BBH ARCHITECTS

SALCOMBE DARTMOUTH TOPSHAM



Photo 01: Aerial View – Entrance gates to the right, Little Dongrey Farm detached garage and Main house in the centre, with the neighbouring property to the left of the photo.

Design, Access, Heritage, Net Biodiversity & Green Infrastructure Statement

To Accompany a Householder Planning Application for:
Little Dongrey Farm, Bangor On Dee, Wrexham, LL13 0AG

Prepared by:

BBH Chartered Architects Ltd
9 Duke Street, Dartmouth, Devon, TQ6 9PY
Telephone: 01803 834076 / Email: office@bbharchitects.co.uk

RIBA Chartered Practice

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Part 1: General Application Information

Proposal:	Proposed demolition of existing entrance porch, construction of two storey extension to replace porch to provide additional accommodation, together with associated external changes.
Location:	Little Dongrey Farm, Bangor On Dee, Wrexham, LL13 0AG
Applicant:	Matthew Asplet and Christina Whitehorne
Agent:	BBH Chartered Architects Ltd, 9 Duke Street, Dartmouth, Devon, TQ6 9PY

Part 2: Introduction

BBH Chartered Architects Ltd have been commissioned to compile and submit this Design and Access Statement to accompany a Householder Planning Application for works at Little Dongrey Farm.

Our clients are making this property into their family home. The main requirements of the brief were to improve the entrance of the existing property and to provide 4 bedrooms on the first floor so that each of their 3 children had their own bedroom.

Part 3: Site Location and Existing Situation

Little Dongrey Farm is a detached single dwelling sitting in a large plot of land. The house has been significantly re-modelled throughout the years, resulting in a somewhat disjointed appearance.



Photo 02: View from the driveway entrance gates – the house main entrance is hidden on the left of the photo.

The nearest neighbour is just visible again on the left of the photo, behind the washing line.

On entering the property through the double driveway gates, it is initially unclear where the front door is, as this is tucked behind the existing projecting gable housing the study with the master ensuite above. This proposal seeks to address this initial concern.

The property is almost entirely of brick construction beneath a slated pitched roof with painted timber joinery. It is of a traditional style but clearly has been extended and altered significantly in the past.

There is one immediate neighbour, located to the north of Little Dongrey Farm. Whilst the neighbouring property is built very close to the boundary, it does mean that its outlook is to the north and thus away from Little Dongrey Farm.

Part 4: Proposals; Design, Layout and Access

Design Concept:

As noted previously there were two main elements to our client's brief: 1) to improve the entrance & 2) to provide 4 bedrooms on the first floor.

1) The current entrance is a green oak / substantially glazed structure located on the west elevation:

It is hidden from view from the main entrance gates, so the design concept is to design a structure that extends forward of the adjacent utility space. It thus will match the projection of the current study space, but form a covered porch, supported on timber columns with timber arch brackets, which will signal to visitors entering the property where the front entrance is located.



Photo 03: View of the main entrance

The front door will be the existing front door re-used, with a painted timber window either side to ensure natural light and ventilation to the newly formed entrance hall. Within this area will be lots of storage for the family's coats, boots & shoes etc.

2) Provision of 4 bedrooms to the first floor:

The house currently has 3 bedrooms on the first floor and a 4th on the ground floor. The current owners have three children and thus the crux of the proposal is the creation of an additional bedroom on the first floor, so that all the children can be on the same floor as their parents.

Much consideration was given to how a 4th bedroom could be provided to the first floor. It is not possible to extend to the north due to the neighbour and the close boundary. To the South would mean having to carve a long corridor right through the master bedroom which would in turn either block access to the master ensuite or block natural light gained from the existing two windows on the east elevation overlooking the garden.

To the east (rear) any extension would be difficult to achieve given the numerous existing features on this elevation, such as: The living room and dining room vaulted spaces, existing rooflights serving the rear porch and of course building over the existing living room would be difficult not only due to the existing vaulted space, but the living room is at a raised floor level to the rest of the ground floor. This area is also adjacent to the boundary so any extension could affect the neighbours as the ridge would need to be raised.



