

PROPOSED STABLES CONVERSION INTO HOLIDAY LETS

BOWLING BANK FARM
MULSFORD LANE
WORTHENBURY
MR DEWHURST

FULL PLANNING SUBMISSION
DESIGN AND ACCESS STATEMENT REV A

INTRODUCTION

This Design and Access Statement supports the proposal for an Full Planning Application for a conversion of an existing stable building to three holiday lettings. Situated approximately 7.6 miles from Wrexham city centre under Wrexham County Borough Council.

Bowling Bank Farm, Mulsford Lane, Worthenbury, LL13 0AW

OS grid reference: SJ 42289

The report outlines the existing site location and the proposed development design principles. It demonstrates the design considerations taken in relation to its context within Worthenbury and its surroundings.

The following supporting information has been included within the full planning submission and should be read in conjunction with this report:

Full Planning Application Drawing List;

2771.P1 - Site Plan and Site Location Plan
2771.P2 - Existing Floorplans
2771.P3 - Existing Elevations
2771.P4 - Proposed Floor Plans
2771.P5 - Proposed Elevations
2771.P6 - Proposed Site Plan

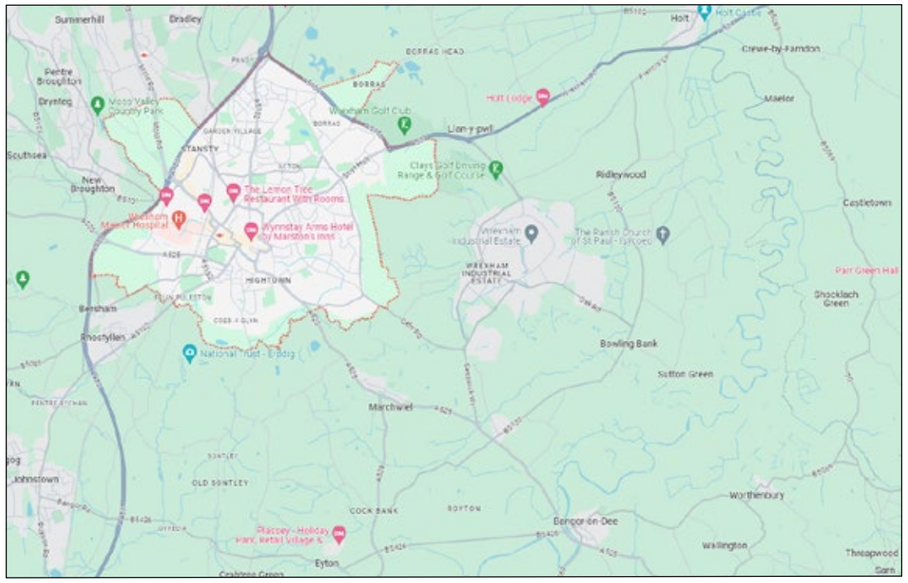
SITE LOCATION MAP



Map of Worthenbury, nts. Demonstrating the location of the proposed development site.

AREA HISTORY

Worthenbury is a village that along with Tallern Green forms the community Willington Worthenbury within the Wrexham County Borough located close to the England-Wales border to the east of the River Dee and to the South East of Wrexham city.



Worthenbury shown in relation to Wrexham

DESCRIPTION

The site, comprises of the main stable building, ancillary agricultural buildings and a large grassed area. The private access road to the stable building runs from the west off Mulsford Lane. The site boundaries feature mature trees and hedgerows however these are not in close proximity to the stable building.

The proposed development will bring a vacant building back into use and will bring tourism to the area. The elements of the development to the proposed stable would enhance the overall appearance of the area through the refurbishment of the stables with the use of timber cladding and new doors and windows. Existing areas of hard standing and the existing access tracks would be made use of within the development.

Numerous options have previously been explored and an application was made to convert the building to a cafe/shop in accordance with the planning policy to explore options for nonresidential conversion of agricultural buildings however this was deemed to be inappropriate.

CURRENT SITE

The site is currently home to a existing stable building with private access from Mulsford Lane.

