



Design & Access Statement

Wood Dale, Talwrn Road, Legacy, Wrexham

April 2015

Introduction

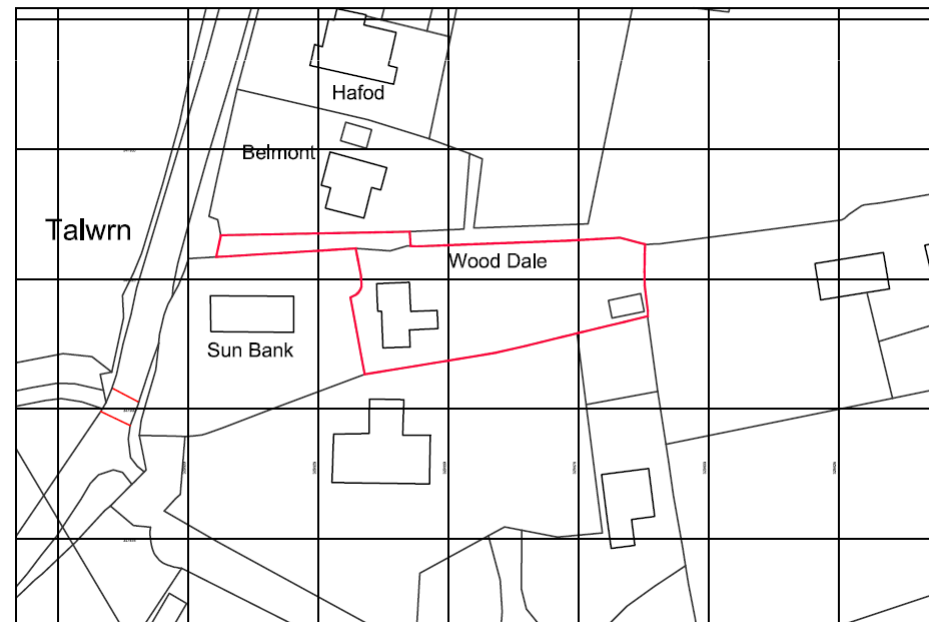
This design and access statement is submitted as part of a full application for an extension to the existing property of Wood Dale.

Wood Dale is located off Talwrn Road in Legacy, Wrexham and is a 3 bed detached property set in a large plot of c0.3 acres.

This application is for an extension to the property and as part of this work the house will be modernised to suit the needs of the family with 3 additional bedrooms, a much needed office for my partner who works from home, a separate lounge and TV room, a utility room and additional en-suite bathrooms. The works will also remove the existing single storey side extension.

The main reason behind the application is that the house as it stands will not be big enough to accommodate the space needs of our family moving forward as we have 4 children who are all growing up. We require a larger and more functional space that suits modern family living. Parts of the house are also causing issues for us as we have a leaking flat roof as a result of a poorly constructed side extension that was carried out by previous owners of the house.

