

JUSTIFICATION, DESIGN AND ACCESS STATEMENT FOR THE PROPOSED PART DEMOLITION, NEW EXTENSION AND REFURBISHMENT OF STONE COTTAGE, CHURCH STREET, HOLT, NR WREXHAM. LL13. 9RJ.

The application relates to the proposed demolition of the existing rear extension and replacement with a new 2 storey extension of increased depth, internal and external refurbishment of the retained building.

Justification Statement;

The current house is vacant and has been for a number of years. The property is in a poor state of repair with the rear extension having moved from the main house. The proposal is to refurbish the main house, demolish the extension to the rear and build a new 2 storey extension to form a kitchen, WC and staircase at ground floor level with a landing and family bathroom at first floor level. Parking would be provided for two cars to the rear of the property.

Design and Access Statement;

Accessibility.

Pedestrian access to the site is from the Church Street via a shared driveway, which also provides access to the Bungalow at the rear of the site, this is the current arrangement. Access to the building will be via level access to comply with all current building regulations to the rear of the building. Car parking is proposed for the rear of the property and hard surface will be provided for access from the car parking to the rear door.

Environmental Sustainability.

All new structures will be built using as much insulation as possible to achieve standards in excess of current building regulations.

With regard to new roofs it is proposed to use the existing slate, as much as possible will be salvaged from the existing building, this salvaged slate will be used on the front elevation. The resurfacing of the drive and any hard paved areas will use crushed hardcore base taken from the demolition of the existing bungalow, so avoiding importing large quantities of hardcore.

Character.

It is proposed to build the new extension in brick to the LA approval. The retained structure is to have existing render removed due to its poor condition and through be replaced with through coloured render, reinstating the quoins, window surrounds and window heads and key stones in smooth render of a differing colour to the main walls, again colour of both to be to the LA approval. Second hand Welsh slate would be used for the roof, with as much as possible salvaged from the existing roof. Doors and windows to the front would be formed from softwood with a paint finish, with upvc used to the rear elevation. Private garden to the rear will be limited due to the provision of car parking to the rear, this is a compromise to avoid car parking on the main road which is a busy road and already has parking problems.

Community Safety.

The property is within the village and surrounded by other properties, access is via the driveway so movements to and from the property can be observed by the residents of Stone Cottage. The rear garden backs onto a private garden so provides additional security.

Movement.

A bus stop is 100 metres away from the property. The village has a good selection of services which are within walking distance so reducing car journeys. Refuse collection will be from the main road so no requirement for access by refuse vehicles. Parking and turning areas provide space for 2 number cars as required under guidance note 16.