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Design and Access Statement

Introduction and Site Context

This statement supports a full planning application for a single-storey extension & associated landscaping at a residential property on the High Street within the Bangor on Dee Conservation Area.

Site description: Two storey, brick/render, end terrace house, frontage onto a public highway. Concreted over site area to the side of the property.

Constraints: Conservation Area & established street line

Proposal Description

- Single_storey extension to the side, subordinate in scale to the host dwelling.
- Formalisation of a single off-street parking space on a gravelled driveway.
- Soft landscaping buffer between extension & pavement & border planting to soften appearance

Primary objectives

- Provide additional usable living space while keeping the extension visually subordinate.
- Improve setting of the property
- Preserve and, where possible, enhance the Conservation Area character.

Design Principles Materials and Heritage

Scale and form

- Single storey height with a pitched roof set clearly below the main house ridge.
- Extension footprint and proportions kept modest to avoid dominance over the host property.

Appearance and materials

- Roof: composite slate tiles
- Walls: off-white render with feature brick coursing to reflect main property
- Windows and doors: painted timber or high_quality joinery with proportions and mullion patterns that respect traditional local detailing.
- Cills: reconstituted stone to reference existing features.

Heritage impact

- Design approach seeks to preserve the special architectural and historic interest of the Conservation Area by using recessive colours, traditional proportions and sympathetic materials.
- Visual impacts are minimised through subordinate scale, appropriate materials and retention/reinforcement of positive streetscape features.
- Heritage harm mitigation includes careful detailing & soft landscaping buffer.

Access Highways Parking and Landscaping

Vehicular access

- Use of existing drop kerb to frontage
- Generous off-street parking bay
- Permeable gravelled surfacing of the driveway to replace concrete over -site is specified to negate surface water run-off.

Pedestrian access

- Main pedestrian route to the front door retained.
- Gated side access to rear of property

Landscaping

- Existing concrete hardstanding to be removed - replaced with soft landscaping planter beds & gravelled parking bay
- New planting palette to include native and wildlife friendly species in a buffer between extension & public pathway & boundary planter to dividing fence line

Sustainability & Drainage Considerations

Energy and fabric

- Extension to be specified with improved thermal performance: high levels of insulation, air-tightness and energy efficient windows in accordance with current building regulations.
- Provision for low energy lighting and electrical infrastructure to support an electric vehicle charging point in the future

Surface water and drainage

- SuDS principles applied: permeable driveway construction, infiltration where viable and appropriate attenuation to avoid run-off to public sewers.

Conclusion

The proposal is modest, subordinate and designed to conserve and respect the significance of the Conservation Area while delivering practical residential improvements including better parking and usable additional floorspace. Materials, scale and detailing are chosen to minimise heritage harm and to preserve the street character.

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Project/Client	Drawing Title	Date	Status	Scale	Drawing Number
Riverstone Cottage, High Street, LL13 0AU **Mr & Mrs Adams**	**Design & Access Statement**	Oct 2025	Planning	NTS@A3 mtrs	**25-745-007**