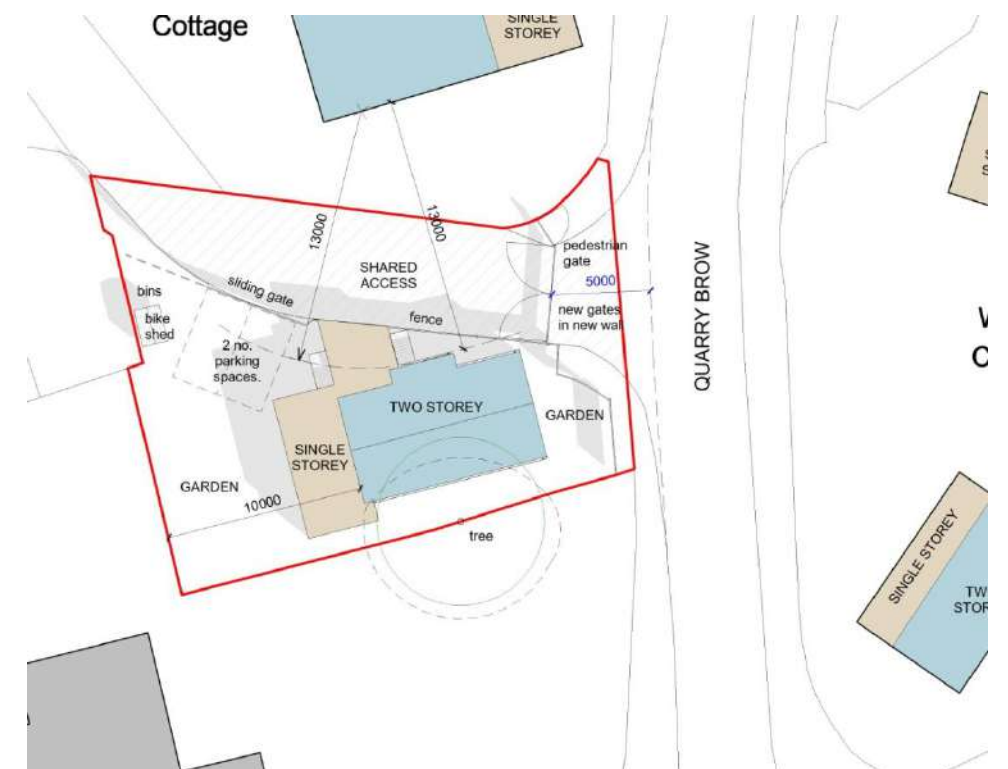


New House at Quarry Brow, Gresford, Wrexham

Design and Access Statement

8th December 2020



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Introduction

This document has been prepared on behalf of Mrs Linda Clark in support of a Planning Application for a new dwelling on land at Quarry Brow, Gresford

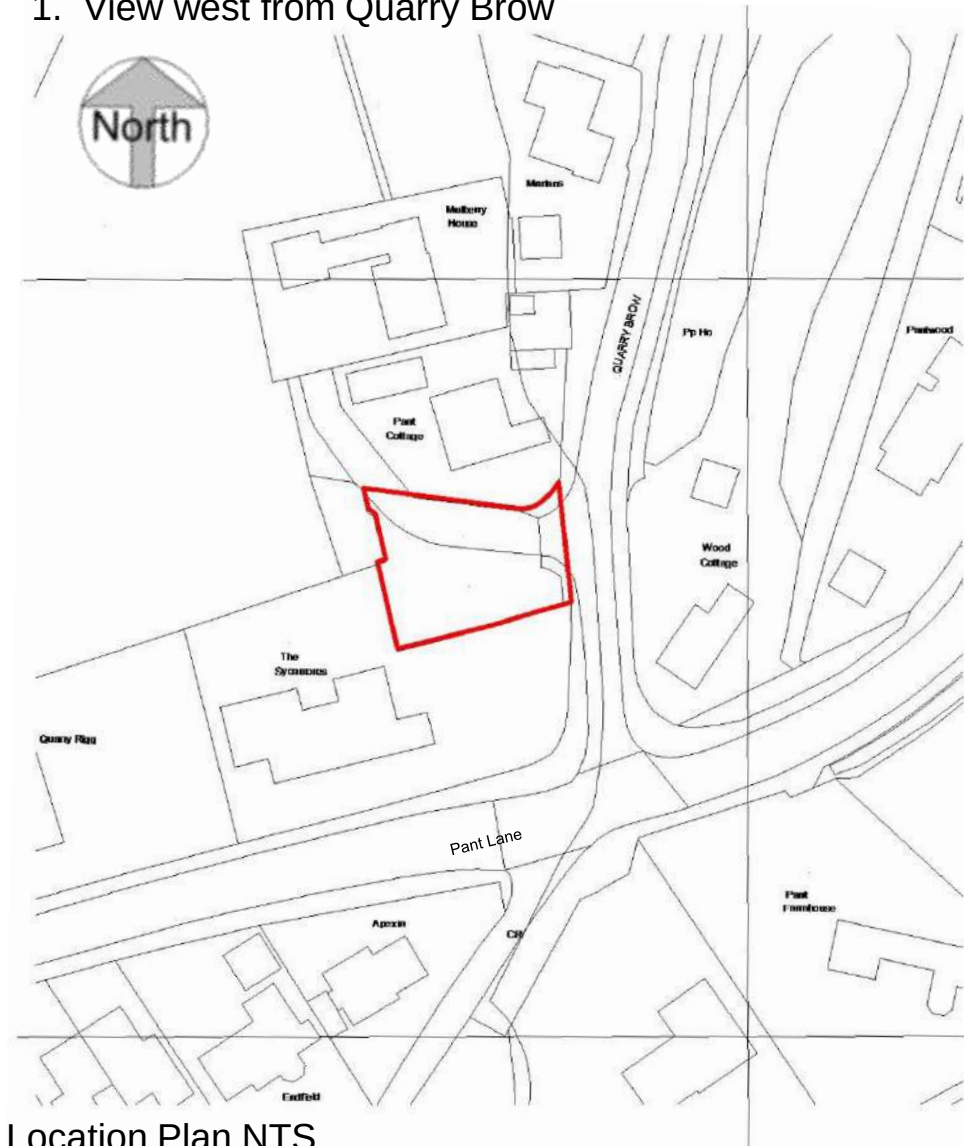
Brief The brief is for a modest 2 bedroom highly energy-efficient house which is fully accessible for wheelchairs, old age and blind with Low Allergen materials and finishes.

Location The plot is located within the settlement boundary of Gresford where there are a wide range of house and small ancillary building sizes and styles in a haphazard, informal layout in their own plots, from the very small Wood Cottage to the east to larger dwellings like The Sycamores to the south west. The plot includes part of the access road which also serves a new dwelling to the north. The land had been used temporarily for parking and amenity space by the occupants of Pant Cottage but their use of it has now ceased as they do not own it.