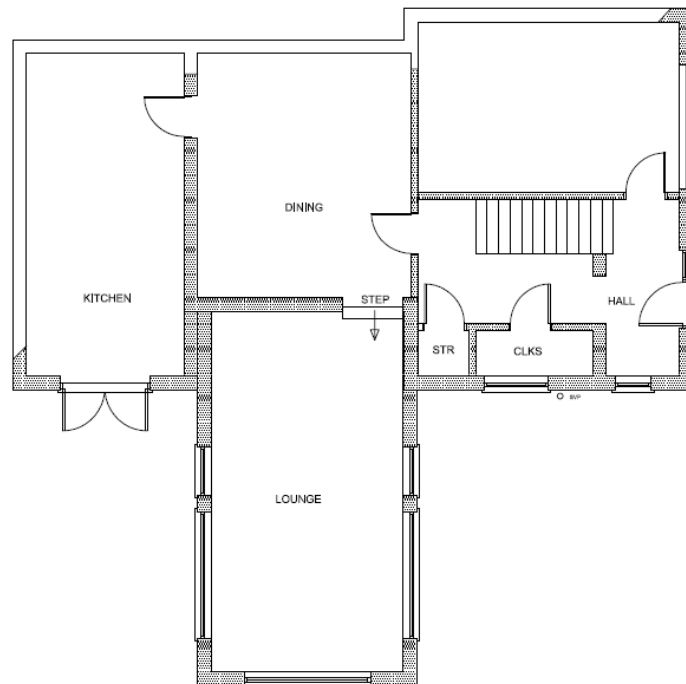
Location Plan



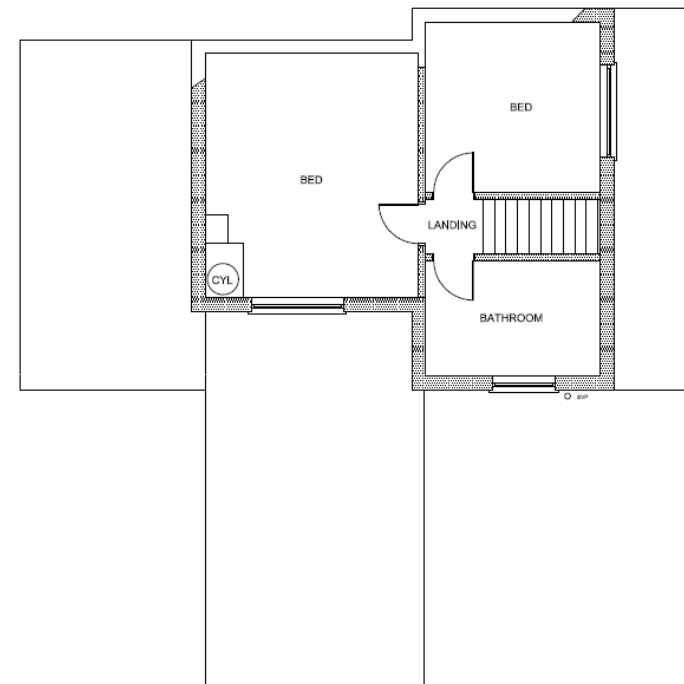
Photos of Existing House

Existing House – Floor Plan

OPENINGS NOT INDICATED ON THIS ELEVATION AS NOT EFFECTED BY EXTENSION



EXISTING GROUND FLOOR PLAN



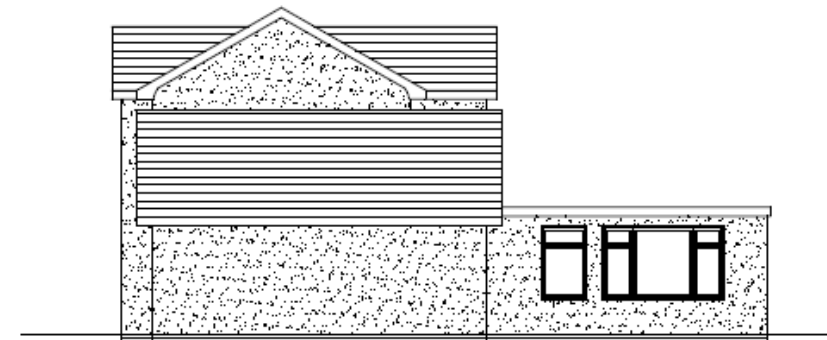
EXISTING FIRST FLOOR PLAN

* For scale drawings
please refer to the
plans submitted as part
of the application.

Existing House - Elevations



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



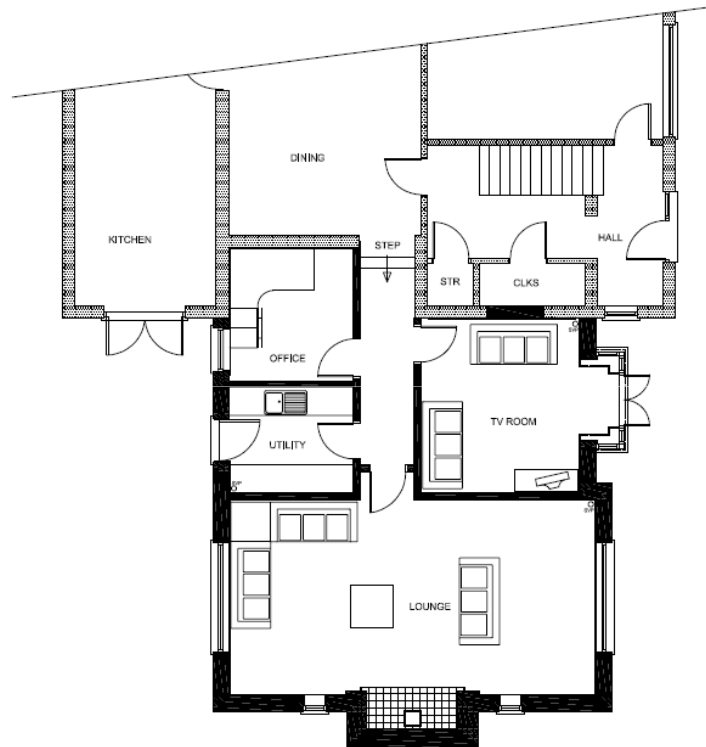
EXISTING SIDE ELEVATION

* For scale drawings please refer to the plans submitted as part of the application.