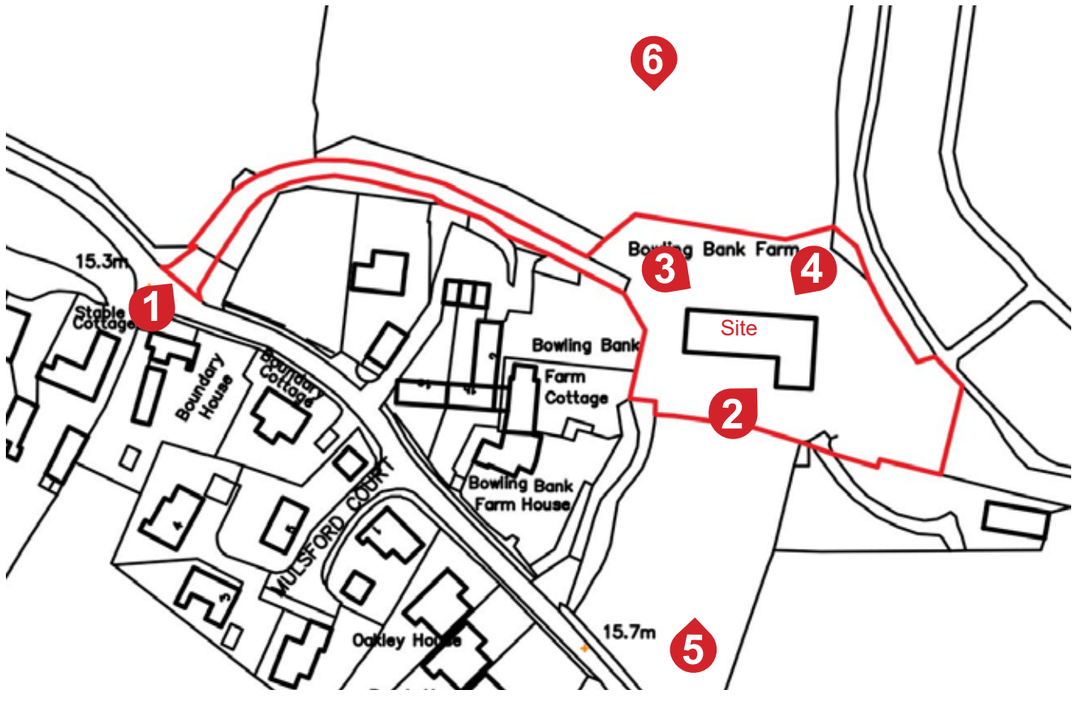
The proposal is to convert this existing stable building to 3 holiday lets. Plot 1 is to be a single storey 4 bedroom dwelling with an open Kitchen/Dining/Family room, Utility/Boot Room and a large family Bathroom. The Master Bedroom and Bedroom 2 will have En-suite facilities. Similarly, Plot 2 is a 3 bedroom dwelling with an open Kitchen/Dining/Family room and a Family bedroom. The Master Bedroom will have En-suite facilities. Finally, Plot 3 is a two storey 5 bedroom dwelling. The ground floor includes 3 bedrooms, the Master Bedroom and Bedroom 2 having en suite facilities, a large open Kitchen/Family/Dining Room with a Panty and WC and a family Bathroom. The first floor mezzanine level will have 2 bedrooms, the second family Bathroom and a Sitting Area with a double height space overlooking the Family Room below. The property will use the existing driveway and will offer adequate parking and a private garden.

PROPOSED STRATEGY

1. Conversion of Existing Stable building

2. The intention of this development is to design a dwelling that sits well within the existing village setting.

3. Minimum impact to surrounding land and vegetation.



Location plan showing photograph locations (nts)



