

Design and Access Statement

Site Address: Carthagera Villa, Vicarage Lane, Gresford, LL12 8US

Description of Existing Site and Surrounding Buildings

The application site is currently a detached house with an attached garage, with white rendered walls and a grey slate roof. The house is set in a large plot with the front and rear garden laid to lawns. The site is bordered on all sides by hedges with mixed species of plants which provide a high degree of privacy.

The site is adjacent to a number of houses and bungalows and these are widely mixed in both age of construction and design, so that the local architecture can be described as varied without any predominant style.

The site is located to the south of Vicarage Lane and immediately to the east of the plot is Carthagera Lane, which is an unadopted track leading to several houses.

Proposed Works

It is proposed to demolish the existing house and garage and to erect a new house with a detached single garage.

One of the reasons for the proposed works is that the clients wish to build a new eco house which will take a “fabric first approach”, and therefore have high levels of insulation, use renewable energy sources and as a result have low energy requirements.

Character

The proposed house has been designed with dormer windows and an integral single garage and it will be finished with light coloured render to the walls and grey slate-look tiles to the roof, it will therefore blend in well with a number of the adjacent houses.

Layout

The site will retain the existing layout of a house and a garage with a driveway leading to the garage and pedestrian access gates leading to both the front and the side of the property.

Scale

The scale of the house and garage will be similar to that of the present buildings on the site and will be in keeping with the immediate area and adjoining properties.

Appearance

The house is contemporary in design, the walls will be finished with light coloured render with a grey tiled roof and dormer windows. The front porch will include pleasing oak details which are appropriate for a house of this design.

Landscaping

The existing landscaping of the site will be largely retained with the front garden laid to lawn with a number of shrubs and a front garden hedge. The access to the driveway will be to the right side of the property with a pedestrian gate to the left side. The rear garden will be left mainly as it is with an area of lawn with mature hedges which provide natural screening to the site and surrounding properties.

Trees

No trees are to be felled as part of this proposal as the work is confined to replacing the existing house and garage with the new house with integral garage.

Community Safety

The new house will feature dormer windows to both the front and rear elevations and this will aid the security of both the house and the adjacent properties and the surrounding area.

Environmental Sustainability

The house will feature high levels of insulation in excess of the current Building Regulations and passive solar gain will be achieved as the rear of the property is south facing. There will be a wood burning stove, a mechanical ventilation heat recovery (MVHR) system and the house will also have solar panels for electricity generation.

Movement to, from and within the development

Vehicular access to the site will be via an entrance and driveway leading from Vicarage Lane. The proposed entrance has good visibility splays in both directions. There will also be a pedestrian gate to the left of the site leading to the house and there will be an entrance ramp for wheelchair and disabled access.

Parking

Parking for up to four cars will be provided by the driveway, parking area and single garage.