

Proposed Residential Development
Site off Church Road, Worthenbury
Design and Access Statement

December 2020



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1.0 Introduction

- 1.01 This design and access statement has been prepared to accompany a planning application for the erection of two new three bedroom houses on land where a current planning approval exists for a single large six bedroom dwelling. The scheme proposals have been prepared following pre-application advice from the planning department. The proposal comprises two residential properties, associated parking facilities, access road, servicing and structured landscaping.

The statement provides information on:

- The site and its surrounding
 - The current approved scheme
 - The application proposals
 - Design principles adopted in the scheme
 - Sustainability
- 1.02 Pre-Application Discussions and Design Development - Prior to submission of this planning application, pre-application consultation discussions were held with Louise Philips the planning Officer for the current approved proposals to discuss the principle of the development of two houses on the site.
- 1.03 The approval number for the current scheme is WOR/P2011/0927.

2.0 The Site

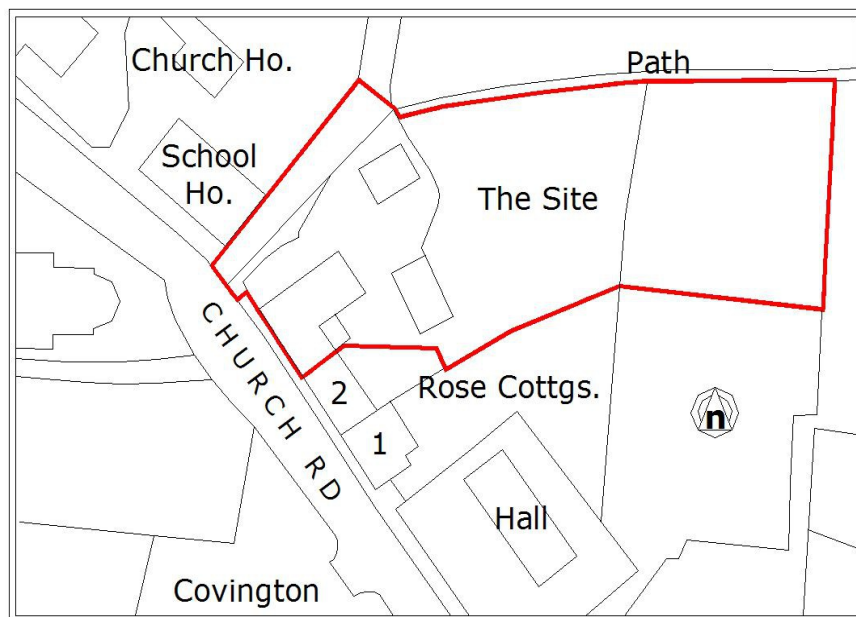


Fig.1 – Site plan (not to scale)

- 2.01 The site is located off Church Road, within the settlement boundary and conservation area of the village of Worthenbury.