Part of the site is now concealed by temporary fencing in order to secure the site as shown in the photograph (left).

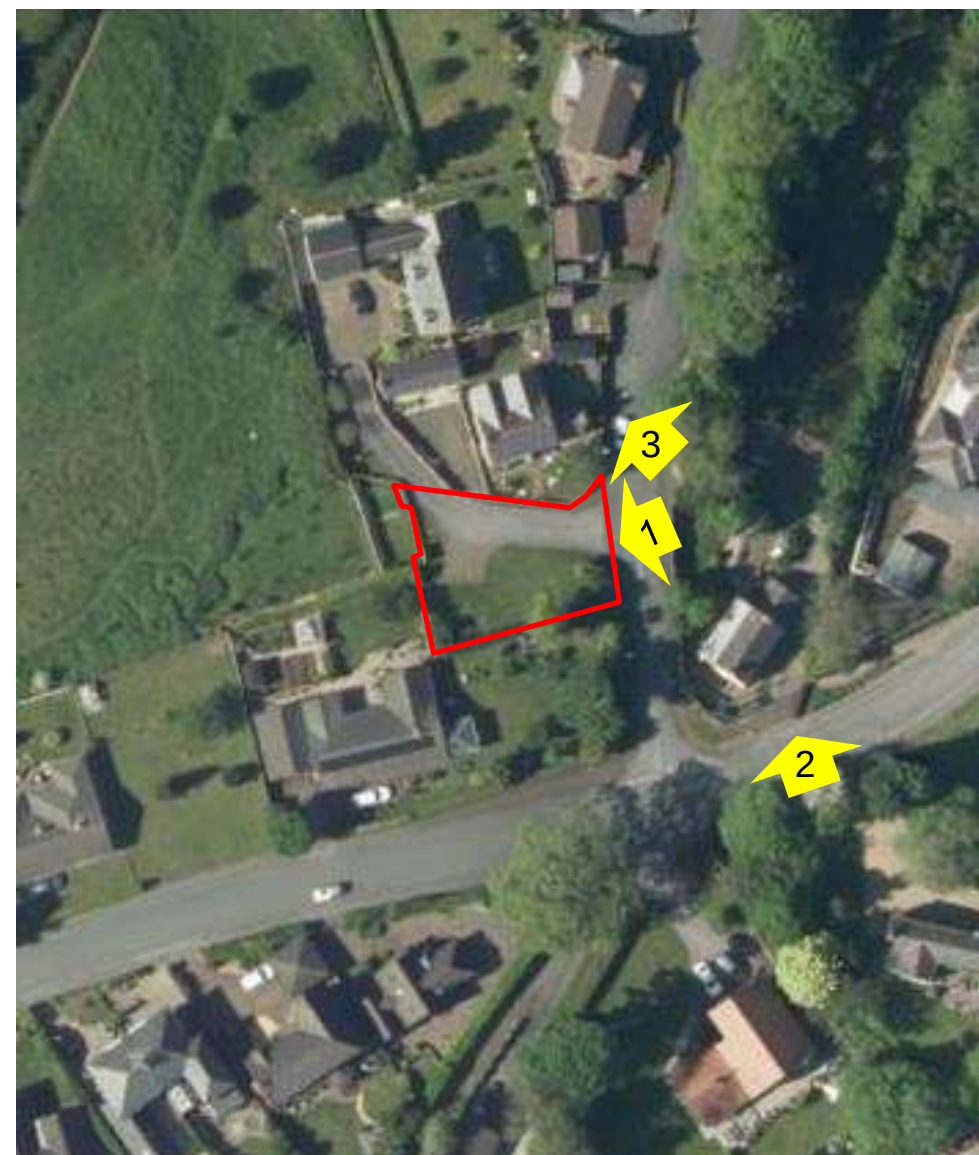


1. View west from Quarry Brow



Location Plan NTS

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2. Wood Cottage from Pant Lane



3. Mixed sizes and styles of building with an informal layout, with Pant Cottage on the left

- Existing Site Plan

To the south of the site there is a tree on the boundary which is to be retained as part of this development. There is also a hedge along the boundary which wraps around to the western boundary which is also to be retained.



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1 - Accessibility

Movement to from and within the development

Vehicular access to the site will be via the existing shared driveway off Quarry Brow which is a small and quiet cul-de-sac.

Public transport is located near to the site and it is also possible to walk to, schools, shops, public open space and the community centre from the site.

The house has been designed to be fully accessible and will have level access.



Aerial View



1 - Accessibility

Movement to from and within the development

Movement to, from and within the site is very similar to that which already exists. There two existing parking spaces on site are to be retained and altered to provide two spaces for the new dwelling.

This parking is currently accessed via the existing shared driveway allowing a car to turn before leaving the shared driveway back onto Quarry Brow, this will remain.

There is to be new set of 900mm high electric gates at the entrance to the shared driveway set 5m back from Quarry brow allowing enough space for vehicle to stop without obstructing the highway.

There will also be separate pedestrian gate along so that pedestrians can access the site from the existing pavement of Quarry Brow.

There is to also be a new sliding gate to separate the private driveway from the shared driveway, along the new fence line this is to give clear definition between public and private space and to protect the applicants property in accordance with Local Planning Guidance Note.24

