

DESIGN AND ACCESS STATEMENT

Proposed Replacement Extension

to the rear of

HILLSIDE FARM
HOLT ROAD
LLAN-Y-PWLL
WREXHAM
LL13 9SA



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1.0 INTRODUCTION.

1.1

This Design and Access Statement has been prepared in support of an application for full planning permission for the erection of an extension to the rear of Hillside Farm, a proposed structure which represents the replacement of an existing but structurally unsound rear outrigger which is to be demolished prior to the construction of the proposed extension.

1.2

This statement meets the statutory requirements of Article 4D of the Town and Country Planning (General Development Procedure) Order 1995, as inserted by the Town and Country Planning (General Development Procedure) (Amendment) (Wales) Order 2009, and has been prepared in accordance with the guidance set out at Appendix 1 of Technical Advice Note (TAN) 12: *Design*, issued in 2009.

1.3

This Design and Access Statement provides an analysis of the application site and sets out to justify the principles that have guided and informed the design.

2.0 DESCRIPTION OF THE SITE AND SURROUNDINGS

2.1

The application site comprises a regular shaped parcel of land extending to 0.47 hectares or 1.1 acres within which sits the original farm house together with a range of vacant outbuildings. The application site forms part of the applicant's larger overall land holding in this location which amounts to approximately 1.8 hectares or 4.4 acres. The site has good frontage on to the former A534 Wrexham to Holt Road and slopes up gently in a generally north to south plane.

2.2

The existing farm house is a well proportioned, symmetrical, three storey Georgian house set within substantial grounds. The house enjoys a strong frontage on to the Holt Road and has a south facing rear aspect. A range of agricultural outbuildings occupy the western side of the site. These buildings are of brickwork construction with pitched slated roofs in keeping with the architecture and palette of external materials evident to the farm house.

2.3

The house previously comprised three distinct sections which included the original three storey house, a rear or south facing two storey outrigger which still stands minus its roof structure together with a two storey structure to the western side of the house. This side section has been demolished in recent years due to severe subsidence and associated structural instability. The rear outrigger currently survives but is in a particularly bad state of repair and also shows signs of subsidence in parts. This element of the building is to be demolished and replaced with a new, two storey extension as indicated within the drawings supplied as part of this application for planning permission.

2.4

The original farm house is currently undergoing a program of renovation and repair which is ongoing. Works completed to date include brickwork repair, replacement of ground floors with insulated concrete floor slabs, installation of replacement double glazed windows, replacement of the second floor roof structure and slate roof coverings.

3.0 THE PROPOSAL.

3.1

The proposal, in conjunction with the ongoing refurbishment of the house is to demolish and replace the rear, south facing outrigger. The replacement structure is to comprise kitchen and utility space at ground floor level with bedroom and bathroom accommodation at first floor level. The drawings submitted as part of this application for planning permission indicate the proposed accommodation which is to be provided within the house following completion of the extension and renovation of the existing parts of the building.

3.2

Proposed external materials to be employed in the proposed extension will include facing brickwork to match the existing house together with slated roof coverings to match the existing roof coverings. New windows within the proposed extension will be selected to match the recently installed windows to the original house.

3.3

The development will involve the retention and long term preservation of this important house together with the erection of an extension in a position and of a type, scale and massing to match the original structure which is required to be demolished because of structural safety concerns.

3.4

Additionally, it is proposed to erect a new domestic garage in order to provide space for the secure parking of 2No. cars which is in the interests of security given the rural nature of the location of the application site. The proposed garage as indicated on the submitted drawings, is designed in a simple form to match the original house and will be constructed of brickwork walls beneath a pitched roof structure which is to be finished in natural Welsh slate all to match the existing farm house.

4.0 PLANNING POLICY CONTEXT.

4.1

The site is located outside settlement and in Green Barrier. However the principle of renovation and extension of the building is acceptable in planning policy terms subject to compliance with Local Plan Policy GDP1.

4.2

The relevant General Development Principles in this case require that :-

- a) ensure that built development in its scale, design and layout and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.*
- b) take account of personal and community safety and security in the design and layout of development and public / private spaces.*
- c) make the best use of design techniques, siting and orientation in order to conserve energy and water resources.*
- d) ensure safe and convenient pedestrian and vehicular access to and from the development site....*

4.3

In terms of requirement a), the proposed extension is to comprise the replacement of an existing structure. The proposed extension will occupy the footprint of the existing structure and will be two storeys in height to match the existing outrigger and in the interest of being subordinate to the main structure of the house. In this way, the proposed extension or replacement structure can be shown to be appropriate in its scale and massing and in keeping with the character and appearance of the existing building.

4.4

The proposed development will have a positive effect upon personal safety within the application site and the safety of the wider community because the proposal is to refurbish, extend and re-occupy an existing building and site which has stood empty for some time. This will have the cumulative positive effect of improving an unsafe structure which might have previously been vulnerable to anti-social behaviour and at the same time improving the natural surveillance of the application site and the wider community.

