



Design and Access Statement

Proposed single storey lean to garden room extension to 5 The Forge, Llay, Wrexham, LL12 0NE
prepared for a Planning Application submitted on behalf of Stuart and Rachael Latham.

andy foster architects

January 2013

1.0 Introduction

This Design and Access Statement is written in support of a planning application for the proposed single storey lean to garden room extension to 5 The Forge, Llay, Wrexham, LL12 0NE.

The statement describes the context of the site and the nature of the proposals.

2.0 Existing

2.1 Site context

5 The Forge is located on a plot of approximately 870m² in Llay, a village to the North West of Wrexham. The house is the corner property of a barn conversion completed in 1998. This property is one of 6.no properties in the conversion complex named Old Meadow Court. Neighbouring the barn complex there are 3.no further properties including the original farm house, Home Farm. The property is accessed via a shared access that also serves the other properties in the development.

Historic maps of the original farm building before conversion indicate that there was a long lean-to element to the barn on the North West elevation of the barns. The lean-to was ~15m long and 4m wide and given the proportions it could be assumed to have had a mono-pitch roof. This is visible on the historic plans (Appendix C) up to 1975.

As the corner property there is a large garden, ~800m². The garden backs onto fields that extend to the North to the B5102, Straight Mile.

2.2 Existing Property

The existing property is a 2 storey house with a kitchen, living area and WC at ground floor and 3 bedrooms a bathroom and an en-suite at first floor. As the corner property of the complex the building has party walls to two sides and a large garden to the rear. The garden is accessed from two sets of glazed French doors from the North West and North East elevations. The garden has decking leading from the kitchen and a generous expanse of lawn. The entrance to the property is from the shared driveway on the South East side.

The construction is brick and the roof is natural slate. The windows and doors are dark painted timber. At first floor level there are a number of Velux rooflights.

The Barn, as it appears today is not as it would have been previous to the conversion, some of the brick elements and feature slit windows (some in-filled) on the North West and North East Elevations are clearly not original. To the North East Elevation there is a tall floor-to-ceiling window at first floor level that is recessed into the façade and provides light to both of the rear bedrooms. There are Velux rooflights in most rooms; there are only two further windows at first floor level.

3. Proposals

This proposal involves the addition of a lean-to extension to the rear of the property on the North West Elevation.

The proposed extension is to be a single storey garden room extension. The extension is to have a width of 3.5m and extend 10m in length. The extension has been designed as a 'lean-to' style addition with a mono-pitch roof, considered to be the most appropriate for a building of this type and would compliment the agricultural origins of the buildings. The proposed extension is situated in the location along the side of the barn where previously there was a lean-to before conversion; this can be seen in the historic maps in Appendix C. The size and proportion of the proposed extension reflects this historic lean-to, indeed the proposed is probably somewhat shorter in length.

The extension would have a dwarf wall of brick construction to match the existing. There will be oak framing to support the roof and timber framed glazing. French doors provide access to the external paving/decking area. The roof is to be in standing seam zinc sheet. The roof pitch is low as to preserve the window to bedroom 2. To provide light further into the depth of the building at ground floor there are Velux windows indicated in the extension roof, to match the existing first floor rooflights.

3.3 Pre-Application consultation

Pre-Application advice was obtained from Kevin Hughes at Wrexham Planning Department by email on the 1st November 2012. The comments and correspondence can be seen in Appendix B. In response to the comments the extension was reduced in width from 4m to 3.5 m. In response to his concerns about the visibility of the extension from the B5102 a photo-realistic impression of the extension was prepared and is shown in Appendix D. This illustration is taken at eye level from the B5102 . The illustration indicates that the thick hedge along the road would mask the visibility of the proposed extension from drivers and passengers in cars. The image also indicates the number and scale of the additions the neighbouring properties have made to those sections of the barns.

The client has discussed proposals with the immediate neighbours and the owners of home farm, who developed the barn conversion. No objections were raised.

4.0 Access

The access to the front of the property is from the shared driveway to the rest of the barn complex, this is to be unchanged. The building is within easy walking distance of Llay village centre and has good access to Wrexham and Chester due to the proximity to the B5102 and Gresford Road where there is a bus stop. The majority of the internal layout is unaffected by the proposals and as such the accessibility of the property will be unchanged.