There is a new bike shed in the garden to support sustainable transport

The
Sycamores

Pant
Cottage

Wood
Cottage

Proposed Site Plan

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0m 2m 4m 6m 8m 10m



2 - Environmental Sustainability

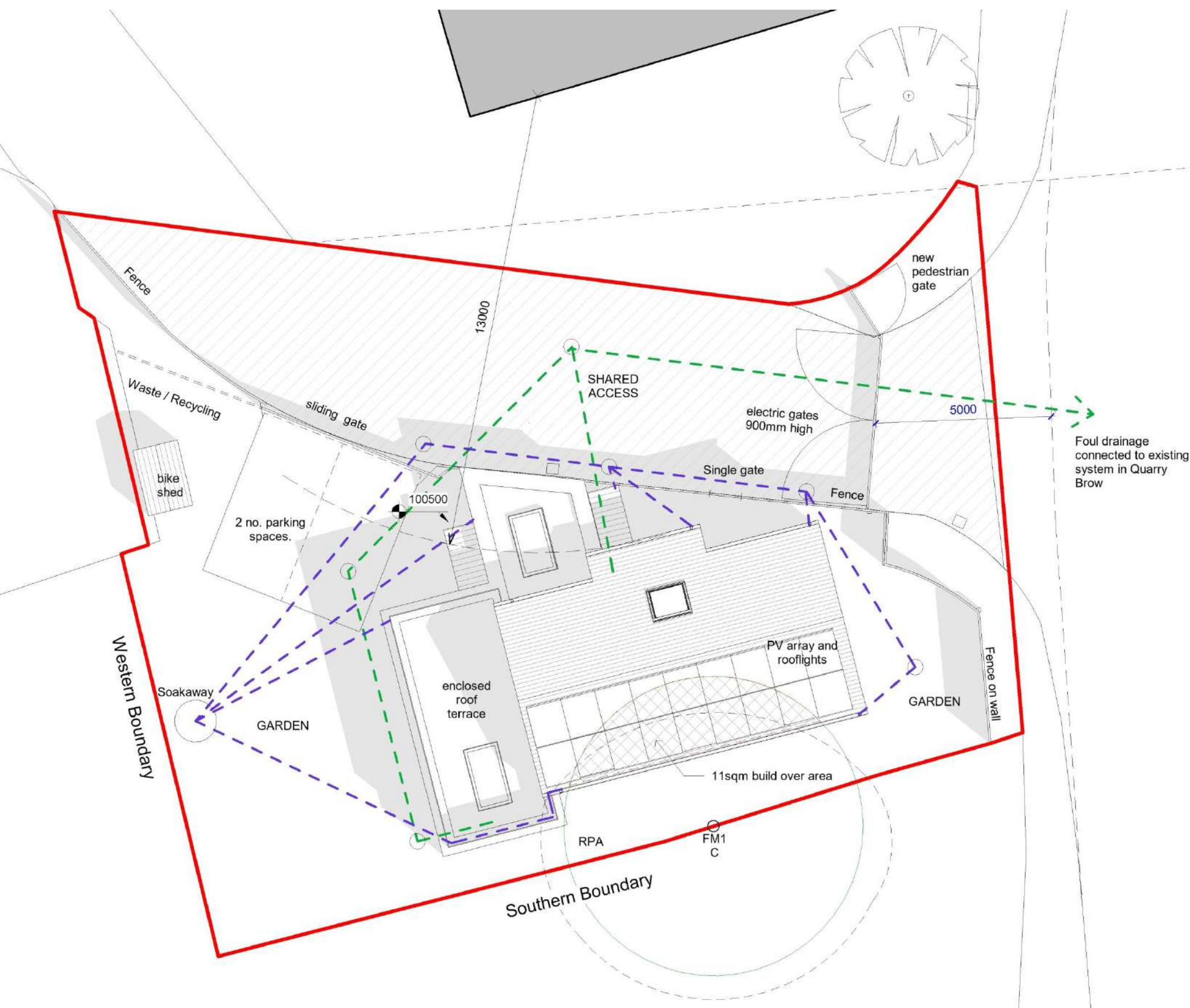
The proposal supports sustainable development by incorporating a solar array on the south facing roof. This is the best location for PV panels as it maximises their potential throughout the day.

There is a new bike shed in the garden to support sustainable transport so that the applicants can safely store a minimum of two bikes.

A number of rooflights are included to maximise sunlight and daylight through the house so that the need for reliance on artificial lights is greatly reduced, therefore saving energy wherever possible.

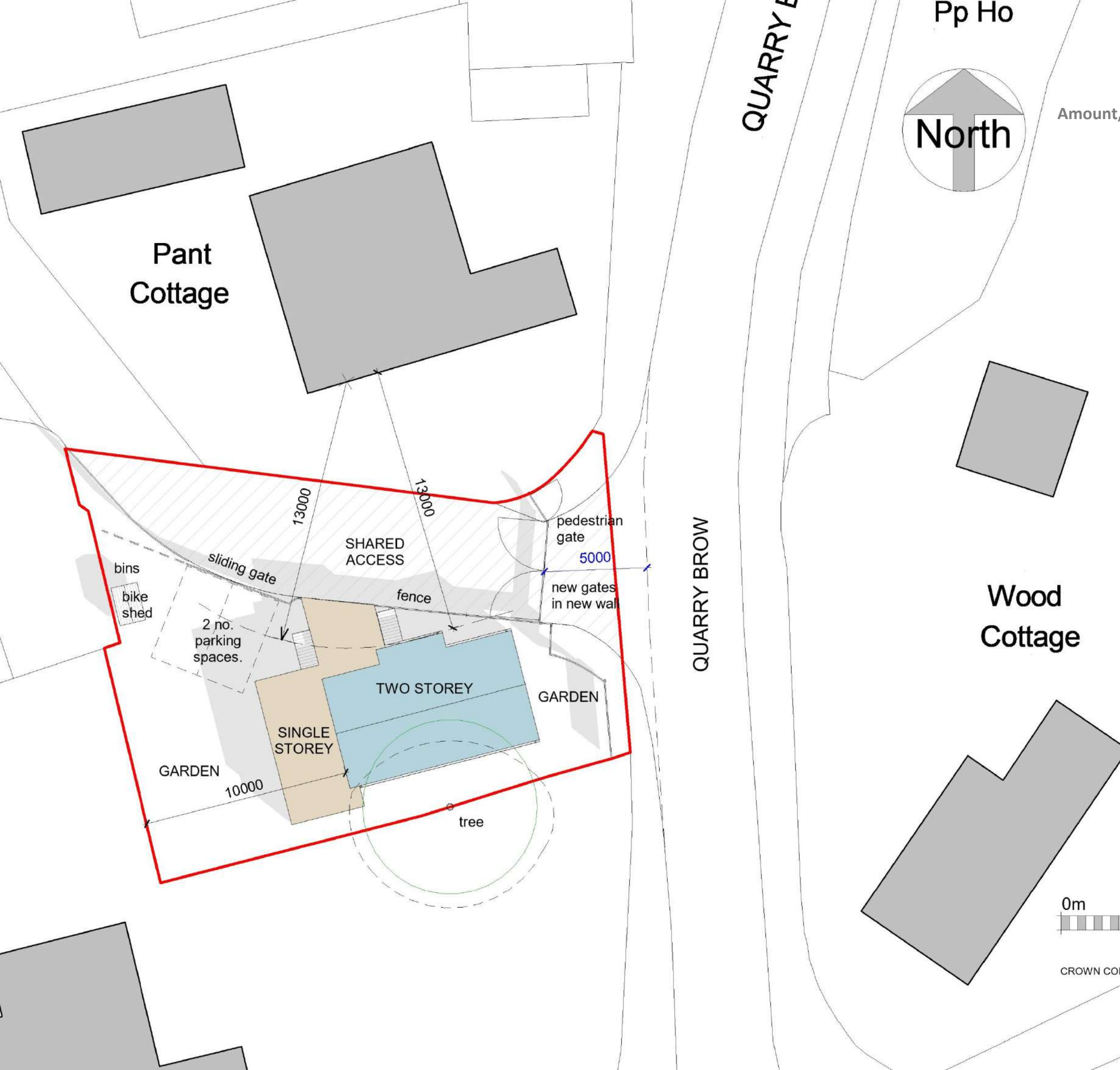
The existing hedge and tree to the south of the site are to be retained to ensure the proposal is not detrimental to ecological benefits these features provide.