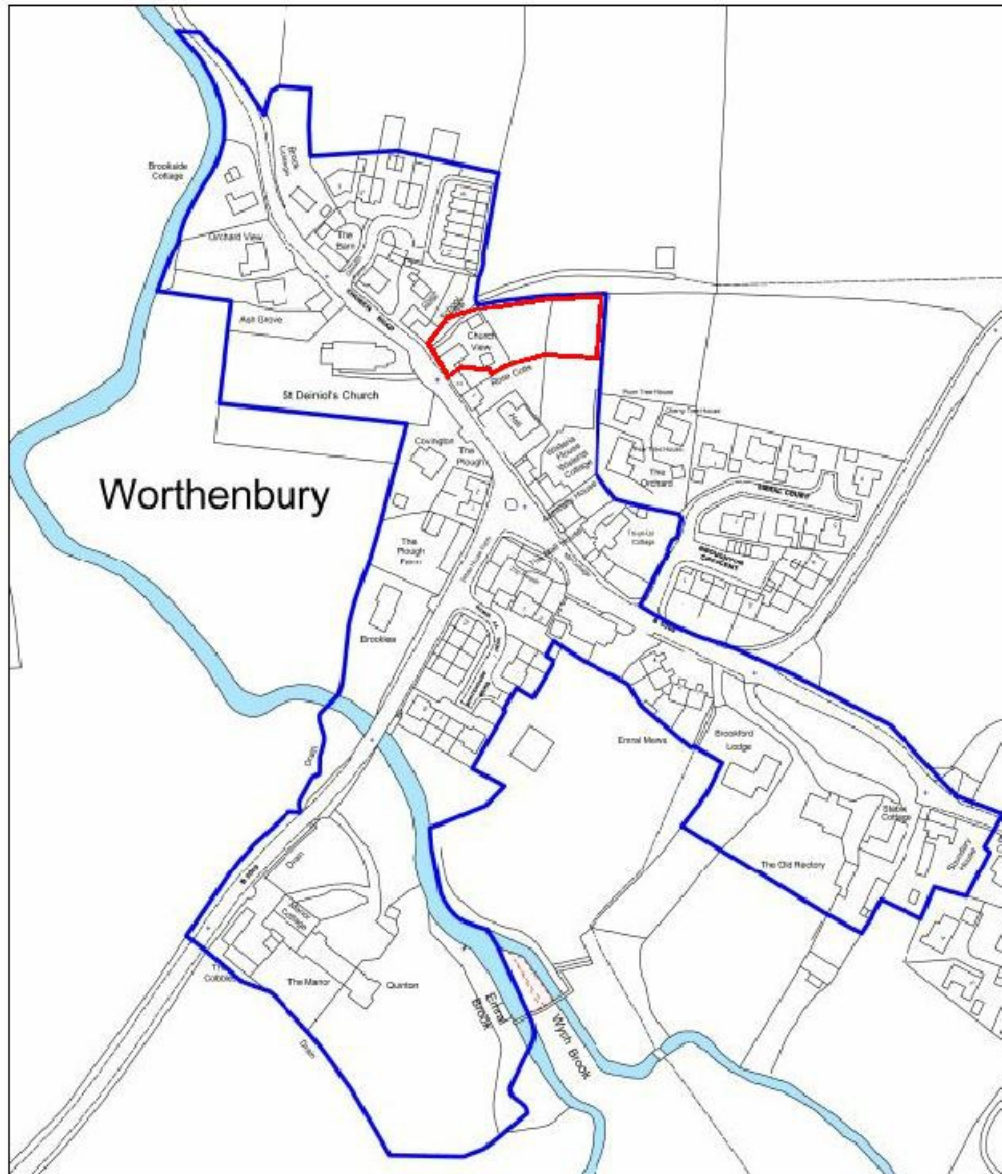


Fig.2 The Site in relation to the Conservation Area Boundary

- 2.02 The site is currently accessed through a track off Church Road between Church View Cottage and School House.. Approval has already been granted and partly implemented to create a suitable access into the site.
- 2.03 The site is bounded by hedges and fencing.
- 2.04 The overall site is largely level.
- 2.05 Worthenbury is extremely attractive architecturally, the buildings are clustered around the particularly fine Grade 1 Listed Georgian church of St Deiniol. The site is within sight of the church apse and tower.
- 2.06 The buildings comprising the village are generally brick built with slate pitched roofs. The Conservation Area Design Assessment summarises this style as 'Cheshire vernacular' Windows

are simple with traditional proportions, heads and cills a mixture of sandstone or brick. Building forms are simple and gables predominate. Bullseye windows are a fairly common feature.

- 2.07 The photographs are intended to illustrate the architectural character of the conservation area surrounding the site. Further assessment and design guidance can be found in the document 'Worthenbury Conservation Area Assessment and Management Plan' provided by Wrexham Council.



Fig.3 Grade 1 Listed Church – St Deiniols at the heart of the village.



Fig.4 Cheshire vernacular.



Fig.5 Simple building forms.



Fig.5 The approach to the village – note the bullseye window.



Fig.6 Recently completed new housing.

3.00 The Proposed Design

- 3.01 It is proposed that the site be developed for two three bedroom houses instead of the current approval for a large six bedroom house.



Fig.7. The currently approved six bedroom house.

- 3.02 The current approval has many good points architecturally and is largely compliant with the aims of the Conservation Area Design Guide. However a six bedroom house would not be desirable commercially and it is arguable that a smaller scale of building would be more respectful of the architectural 'grain' of the village.
- 3.03 The proposed dwellings are to be traditionally constructed of high quality local materials and are to be designed to more closely respect the character of the Conservation Area. They are designed to resemble vernacular Cheshire properties and careful attention has been paid to the helpful guidance found in the Conservation Area Design Guide referred to earlier.



Fig.8. The proposed development.

- 3.04 The forms of the proposed houses are simple and have been designed to resemble the building forms found elsewhere in the village (see fig.4).
- 3.05 The ridge line of the proposed houses will be 1m lower than that of the large house previously approved. This reduction in scale more closely respects the form of the existing buildings.
- 3.06 Existing trees and landscape features and boundaries are to be retained.
- 3.07 The proposed access and turning head arrangement has already been approved and has been partly implemented. No changes are proposed to this arrangement.

4.00 Services

- 4.01 Both water and electricity mains are available in Church Road.
- 4.02 Foul water drainage is via a packaged treatment plant (biodisc). This has already been approved. No changes are proposed to the siting and discharge area of this feature.
- 4.04 Surface water will be drained to soakaways. Again approval has already been granted for this arrangement
- 4.05 Fuel for heating systems will be propane. Underground gas tanks have been discreetly positioned in the rear garden of each plot.

5.00 Sustainability

- 5.01 It is intended that the proposed houses be designed and constructed to incorporate a range of energy efficient improvements in order to improve base line energy and carbon performance beyond current Building Regulations standards, including reduced façade air permeability and improved thermal efficiency of building materials.
- 5.02 Minimise Energy Use: the objective is to minimise energy needs in development by following a hierarchical approach to minimising energy use.
- 5.03 Sustainable Building Materials: careful consideration will be given to using a range of sustainability impacts including, minimising the energy required for producing and transporting building materials, using recycled material from local sources as far as possible and by choosing materials with a low embodied energy.
- 5.04 Sustainable Construction: careful consideration will be given to the methods used during the construction phase to reduce disturbance and the impacts on the surrounding environment.

6.00 Access, Transportation and Parking

- 6.01 The proposed houses will comply fully with the access requirements of Part M of the Building Regulations. Careful attention has been paid to the layout of the houses to ensure good access to all areas of the ground floor for people of limited mobility. The staircase is easily capable of an installation of a stairlift.
- 6.02 The parking ratio has been calculated on the basis of 4 car spaces per dwelling. The private driveway within the site is of adequate width and incorporates a secondary turning head
- 6.03 Approval has already been granted for the proposed access arrangement for the site.

7.00 Concluding Statement

- 7.01 The development would represent a high-quality design which would make a positive contribution to the character of the conservation area whilst preserving levels of amenity for nearby dwellings.
- 7.02 The proposed development represents an architectural improvement over the current approved scheme.
- 7.03 In conclusion the development will secure potential benefits by helping to deliver appropriate housing within the village.