View North East from Mulsford Lane of existing site access



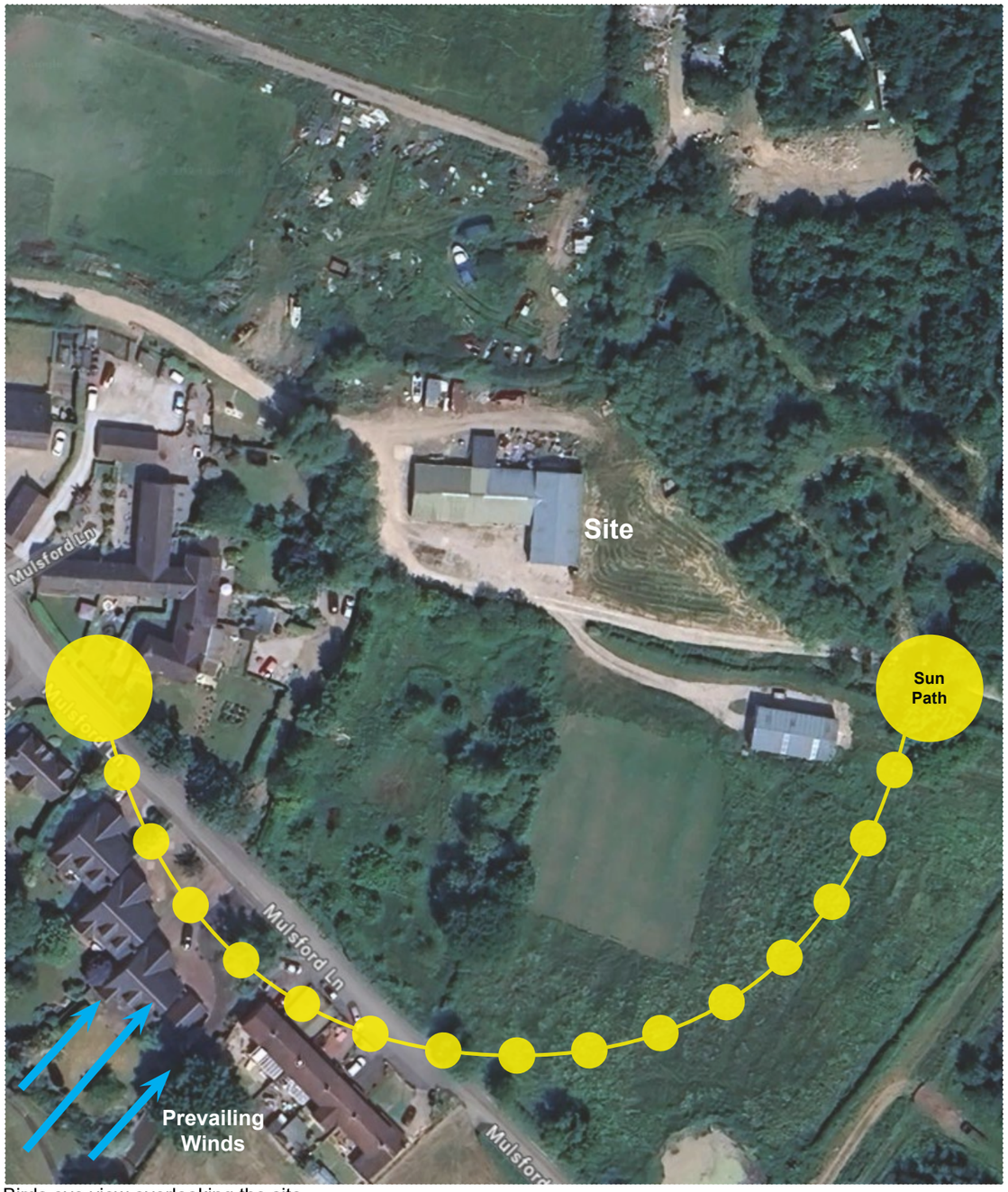
View North of existing stable building



View South West of existing stable building

Environmental Sustainability

The layout has been designed to integrate the dwelling with it's surroundings. We have taken into consideration the orientation in order to maximise the natural energy sources of light and heat from the sun, increasing the energy efficiency and connectivity.



Birds eye view overlooking the site.



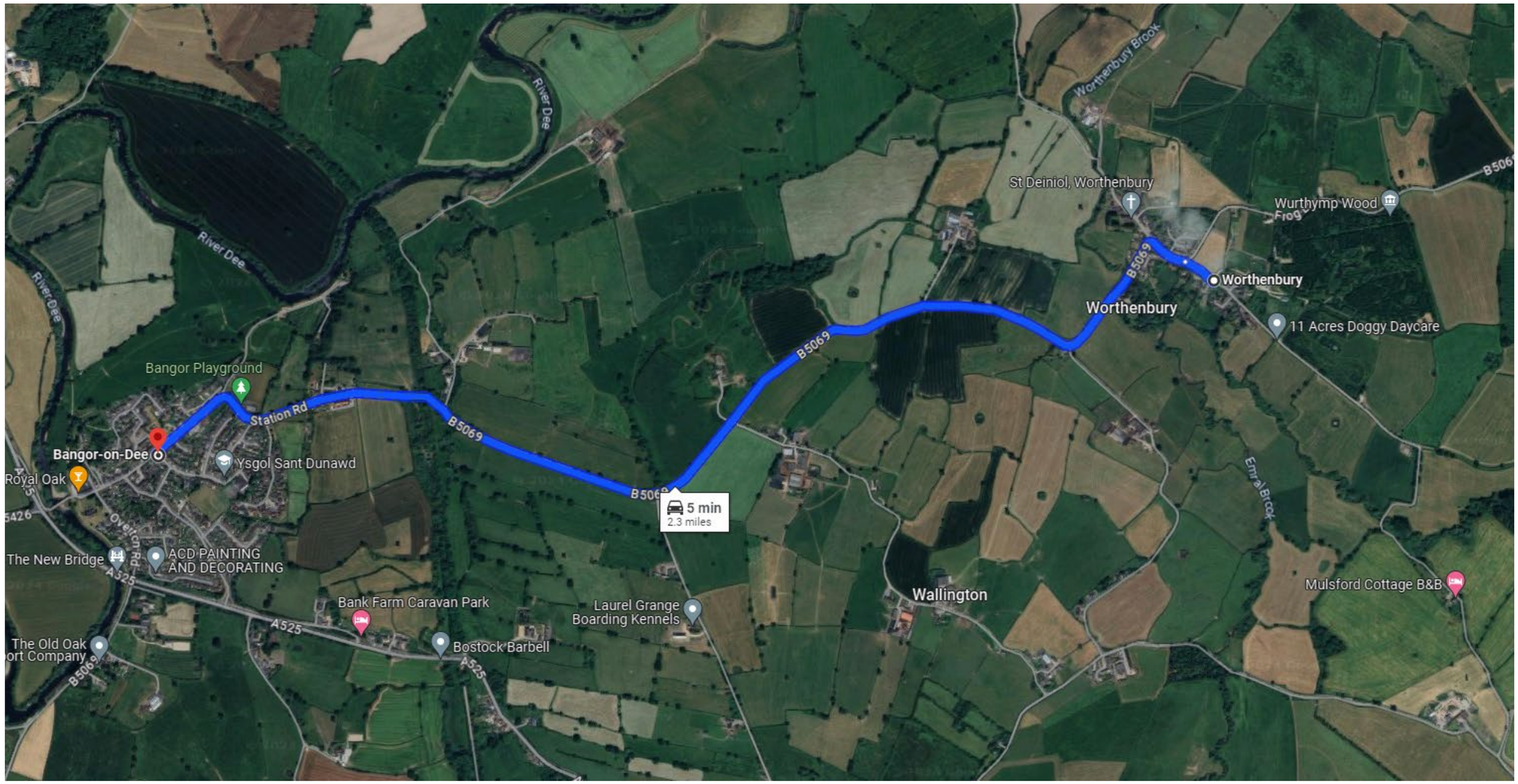
View South West of existing stable building



Birds eye View of the site looking North



Birds eye view of the site looking South



BUS ROUTE

This map shows the main route from Worthenbury to nearby Bangor-on Dee is only a short distance away. Bus routes from Bangor-on-Dee goes on to Wrexham as well as the surrounding local villages.