The surface water drainage will be to a new soakaway in the garden to avoid any additional pressure on the existing sewer system, and avoids the root protection area [RPA] of the retained tree.



Proposed Site Plan

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3 - Character

Amount, layout, scale, appearance and landscaping

The proposed block plan highlights the minimal impact the new house will have on the site and how it sits in relationship with the neighbouring house, Pant Cottage.

On the drawing we have highlighted the 13m separation distance required from the windows to the blank elevation. This has directly informed the composition of the proposal and the block plan highlights the single storey and two storey elements of the proposed dwelling.

As shown in the arboricultural impact assessment submitted with this application, the tree to the south of the site has also informed the layout and scale of the new house with an 11sqm build over of the root protection area of this tree – the allowable 20% - the house will have minimal impact upon it.

There is a private front and rear garden providing a total of approximately 135sqm of private amenity space, which is well in excess of the required 50sqm.

Proposed Block Plan



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3 - Character

Amount, layout, scale, appearance and landscaping

In this comparison block plan we can see that the original houses, Pant Cottage and Wood Cottage in the street are of a similar size and scale to that of the application site.

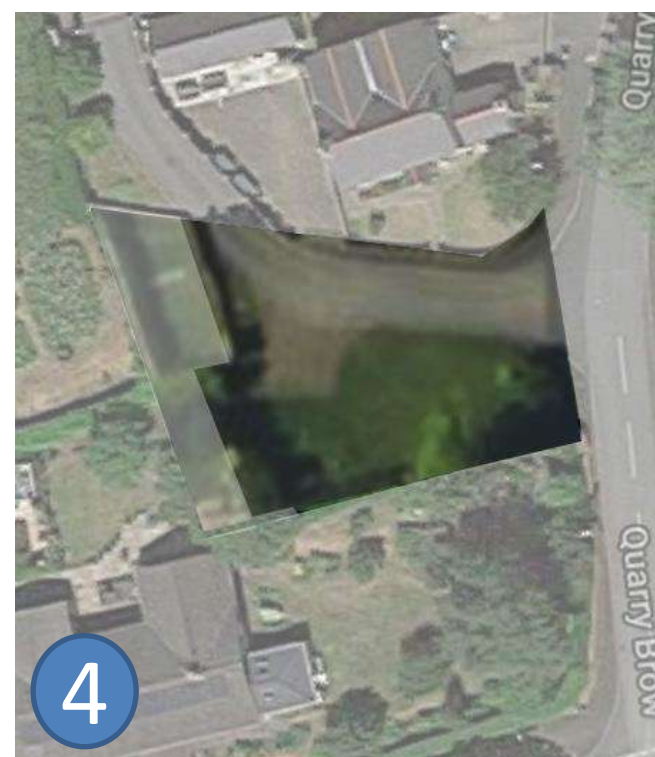


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3 - Character

Amount, layout, scale, appearance and landscaping

In these aerial photographs we can compare the application site to already developed plots in Quarry Brow. All of the images from 1 – 4 are the same scale and it is evident that there is precedent for development of this size, scale and layout in the very same street and therefore the proposed development is suitable for the sites size and scale.



Application site

3 - Character

amount, layout, scale, appearance and landscaping

Landscaping

The adjacent plan highlights the amount of private garden space (green) in comparison to the footprint of the house (black).

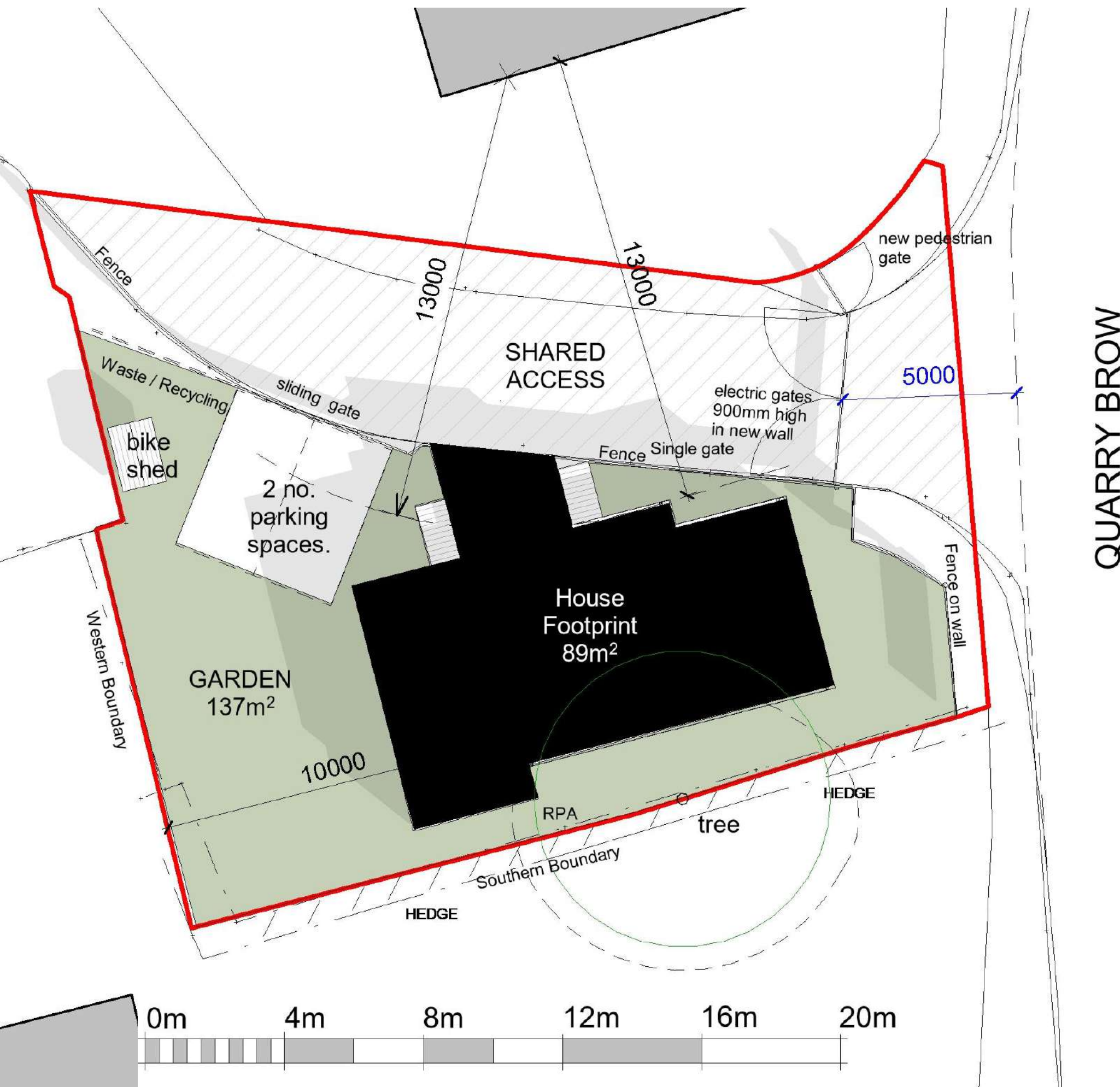
The garden space at a total of 137sqm is well in excess of the minimum requirement of 50sqm.