5.0 Precedent

A project currently being constructed in Waverton was granted planning permission for a shallow pitched zinc roof, lean-to extension to a converted barn. This project is in Cheshire and is in a conservation area. Other extensions to the barn conversion had already been made.

6.0 Appendices

Appendix A- Photographic Survey

Appendix B- Email correspondence from pre-application advice

Appendix C- Historic Map Extracts

Appendix D- Photo realistic impression of proposed extension.

Appendix E- Photo of Precedent

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Appendix A – Photographic Survey



Photo 1 – aerial view of 5 The Forge: Proposal site outlined in red in centre of photo



Photo 2 – Front Entrance to 5 The Forge



Photo 3 – Oblique view of 5 The Forge from the garden of North West and North East Elevations



Photo 4- View of North West Elevation



Photo 5- View of North East Elevation

Appendix B – Email correspondence of pre-application advice

Subject: RE: Pre-application advice on proposed single storey garden room extension to 5 The Forge, Llay, Wrexham, LL12 0NE
Date: Friday, 16 November 2012 16:07:48 United Kingdom Time
From: Kevin Hughes <Kevin.Hughes@wrexham.gov.uk>
To: randal <randal@andyfosterarchitects.com>

As discussed previously I do have reservations regarding extending the converted building. With the original conversion as with any conversion the emphasis is on demonstrating that the building in its present form is suitable for the proposed use-in this case residential. Extensions are generally not encouraged and in this case the extension is large, affects the form of the building and is on a prominent elevation.

Applications to extend barns are however granted permission in some cases and if you wish to submit an alternative scheme, before submission, I will certainly make comments. The extension proposed is too long and too deep and with the low pitch does not respect the existing character of the building (I appreciate the window is a constraint). I am also concerned at the extent of external wall that is to be removed. It is difficult to overcome my concerns regarding form but perhaps more evidence to support the fact an extension existed on that elevation would be useful. Certainly it wouldn't have been unusual for a traditional agricultural building to have had a simple lean-to attached to it. A smaller, differently designed and relatively simple, sympathetic extension may be less intrusive and better respect the building. You should also look at any impact on the neighbouring property-Hayloft to the S.W.

I hope the above is of use.

From: randal [mailto:randal@andyfosterarchitects.com]
Sent: 06 November 2012 11:57
To: Kevin Hughes
Subject: FW: Pre-application advice on proposed single storey garden room extension to 5 The Forge, Llay, Wrexham, LL12 0NE

E-mail resent

Randal Turner

Director

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From: Randal Turner <randal@andyfosterarchitects.com>
Date: Thursday, 1 November 2012 12:08
To: Kevin Hughes <kevin.hughes@wrexham.gov.uk>
Subject: Pre-application advice on proposed single storey garden room extension to 5 The Forge, Llay, Wrexham, LL12 0NE

Dear Kevin,

Further to our phone conversation today, I am writing to request pre-application advice on a proposal we are currently working on. I previously spoke to you about this project briefly when I was checking whether the PD rights had been removed or not a month back or so.

The property is part of a barn complex that was converted for residential use in 1998. Attached are a couple of photos to help you get your bearings.

As you can see from the attached drawings, the client's property is the corner plot with a very generous garden (800sqm). They would like to add a single storey garden room extension to the rear of the building, as indicated on the drawings. The extension has been designed in a 'lean-to' style with a mono-pitch roof, which is considered to be the most appropriate for this building type.

Aside from the photos and drawings, I have also included an extract of an historic map from the 1960s which indicates that there used to be a long lean-to to the rear of the buildings. That lean-to was ~15m long and 4m wide. Given the proportions, it would have also had a mono-pitched roof.

The currently proposed extension would be ~10m long and 4m wide. With a gross area of ~40sqm, which equates to 30% of the gross area of the existing building. The materials proposed are indicated on the elevation drawings.

We would appreciate it if you could review the attached documentation and pass comment back to us at your earliest convenience. Our client is keen to submit an application in the near future as they are expecting their first child in the New Year and want to progress with this extension project as soon as possible.

Regards

Randal Turner

Director

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Appendix C – Historic Map Extract



Historic map extract published 1962



Historic map extract published 1975

Appendix D- Photo-realistic impression of proposed extension



Photo-realistic impression of the proposed extension at head height from B5102 (view from cars obscured by hedge)

Appendix E- Photo of Precedent



Photo of project given planning permission for extension with zinc roof to a barn conversion in Cheshire.