VILLAGE AMENITIES

Bangor-on-Dee's village amenities are many and varied. There is a local shop, pubs, playing fields and a cafe hall within easy reach. This vibrant community also lies close to Wrexham and Northwich bringing the motorway system close to commutes.

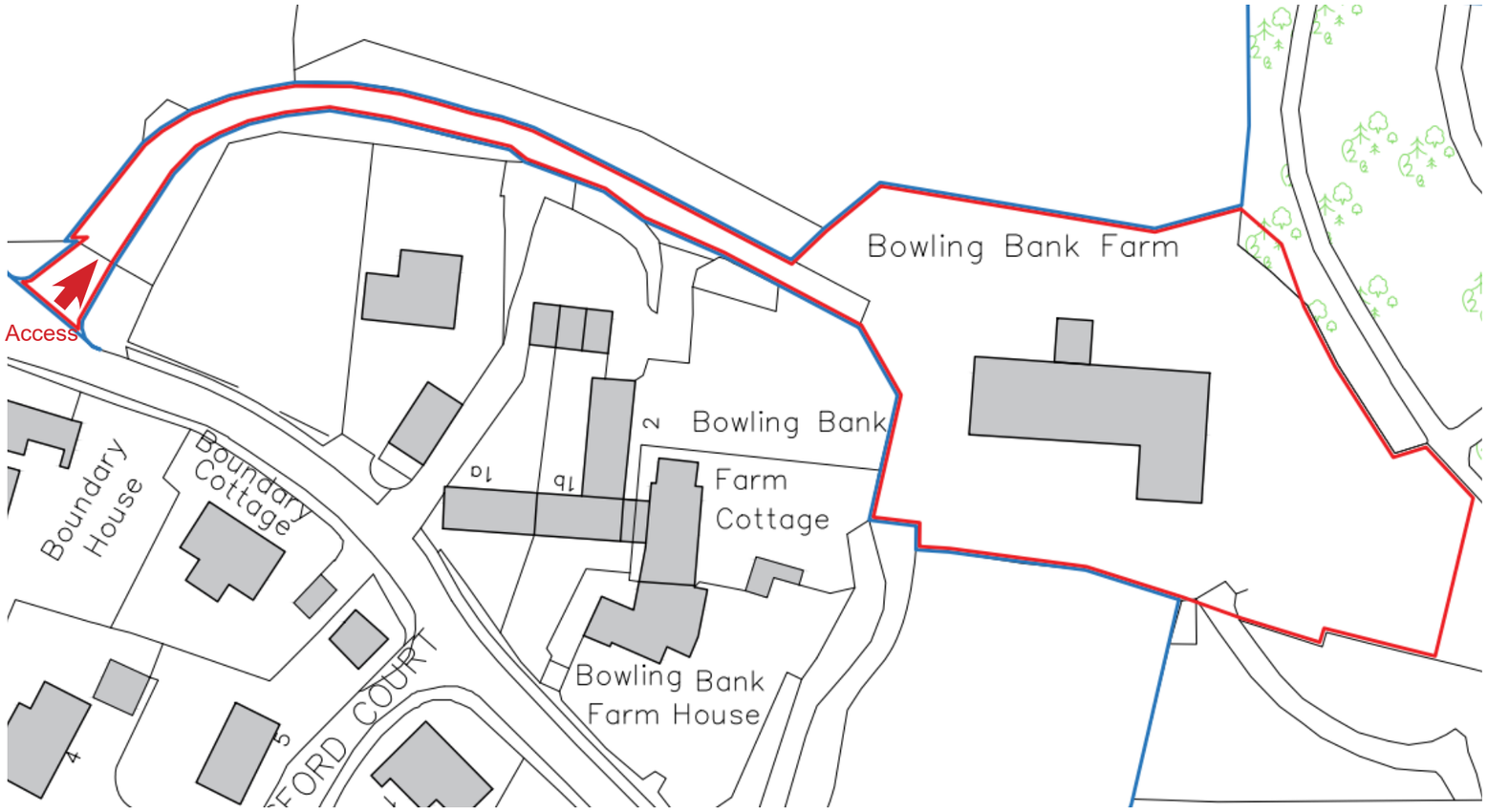
SUSTAINABLE INFORMATION

There are transport links and footways in very close proximity to the site offering the user easy safe access to the local area.