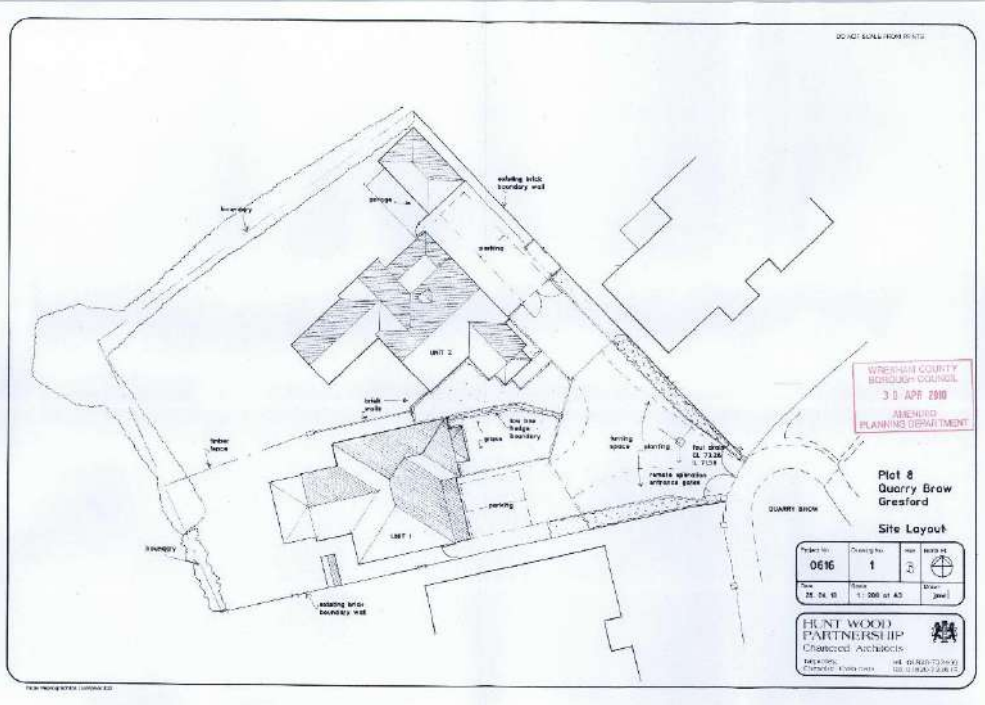
Bin storage is also provided behind the new fence line so that it is suitably screened from view.

The existing tree along the south boundary is to remain.

89sqm	House
<u>137sqm</u>	Garden
216sqm	Total Combined

Garden to Total Combined Ratio 61%





Approved Site Layout of Plot 8 Quarry Brow under P/2010/0251.

3 - Character

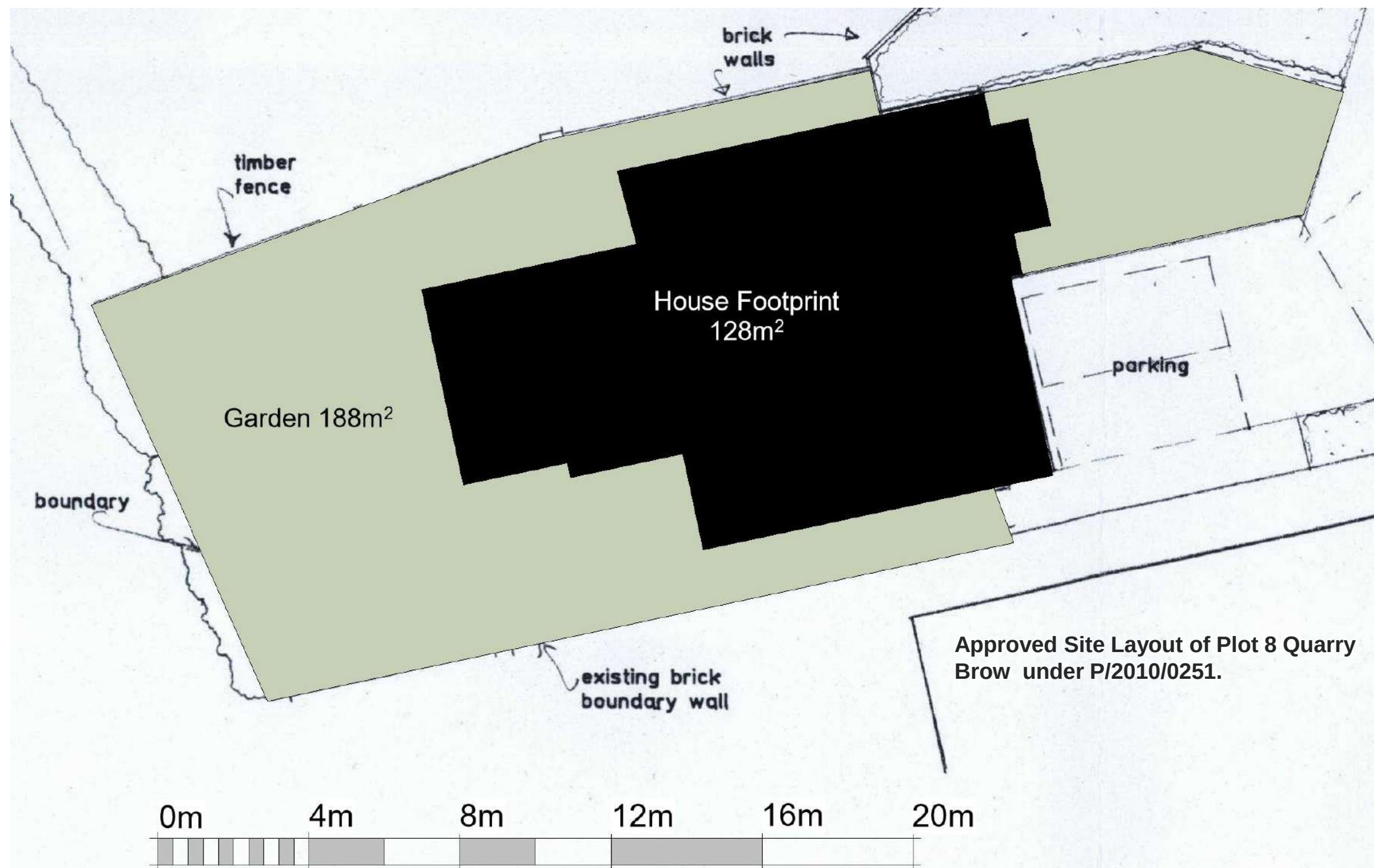
amount, layout, scale, appearance and landscaping

In this plan we are comparing our proposal to that which was approved and built for Plot 8 Quarry Brow under **P/2010/0251**.