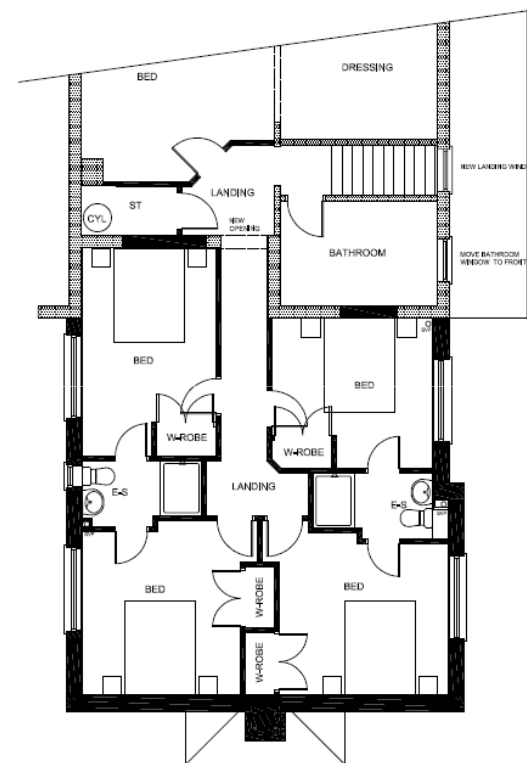
Proposed Layout

* For scale drawings
please refer to the
plans submitted as part
of the application.

Proposed Floor Plan (Not to Scale)



PROPOSED EXTENSION GROUND FLOOR PLAN



PROPOSED EXTENSION FIRST FLOOR PLAN

WALL KEY:



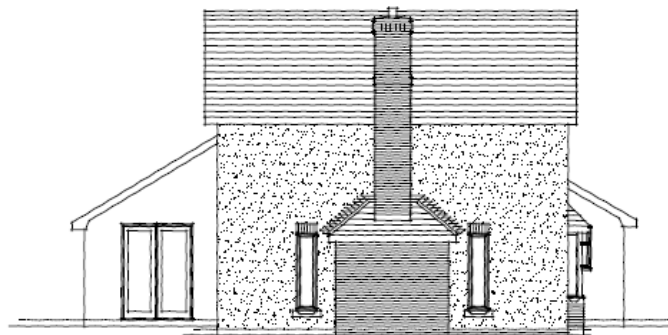
* For scale drawings please refer to the elevations submitted as part of the application.

Proposed Elevations

(Not to Scale)



PROPOSED EXTENSION FRONT ELEVATION



PROPOSED EXTENSION SIDE ELEVATION



PROPOSED EXTENSION REAR ELEVATION

* For scale drawings please refer to the elevations submitted as part of the application.

Assessment

The application is for an extension to the current property of Wood Dale, Legacy. The house is currently a 3 bed detached property set in a large plot with an extensive garden.

Appearance, Character, Scale and Massing

The house sits in a residential area where the main characteristic is large dwellings set in large plots. The extension of the dwelling would not change the character of the area as at present it is a smaller dwelling than those around it and its extension would be in keeping with surrounding dwellings as it would be a large dwelling set in a large plot as the dwelling would still retain its large garden.

The extension also proposes that the dwelling will still stand at two storeys in height and this is of a similar scale and massing to surrounding property.

The house is set back from Talwrn Road and is secluded by a number of existing trees and hedges that are proposed to be retained. This natural screening of the property ensures that there will be limited views of the property when extended except from the immediate neighbours. There will also be no overlooking or privacy issues arising from the extension.

The proposed extension will fit in well within the street scene and will be constructed to a high quality using a combination of brick and render.

Access

As per the existing access arrangements the house will be accessed from a driveway off Talwrn Road.

Consultation

We have verbally informed our neighbours of our intention to submit this application to extend our property.

Summary

This design and access statement is submitted as part of a full application for an extension to the existing property of Wood Dale.

This application is for an extension to the property and as part of this work the house will be modernised to suit the needs of the family with 3 additional bedrooms, a much needed office for my partner who works from home, a separate lounge and TV room, a utility room and additional en-suite bathrooms. The works will also remove the existing single storey side extension.

The scheme fully complies with national and local guidance and considers the advice depicted within the policies and other recommended publications.

In summary, the application to extend the property will provide much needed space for our family and is considered to provide a family home that will be well designed and in keeping with the character of the area and should therefore merit the support of Wrexham County Borough Council.