TRANSPORT

- 2.5 mile and a 6 minute drive to the closest pub The Royal Oak and The Middle Shop convenience store
- Lots of cycle routes that can be used as a main source of travel.
- 8 miles to the nearest Train Station, Wrexham.
- Good communications with Manchester airport 46.8 miles, Liverpool airport 37.6 miles, Wrexham station 19miles (London Euston 2 hours)
- 20 miles to motorway link (M56)

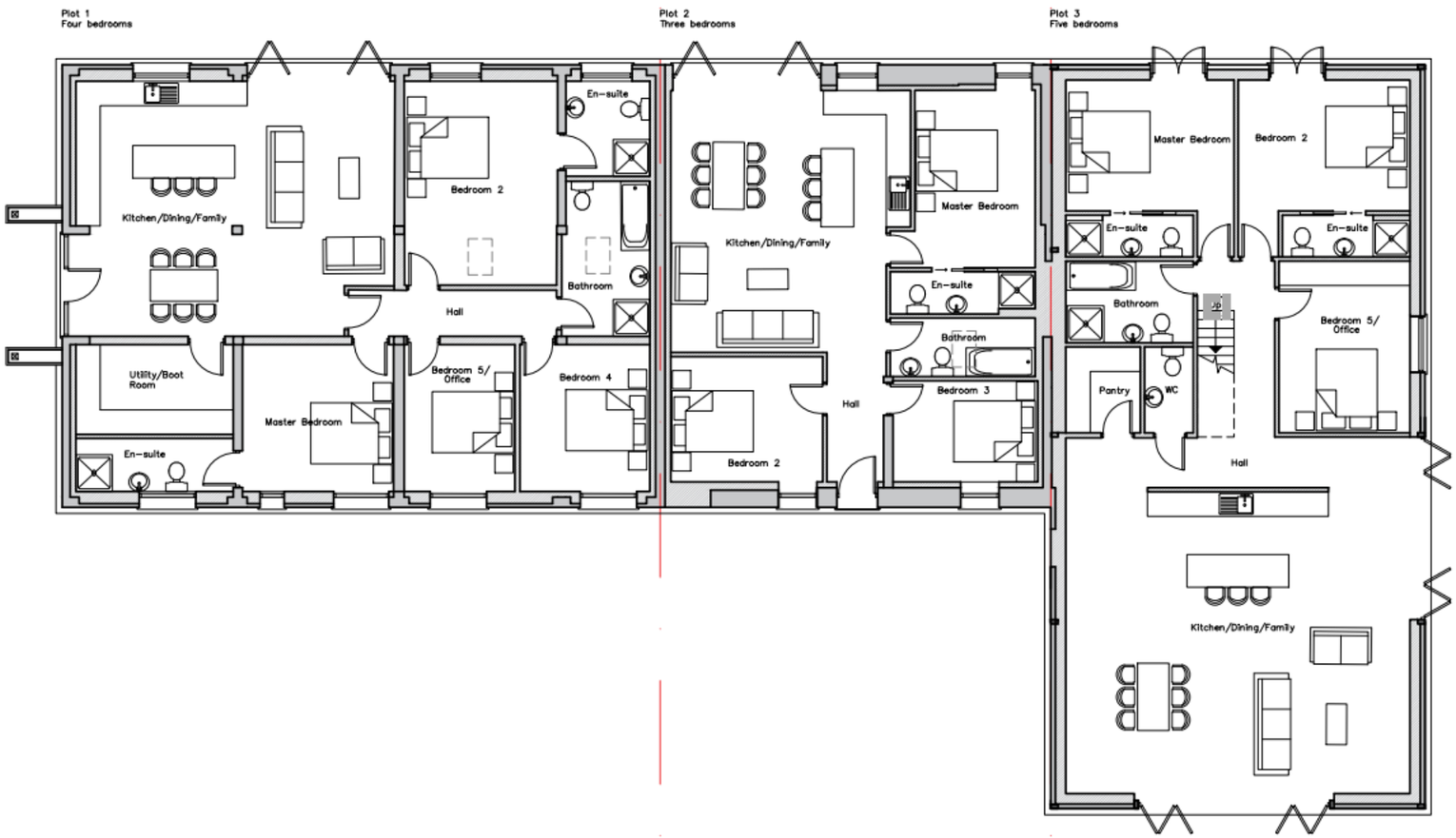
PROPOSED SITE PLAN (nts)



Please refer to drawing 2771.P1 Site Plan and Location Plan

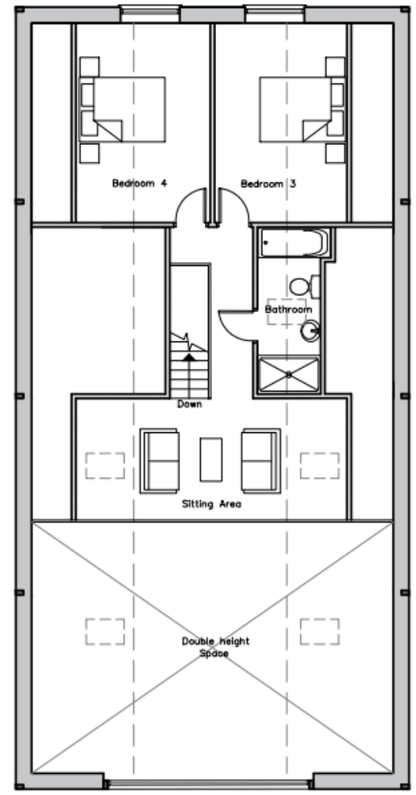
ACCESS & PARKING

- Pedestrian access is from the same road.
- The existing setup currently provides for adequate management of vehicles eliminating the need to back vehicles out on to main roads.
- Parking will be provided and will allow for vehicular turning.
- The proposal does not affect any footpaths or public rights of way.
- Parking will be over and above the councils standards.
- Clear access and egress in both directions off Mulsford Lane



