



Design and Access Statement

2 BEDROOMED BUNGALOW.

Vicarage Hill Court, Minera, Wrexham LL11 3YJ



Context

This document is a descriptive of the ethos and considerations used when designing the new bungalow building at Vicarage Hill Court, Minera.

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1.0 Introduction

- 1.1 This Design and Access Statement accompanies a full application for Planning Permission for a New Dwelling containing 1no. two bedroom bungalow.
- 1.2 The site is located at Vicarage Hill Court, an existing development of 6no apartments accessed off Vicarage Hill, Minera. The existing apartments are owned by the applicant and let out through their sister company Wrexrent.

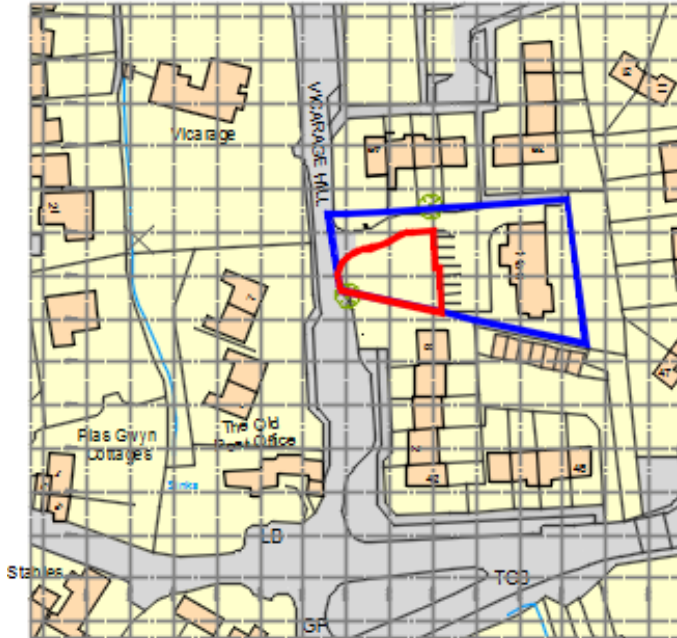


Figure 1 – Site Location

- 1.3 The Site has been assessed in accordance with the National and Local planning policies as a suitable site for residential development.
- 1.4 The land is central to the village of Minera and well within the Settlement Limit. The site is outside of the Minera Conservation Area.

2.0 Planning History & Design Development

- 2.1 Planning Approval for a 2 bedroom bungalow was granted on 2nd December 2019 (ref. MIN P/2019/0714).
- 2.2 The Design of the Bungalow has been assessed by Bill Butcher BSc ICIQB Passivhaus Consultant and Director of The Green Building Store. As a result of this consultation, the design of the bungalow has been amended as follows:

We have re-orientated the building to provide south facing living;



We have removed the open porch and redesigned the layout to centralise the circulation, this has resulted in a reduced floor area and more efficient P/A.

South elevation - glazing is full height into the main living space and can be set back into the wall construction to provide simple shading;

West elevation - This is the tricky elevation, from a PH point of view we should avoid windows/doors but for planning it is the primary elevation to the street; We have therefore compromised between these two criteria, maintaining the main access door but reducing the window sizes.

North elevation - the glazing is now limited to a small window into the en-suite;

East elevation - the kitchen now faces this rear elevation and overlooks the garden; the second bedroom also overlooks the rear.

- 2.3 The bungalow is being constructed as a prototype for Passivhaus social housing. The design has therefore been developed further to meet Development Quality Requirements (DQR) as set out by the Welsh Government and Lifetime Homes (LTH) standards.

The DQR sets minimum standards for room sizes, spaces around furniture, types and locations of fixtures in bathrooms and kitchens and external spaces around the dwelling.

The LTH sets out a guide for the development of a dwelling to allow future adaption to meet the ongoing needs of any individual, allowing them to live in the same dwelling throughout their lifetime.

- 2.4 The overall design, mass and finish of the building remains as the approved scheme. However, the changes to fenestration, internal layout and roofline deemed a new Planning Application appropriate.

3.0 Proposed Development

The proposed development is for a new dwelling designed and constructed to Passivhaus principles.

A Passivhaus is an airtight, super insulated building for which thermal comfort can be achieved solely by post-heating of the fresh air mass without the need for additional recirculation of air. Meaning the heating requirement in a Passivhaus is reduced to the point where a traditional heating system is no longer considered necessary.

This approach reduces energy use to a zero carbon standard and achieves an environmentally sustainable solution exceeding current regulations.

The use of modern methods of construction with off-site fabrication will ensure the building also has a low environmental impact during the construction phase.



The development will be constructed from locally sourced materials with a high recycled content or low carbon footprint to ensure the building is an exemplar in Environmentally Sustainable construction.

3.1 Use and Amount of Development

The site has been assessed in accordance with the Local Planning Guidance notes, particularly LPG 21 Space around dwellings and LPG30 Design, which is demonstrated on drawing P578.102 Site Appraisal.

The site is suitable for a one storey residential development and this application has been developed accordingly.

3.2 Layout and Scale of Development

The site is south facing with views down Vicarage Hill towards the Minera Conservation Area. The new building has been positioned to take advantage of this southerly aspect, with consideration of the existing neighbouring dwellings and the relevant overlooking distances.

The development is domestic in scale and is therefore sympathetic to the existing built environment.

3.3 Appearance

The building is of traditional domestic appearance with gable walls and pitched roofs.

The walls will be rendered using a modern thin-coat render system directly onto insulation to provide an environmentally conscious solution while matching the local vernacular.

The roof will be slate finish but with a full slope of Solar PV Panels to the South Elevation to generate electricity for the development.

The use of these modern methods of construction and materials mixed with a traditional building form will enhance the existing built environment.

3.4 Landscaping

The existing boundary treatments consisting of hedges, fences and trees will remain and are not affected by the proposed development. The un-developed part of the site will remain as grass including the embankment to the main road.

3.5 Access

The site is accessed from Vicarage Hill via a private road serving an existing car park with six parking spaces. The proposed development includes an increase in parking for the new development with surplus spaces to enhance the existing.



4.0 Planning Policy

The land is identified in the LDP/UDP as within the existing settlement limits of Minera. The site is identified as suitable for residential development.

The development has been designed in accordance with the Local Planning Guidance notes with consideration of local context and fully complies with Planning Policy.

5.0 Summary

The building is designed to be of suitable scale and mass in response to the location of the site.

The building is designed to an exceptional environmentally sustainable standard with the use of modern methods of construction and responsibly sourced local materials.

The design follows the same principles of the previously approved bungalow.

The building complies with local planning policies and enhances the local built environment.

