sustainable construction methods used.

Physical:

This has been referred to earlier in the statement in relation to design and siting.

Other information forming part of this Planning Application:

1. Location Plan showing the Application site outlined in red & any other land owned by the applicant outlined in blue.

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2. Floor Plans of the proposal and elevations of the garage.
3. Detail drawings of the garage.
3. Site/OS plan

Construction Traffic:

Parking of vehicles for site personnel, operatives and visitors – Limited vehicular activity due to the size of the scheme. Existing onsite parking will be maintained. Loading & unloading of plant and materials - Limited activity due to the size of the scheme– see below. Contractors parking provided within site. Construction phase traffic to be planned & managed on site by Main Contractor. Loading and unloading within the site curtilage.

Surface water:

To be connected into existing drains in the yard.

Parking

Not applicable. The development has four allocated parking locations, which is sufficient for the property size.

Planning obligations

Not applicable. The development does not add additional burden on infrastructure.