128sqm	House
<u>188sqm</u>	Garden
316sqm	Total Combined

Garden to Total Combined Ratio 59%

This comparison indicates that our proposal (61%) has a higher proportion of garden to building ratio .





3 - Character

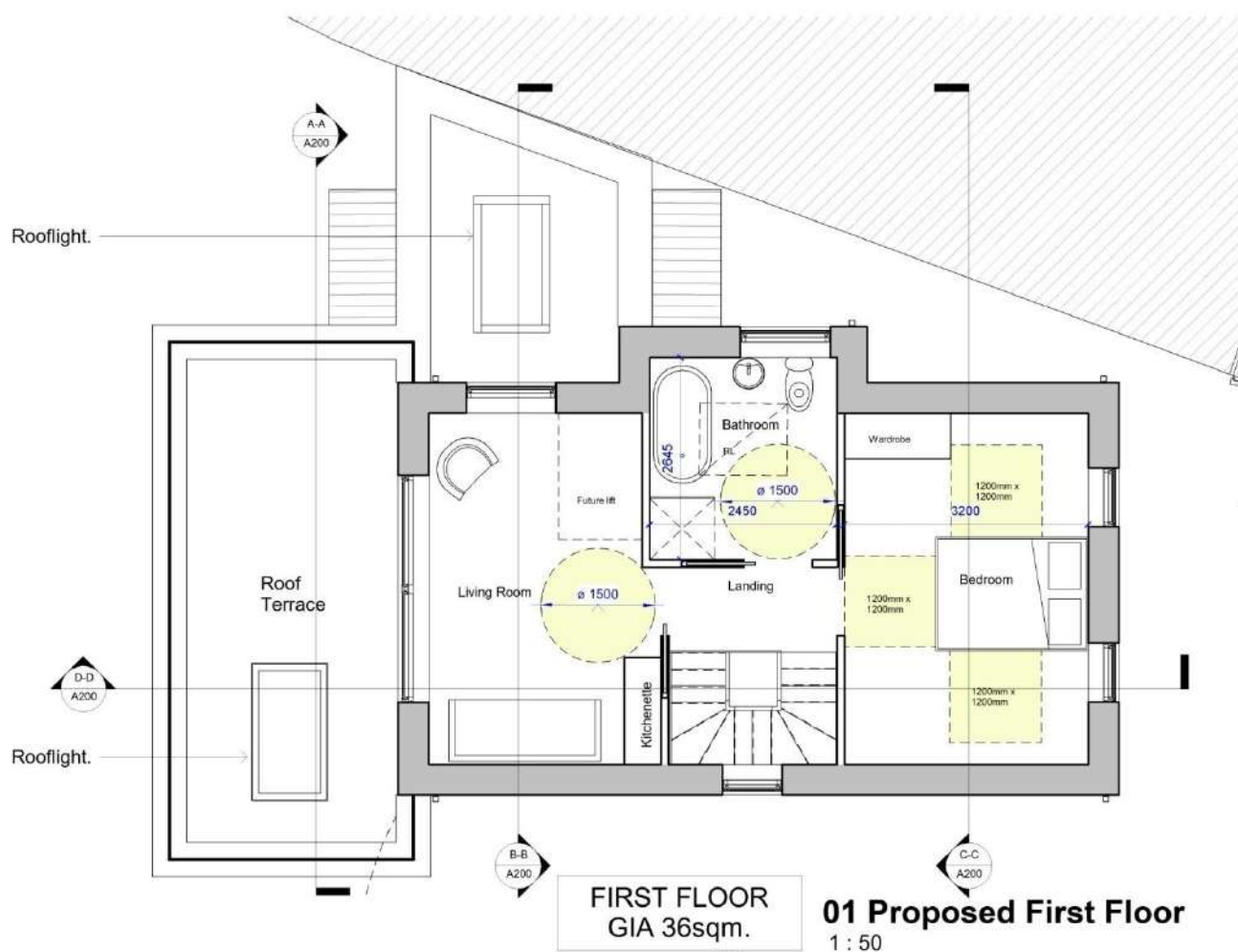
amount, layout, scale, appearance and landscaping

The proposed house is of a modest scale, scale with a total GIA of 106sqm split across two levels.

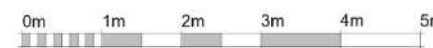
The rooms are positioned in order to satisfy the separation distances from Pant Cottage but also allow the living spaces to open up onto the private rear garden.

The proposed house has been designed to meet lifetime homes standard which is fully wheelchair accessible with even the provision for future lift.

The first floor living space opens up onto a private roof terrace which is shielded by translucent glass in order to maintain the privacy of the neighbouring residents/properties as well as the occupants of this new house.



FLOOR AREA SCHEDULE	
GROUND FLOOR	70sqm
FIRST FLOOR	36sqm
TOTAL	106sqm (GIA)



