Architectural Design and Project Management
5 ,Church Street, Whittington, Oswestry, Shropshire, SY11 4DT
[redacted]

PROPOSED SIDE EXTENSION

'12, FFORDD ALUN',

Wrexham, Clwyd LL12 7PH

DESIGN & ACCESS STATEMENT



Amount

'12 Ffordd Alun' is a semi-detached 3 bedroomed family home which requires extension that can fulfil the needs of a modern dynamic family.
Natural family growth is putting pressure on the present living arrangements that would be relived with an improved kitchen and dining together with reallocation of existing spaces to include the formation of a Shower Room.

Layout

The main aim is to provide additional family living space by adding to the existing Kitchen with an extension that would house a Kitchen/Dining Room connecting through to the external environment giving flexible seasonal living for use throughout the year.
Other ground floor space can be used to create a Shower Room that can be linked via new openings to the present Living Room that could be reallocated as a ground floor bedroom.

Scale

The extension is proposed to be of single storey of approximately 4800 x 7500mm at the side with a pitched roof.

Appearance

The proposal is single storey with a concrete tiled pitched roof and facing brickwork external walls. Additionally there will be a bi-fold patio door providing further light and ventilation.
Many of the neighbouring properties have extended the property to provide further living space in various forms.

Siting

Due to the layout of the ground floor coupled with planning criteria, this is the only reasonable siting for a modest extension of this type whilst minimising visual impact on neighbours.

Accessibility

The property has access for all occupants/visitors and emergency services should they be required, which this proposal should not alter.
Existing parking provision will remain unaffected.

Flood Risk
According to Environment Agency Flood and Coastal Erosion Risk Maps, this particular area shows no danger from flooding.

Biodiversity
The area subject to proposal is currently set to domestic lawn with no features other than grass therefore the proposed extension should have very little impact on natural wildlife.
It should be noted that the family have numerous domestic pets that may discourage some forms of wildlife.
Any future landscaping will be carried out by the householder who is supportive of the natural environment and any choice of planting and maintenance procedures will reflect those values.

Sustainability
Once established, the proposal will sit happily within its setting without impairment to surrounding buildings.

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SOURCES OF REFERENCE
Planning Policy Wales : TAN 12 : Design
Environment Agency : Flood Mapping

20 June 2026