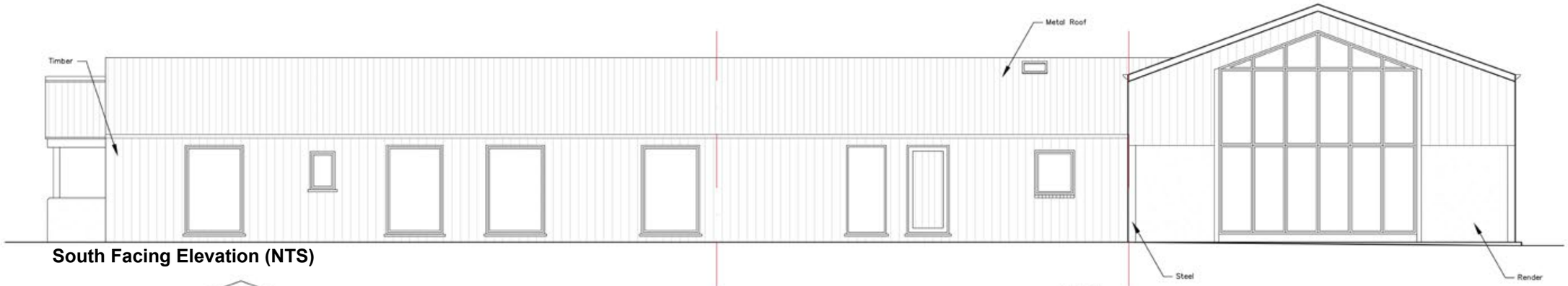
Proposed Ground Floor Plan (NTS)

Please refer to drawing 2771.P4 Proposed Floor Plans

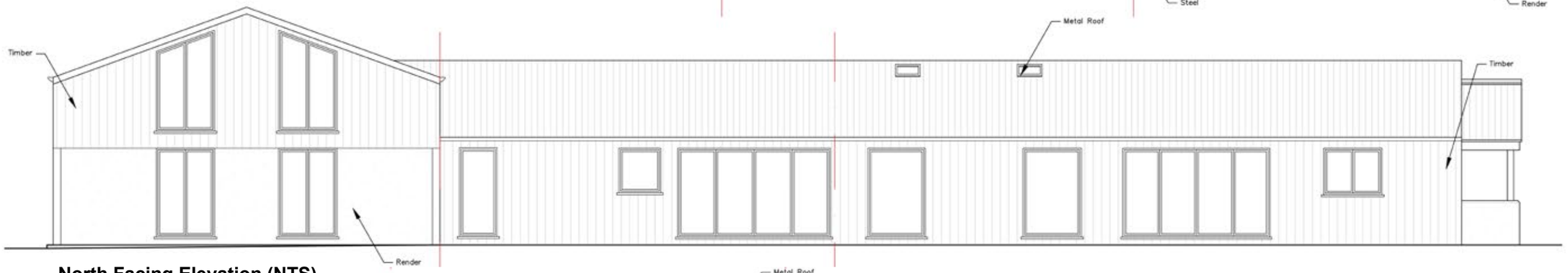


Proposed First Floor Plan (NTS)