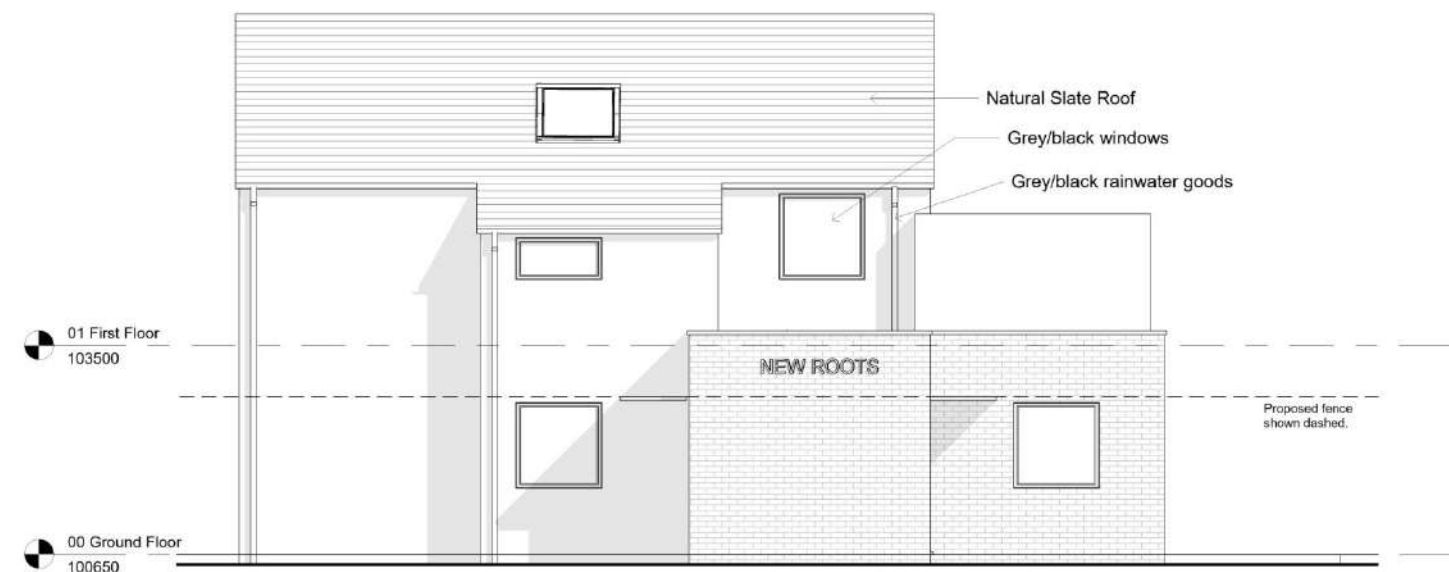
Proposed Floor Plans

3 - Character

amount, layout, scale, appearance and landscaping)



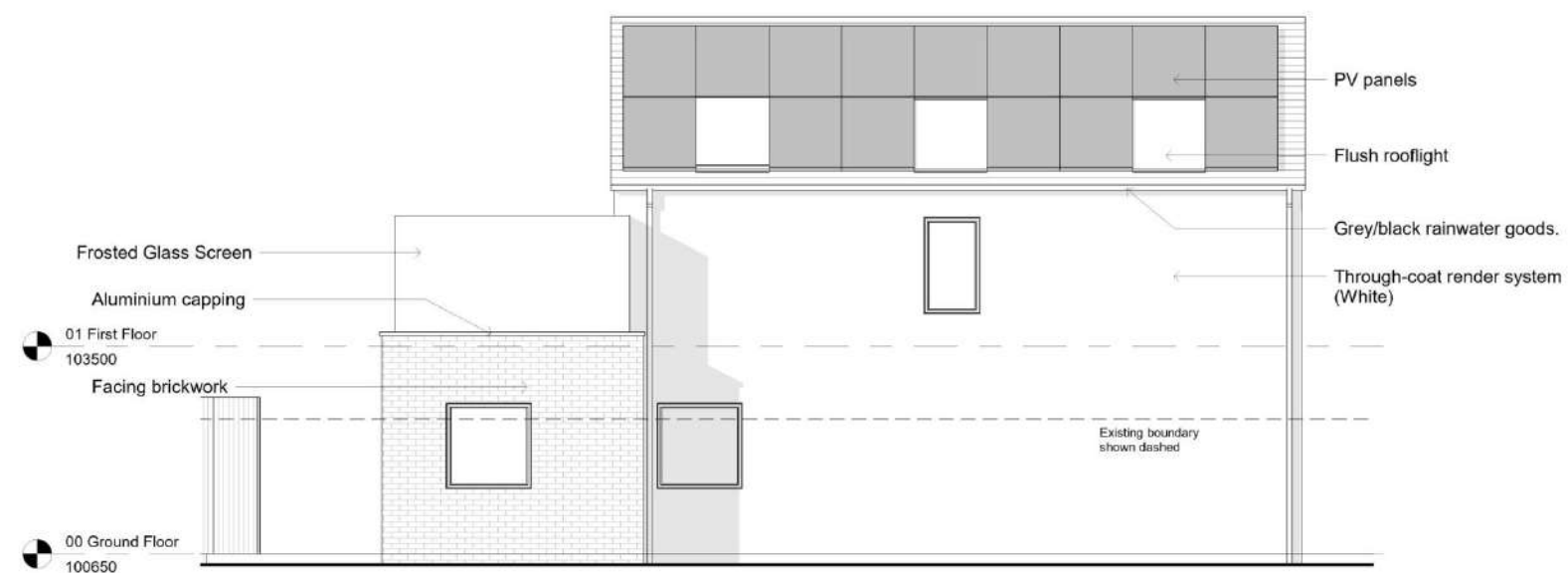
East Elevation
1 : 50 (1 : 100 @ A3)



North Elevation
1 : 50 (1 : 100 @ A3)



West Elevation
1 : 50 (1 : 100 @ A3)



South Elevation
1 : 50 (1 : 100 @ A3)

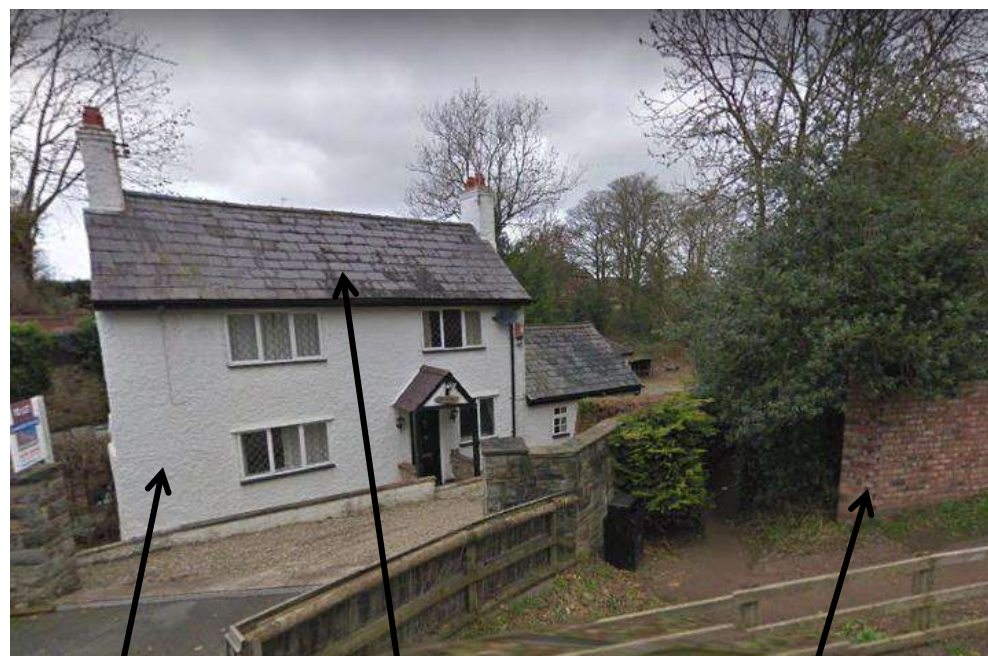
3 - Character

amount, layout, scale, appearance and landscaping

The images highlight that the proposed dwelling has similar character and appearance to the existing houses adjacent to the site combining similar materials; brickwork, white render and natural slate.