Photo 04: The rear (east) elevation.

It was therefore concluded that the best way to extend the property to provide the desired 4th bedroom would be to extend to the west, over the newly formed new entrance area.

As part of these works, we believe there is an opportunity to improve and enhance the west elevation by the duplication of the existing gable structure (forming the study and master ensuite).

The existing utility external wall is recessed back from the study external wall, which creates a recess and together with the extension would help break up the massing of the facade. On the first floor the extension would duplicate the size and massing of the existing master ensuite and would be located adjacent to the existing bed 4 dressing area. This dressing area would be extended to match the utility external wall below and thus create a new bedroom - this would be a replacement for the current bed 4, as this room will become internal due to the extension. It is therefore proposed that the existing bed 4 would become a family bathroom. The extension would then create the additional bedroom required on the first floor as the current bedroom on the ground floor would be used as a music room.



West Elevation
Drawn 1:100

Image 05: The EXISTING west elevation.



West Elevation
Drawn 1:100

Image 06: The PROPOSED west elevation.

The extension would be constructed in materials to match the existing property, being matching brickwork, beneath a natural slate roof with painted timber joinery.

In terms of volume and massing the proposals will create a clear focal point to the front elevation and provide symmetry and balance whilst reflecting the strong architectural character of the local area and improving Little Dongrey Farm's positive contribution to the surrounding area.

Pre-Application Enquiry:

A pre-Application enquiry was submitted in December 2024 with indicative 3D photomontages included to demonstrate the proposals:



Image 07: Indicative 3D photomontage submitted as part of the Pre-Application enquiry.

A positive pre-application response was received on the 9th January 2025 from Sarah Hill. Pertinent points from this response are as follows:

"*The proposed extension would result in less than 30% increase of the size of the original dwelling. The building was significantly extended following approval in 2001, however it is considered that the cumulative impact of the proposed and existing extensions (as proposed within this enquiry) would not be harmful to the character and appearance of the original dwelling, creating a more balanced design to the affected elevation. Taking the above into account, the proposal is therefore considered to be acceptable in principle*."

"*From the information submitted it appears that the proposed extension has been designed to reflect the existing projection on the affected elevation. However, as no formal elevations have been provided it has not been possible to fully assess the impact in terms of design. Any application submitted should demonstrate the use of materials to match the existing dwelling, and that the design and scale of the proposed extension would respect the character of the existing dwelling and the SLA*"

"*Overall Conclusion The erection of a small extension to the existing property would be acceptable in principle, provided that it reflects the character and appearance of the existing dwelling, appears subservient to the dwelling and cumulatively, with other previous extensions, would not erode the character of the original property or the character of the historic landscape. The proposal should not impact upon the amenity of neighbouring properties, should not impact on parking provision at the property and should not exacerbate flood risk at the site or at neighbouring properties*."

We therefore believe that the proposal submitted complies with the relevant plan policies and follows the pre-application advice received.

Part 5: Drainage and Flood Risk

The proposed works at Little Dongrey Farm does not increase the number of bedrooms but will increase the number of bathrooms. The property has an existing septic tank which will be retained. Whilst the proposal increases the number of bathrooms, as we are not increasing the number of bedrooms, the occupancy numbers do not change.

The proposed works include an extension to the existing building. Most of the extension will be located on the footprint of the existing porch structure. The proposed extension will result in only a small increase to the collected storm water surface area. This additional area will be discharged to a soakaway.

As a part of this application, BBH have investigated the probability of flooding at Little Dongrey Farm. Little Dongrey Farm sits in flood zone 1 therefore, a flood risk assessment is not necessary for the proposal. Given flood zone 2 is close by, the proposed extension will adopt "basic flood prevention measures" such as: a) Floor level to be no lower than the existing. b) Consideration given to installing a flood barrier at any new entrance door. c) Ground floor services to be wired from the ceiling down & d) Consideration to be given to using water resistant finishes to the ground floor.