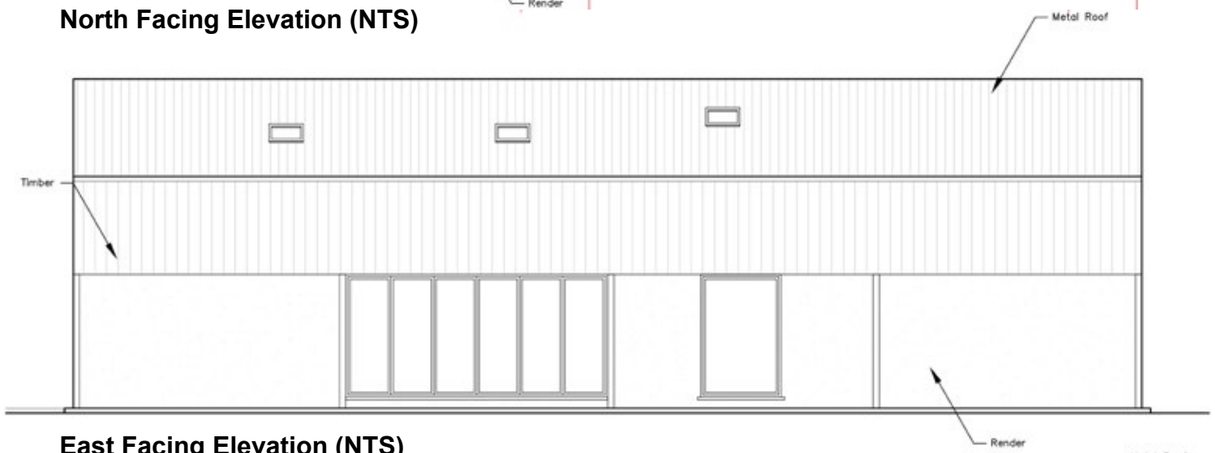
CHARACTER LAYOUT



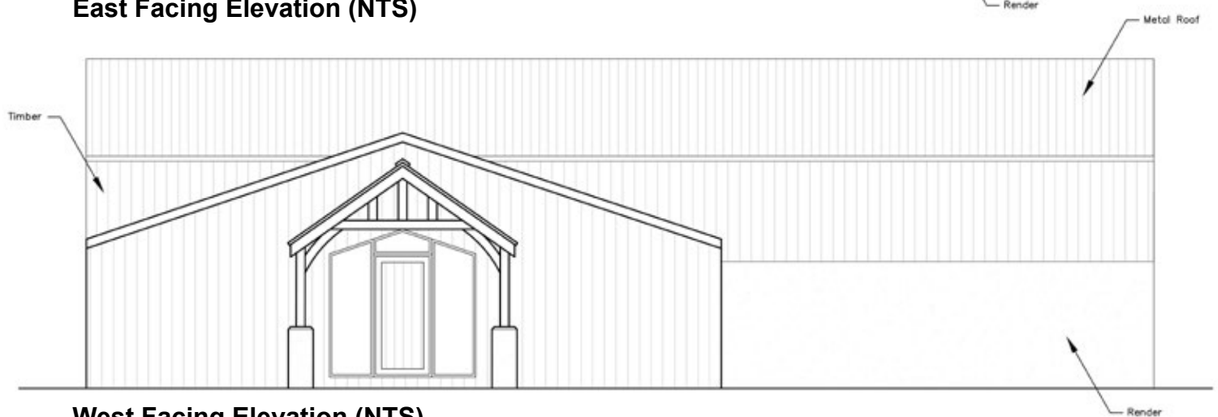
South Facing Elevation (NTS)



North Facing Elevation (NTS)

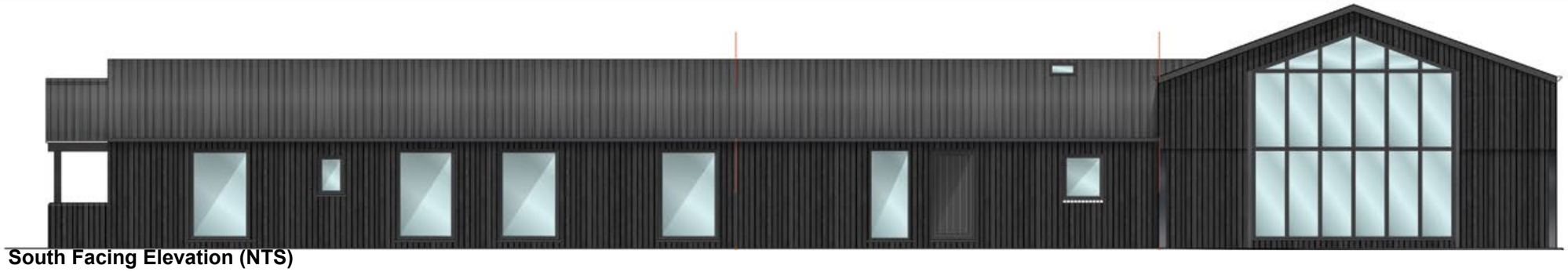


East Facing Elevation (NTS)

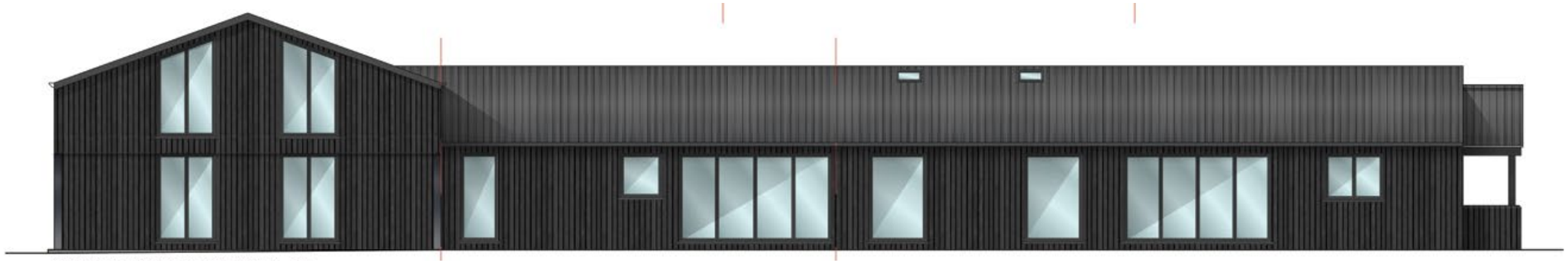


West Facing Elevation (NTS)