Wood Cottage



White Render

Natural Slate

Brickwork

Pant Cottage



Brickwork

White Render

Natural Slate

House along Quarry Brow



Brickwork

3 - Character

, scale, appearance and landscaping)

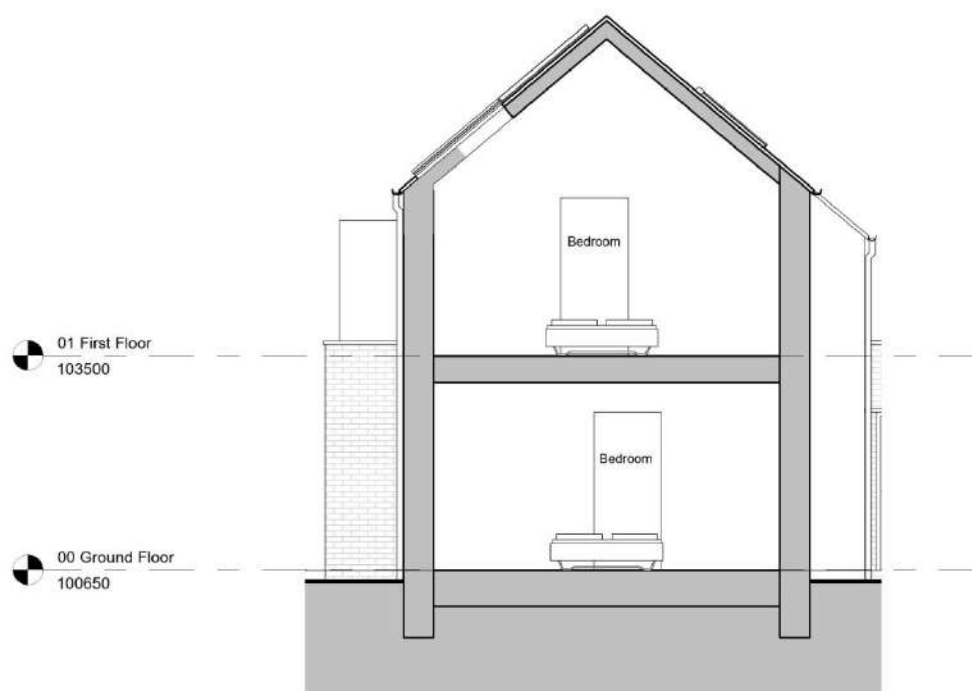
As the existing site is generally quite level, there is very little change in level onsite and the floor level is set 150mm above the existing external ground level where the front door of the proposed dwelling is located.



Section A-A
1 : 50



Section B-B
1 : 50



Section C-C
1 : 50



Section D-D
1 : 50

4 Community Safety

The proposed dwelling has been designed in consideration to the Local Planning Guidance Note.24 – Designing out Crime in that The new access gates will provide ‘defensible space’ through the introduction of electric gates so that the shared driveway is clearly identifiable as a private space. This will also not only improve the safety of the new dwelling but it will also improve the community safety of Pant Cottage and Mulberry House.

The house will provide additional natural surveillance for the safety of the community of Quarry Brow by providing improved surveillance at the entrance to the street.

The parking spaces are in view from the habitable rooms and are also protected by a sliding gate. Good quality windows and doors will be fitted and the bike store is also located away from Quarry Brow.

Whilst many of the houses in the street are significantly larger than the one proposed in this application the guidance note also state that there should be a mix of dwelling types to make it more likely that some of the homes will be occupied throughout the day. Therefore, as a smaller more affordable dwelling this adds an improved diversity of dwelling types in accordance with guidance note 24.

Planning Statement

Wrexham Unitary Development Plan

Policy PS1

This policy supports our application in that new development should be directed to within defined settlement limits and our proposed site is within the settlement boundary and can even be considered as an 'in-fill plot'

Policy PS4

This policy also supports our application in that the proposed dwelling follows the pattern of development along Quarry Brow. We have demonstrated in this document that through the use of materials the proposed dwelling maintains the existing settlement character. It has also been demonstrated that the proposed dwelling is also of a similar size and scale to, Pant Cottage, Wood Cottage and other houses along Quarry Brow.

Policy GDP1

The proposed dwelling also satisfies this policy across all of its points, from scale, design, layout, materiality and this ensures it makes a positive impact upon the nearby locality.

We have incorporated many personal and community safety through the design and layout of the proposal. This includes consideration for safe and convenient pedestrian and vehicular access.

We have made the 'best use of design techniques' in order to accommodate the proposed dwelling in order to conserve energy and water resources.

Policy H2

This policy further supports this application in that consideration should be given to annotated land within settlement limits. This proposal contributes to the economic use of land and avoids pressure on the countryside and will ensure the land is maintained and is not 'neglected'.

Policy PS12

This policy states that proposals for the generation of energy from renewable sources will be supported and the proposed

dwelling incorporates a south facing PV array in order to maximise the generation of energy on site.

Policy EC4

Our proposal does not result in the loss of any hedgerows or trees and has been specifically designed to allow existing planning on site to be retained and enhanced.

Policy EC5 and EC6

The development does not have any detrimental impact upon any Special Landscape Area as the scale, character and materials proposed are all in keeping with the local area as demonstrated earlier in this document. Biodiversity is maintained on site by not altering the existing tree and hedge planting.

Policy EC13

Surface water from the site is retained through the incorporation of a new soakaway in the garden.

Policy LPGN 30

This policy also supports our application, especially the checklist on page 9 in that we have not altered the existing road layout but have 'staggered the building line' which this policy promotes.

The proposed dwelling enhances the natural surveillance at the entrance to Quarry Brow and we have achieved a 'good standard of privacy' through attention to detail, orientation of the dwelling and with the careful positioning of windows, doors, railings and fencing.

We have maximised the number of windows which face the path of the sun, on the east, south and west elevations, with additional roof lights as well. This policy supports this design concept and it states fewer and smaller windows should be placed on the northern elevation and we have included this in our design. The benefit of this is that not only does it promote good design, but it also ensures that Pant Cottage maintains its privacy.

The glass screen from the first roof terrace also means that

the privacy of 'The Sycamores' is maintained and that their amenity space is not overlooked.

We have allocated parking to the side of the dwelling, screened from the view from the street, this policy supports

this as it states parking so the front of the dwelling should be avoided in order to remove visual clutter from the street scene, our proposal does this.

The proposed dwelling does not overshadow any neighbouring properties and also protects the separation distances required for all neighbouring houses.

We have incorporated space for storage of refuse bins. Recycled materials and compost areas in the proposed development to the north west corner of the site.

We have successfully demonstrated that the site will not be overdeveloped in this report by comparing the proposal to other houses in the same street. We have achieved more than double the amount of amenity space required.

Sustainable development – Planning Policy Wales

The clients are keen to produce a highly sustainable home which they hope to achieve *Passivhaus* standards. We have conducted an initial review of the project based on previous project experience and have allowed for thicker walls in order for this to be possible.

Favour should be given to sustainable developments and we have demonstrated the sustainability credentials of this proposal in this document.