Image 08: The EA Flood Map

Part 6: Heritage Impact Statement

The nearest listed building is Graig Cottage approximately 500m away to the west. The proposals will not affect Graig Cottage in any way.

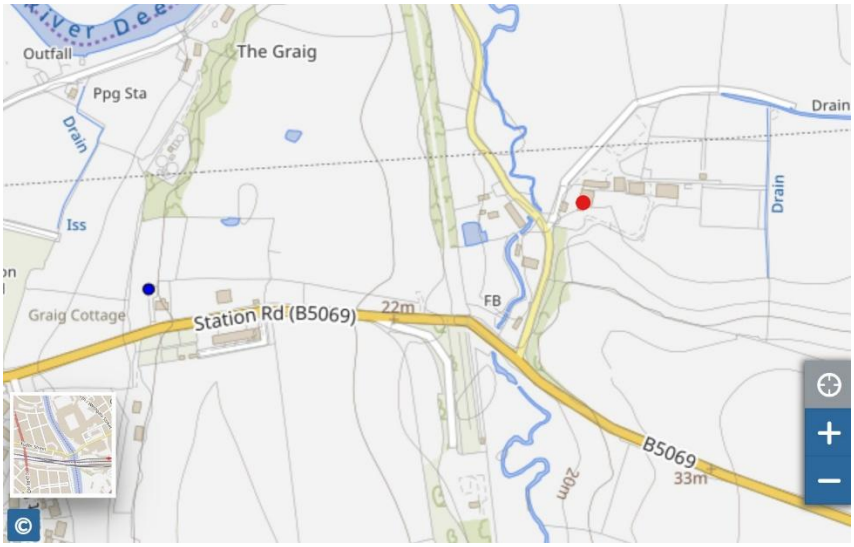


Image 09: Map Showing Graig Cottage with a blue dot and Little Dongrey Farm with a red dot

Part 7: Ecology, Net Biodiversity & Green Infrastructure Statement:

Whilst the proposal involves work to an existing roof and demolition, we do not believe a PEA is necessary to support this application, this is due to the following reasons:

Demolition: This involves the demolition of the existing open glazed porch. The open and glazed nature of this existing structure would not make it suitable for use by bats or nesting birds.



Photo 10: The open porch

Where the extension is due to be located is currently paved and gravelled so there is no existing provision for any ecology.

The proposed extension will break into the existing roof of Little Dongrey Farm. The existing property on the first floor is vaulted and thus there are no roof voids for bats. See the following photos.



Photo 11: View from within bedroom 4 looking at the west wall



Photo 12: View of the dressing area of Bedroom 4

A close inspection of the eaves of the existing also showed no gaps or ledges for bats to utilise, nor did it show any existing or past bird nesting opportunities in the vicinity of the proposals. The brick walls are built tightly to the underside of the roof and where there is a small ventilation gap, this is filled with an insect mesh to prevent access. There are also currently Christmas lights hanging from the eaves which would hinder any access to bats or birds.



Photo 13: The eaves line of the existing utility



Photo 14: The eaves line above the existing glazed porch to be removed.

Construction work and Mitigation:
Slates when being lifted off the roof will be done by hand and lifted upwards, not using tools to hammer or lever the slates away from the roof. Checks also to be made for the presence of bat droppings etc. If a bat is found, then work is to stop immediately and a licensed bat ecologist will be contacted for further advice.

Ecological mitigation: Whilst the proposals do not result in the loss of any habitat or bat or bird nesting opportunities, the proposal can provide some. Our proposed drawings (4618.30) show the inclusion of two integrated bird nesting opportunities to the north elevation and two integrated bat boxes to the west elevation. In addition to this, our clients are continuing to plant their entire garden with new trees and shrubs to the benefit of the local ecology.