4.5

The proposal combines the refurbishment and improvement of this existing building together with the erection of an extension that reflects the original design whilst utilising modern construction techniques which will have the effect of conserving energy in the interests of sustainable development.

4.6

It is proposed to utilise the existing vehicular and pedestrian access to the site in order to serve this single dwelling, as has been the case for many years. Prior to the construction and opening of the Wrexham Industrial Estate Link Road, the existing access arrangement provided access to the site for vehicles and pedestrians from a particularly busy road frontage. Whilst the speed limit along this length of road has not been reduced since the Link Road opened, usage of this part of Holt Road has now been severely reduced

such that the only traffic passing the application site is traffic visiting the nearby cement works. As such and as the intensity of the usage of the existing access will not change following completion of the proposals, it is proposed to utilise the existing access for both vehicular and pedestrian access to the site.

5.0 DESIGN

5.1

Good design is an all embracing concept. This statement considers the essence of good design in response to the following factors :-

- Use
- Amount
- Layout
- Scale
- Landscaping
- Appearance

The above objectives are key to good design, to the understanding of and response to context and should form the basis of any scheme and design statement.

5.2 Use and Amount.

The proposal is to demolish and replace an existing out-rigging, two storey structure with a new structure of similar footprint and of the same two storey construction. This is clearly an appropriate extension in terms of use and amount.

5.3 **Layout.**

The layout of the development is dictated by the existing layout of the site and the proposed extension is to occupy the footprint of the existing outrigger. The only proposed change in terms of layout is to be the erection of a detached domestic garage to the northern part of the application site. This is to ensure that parking and turning facilities are provided in an appropriate location which enjoys good natural surveillance and so as not to prejudice access to the outbuilding and agricultural land to the south and west.

5.4 **Scale.**

The scale of the development is dictated purely by the scale of the existing structure and so it can be shown that the proposals comply with the principles of good design in terms of scale and massing on this basis.

5.5 **Landscaping.**

The site is to retain its rural appearance in general but with the introduction of formal soft landscaping immediately around the building. The proposed driveway and turning area is to be finished with a gravelled surface in the interests of informality. Grassed lawns are to be supplemented with structural planting which is to comprise indigenous species of heavy standard trees between the house and proposed domestic garage.

5.6 **Character and Appearance.**

The outward character and appearance of the existing farm house will not be altered in any way by the erection of the proposed construction and therefore the proposals can be shown to be in accordance with the aims and objectives of this particular policy.

6.0 ACCESSIBILITY AND MOVEMENT.

6.1

Local planning policy GDP1, subsection e) requires that development sites are located in an area with good public transport provision. The site is located a mile or so distant from the edge of Wrexham and in reach of all local amenities including shops, public parks, numerous schools, doctor's surgeries, pharmacies, pubs etc. The site is therefore located in a broadly sustainable and accessible location and has good access to public transport facilities nearby.

6.2

Access to the application site itself is by means of the existing, longstanding access on to Holt Road and all movement around the site from the principal point of access to the entrance to the dwelling will be level and without barriers.

7.0 ENVIRONMENTAL SUSTAINABILITY.

7.1

The development will be designed at detailed design stage in order to utilize the existing building with minimal structural disruption whilst seeking to make improvements to the fabric of the buildings in order to improve insulation values and therefore energy demand and usage. The proposed extension will be designed and constructed to exceed current Building Regulations standards. Overall the detailed design will seek to :-

- Reduce energy demand;
- Utilize materials of low environmental impact for repairs and extensions;

- Reduce water usage and the effects of waste water by making arrangements to harvest rainwater for use within the dwelling;
- Use renewable energy sources where possible.

8.0 COMMUNITY SAFETY.

8.1

The currently unused building does little to promote community safety within the small rural community of Llan y Pwll. However the refurbishment, extension and re-occupation of the building will significantly increase the natural surveillance of the building itself, the immediate environs of the site and the wider area around the application site in the interests of significantly improving community safety for adjacent occupiers within Llan y Pwll.

9.0 SUMMARY AND CONCLUSION.

In summary, the proposed refurbishment of and extension to Hillside Farm as identified through this application for planning permission has striven to achieve the following aims and objectives :-

- Achieve an acceptable extension to the dwelling which complies with identified planning policies and to a good standard of design in order to preserve and enhance for the long term an existing building which forms an important part of the character and appearance of the locality.
- Bring this vacant building back in to full occupation in order to preserve it for the long term in the interests of preserving the character and appearance of the area.

In conclusion, this Design and Access Statement has demonstrated that the extension of this building as part of an overall scheme of refurbishment is possible in accordance with adopted planning policy and the principles of good design.

In consideration of the above and the drawings and other information provided as part of the application, the Local Planning Authority is respectfully requested to view these proposals favorably and resolve to grant planning permission.

D.S. Jones & Co. December 2014.

For and on behalf of Mr. & Mrs. J.R. Jones.