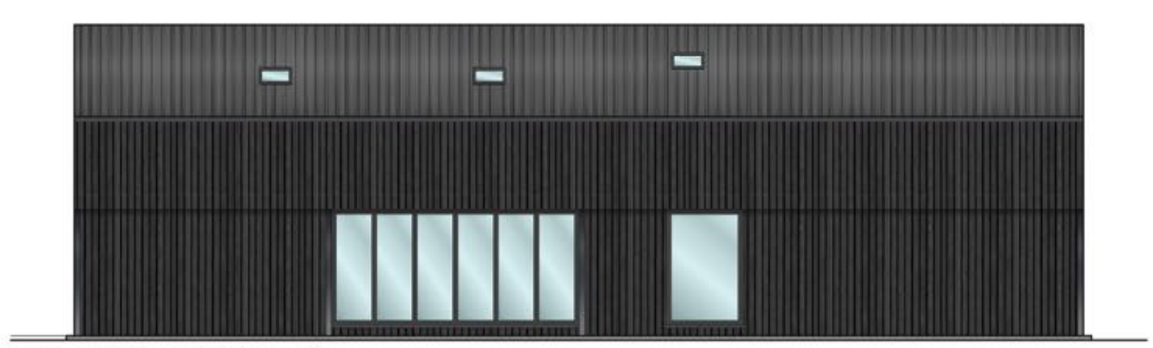
Please refer to drawing 2771.P5 Proposed Elevations



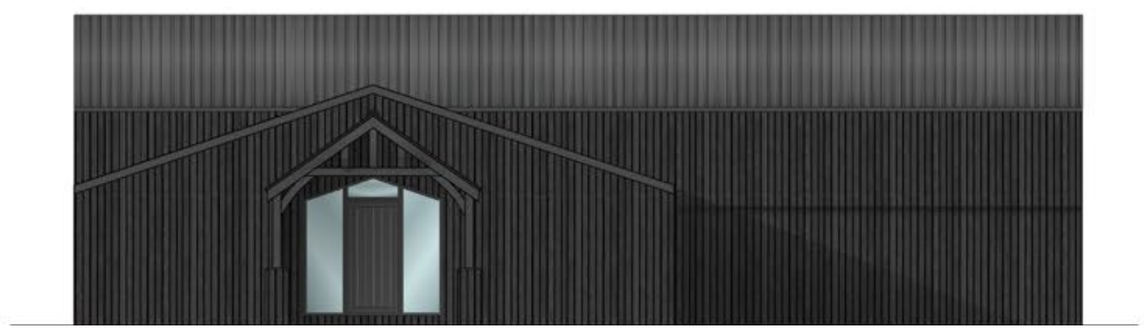
South Facing Elevation (NTS)



North Facing Elevation (NTS)



East Facing Elevation (NTS)



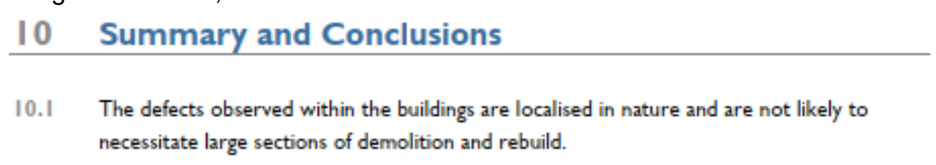
West Facing Elevation (NTS)

Please refer to drawing 2771.P5 Colour Proposed Elevations

POLICY EM5

Policy EM5: Visitor Accommodation Outside Settlement Limits
Proposals for visitor accommodation outside settlement limits will only be permitted where:

a) It involves the conversion of an existing building provided that:
i. The building is structurally sound and capable of conversion without extensive alteration, rebuilding or extension, and



10 Summary and Conclusions

10.1 The defects observed within the buildings are localised in nature and are not likely to necessitate large sections of demolition and rebuild.

Extracxt of conclusion from structural report suupporting conversion

iii. The creation of a residential curtilage does not, have a harmful effect on the character of the countryside.





The existing building will be improved upon and have a positive effect on the overall countryside



6.106 New tourist accommodation is encouraged because of its contribution to the economy in terms of visitor spending, supporting local business and employment generation. However, the Council seeks to ensure that developments are sustainable and respect the character of the countryside.

6.107 Tourist accommodation development in the open countryside that supports an existing tourist facility, attraction or asset but is also sympathetic to the natural environment and rural landscape will be encouraged. Examples of appropriate developments include sympathetic conversion of buildings that make a positive contribution to the rural landscape and sympathetically designed additions and alterations to existing accommodation.

a) The scale and layout of the proposed development is in keeping with the existing site, retaining the existing access and driveway on the site.

b) The site will use materials and colours which are consistent with buildings already on the site and the greater context of the site.

c) The design uses many of the existing appetures to retain the character and existing look of the building where possible.

d) There are no overlooking properties to the site so it would remain private however there are multiple dwellings in close proximity keeping the proposed holiday lets from becoming isolated.

e) There is a decrease in the overall footprint of the building resulting in a reduction of the amount of development on the site.

f) The well being of an area includes the ‘provision of recreation’ where the inclusion of holiday lets would positively impact the local area.

LOCAL EXAMPLE OF HOLIDAY LET



- Approved in 2019 - Just 0.3 miles away or a 5 minute walk away
- Materially very similar - both share the black timber cladding as well as a dark roofing material.

LANDSCAPE & ENVIRONMENTAL SUSTAINABILITY

Transport

The proposed development is situated in the heart of Worthenbury. Existing access will be used by all vehicles. All aspects of sustainable transport have been taken into consideration and explained within this Design and Access Statement.

Landscape

There are proposed garden to the North.

Energy Consumption

The proposed dwelling will be as self-sustainable as possible. Possibilities of using solar and grey water recycling. This avenue is being explored in more detail.

Impact on the Surrounding Area

The proposed development will have a very positive impact on the surrounding area.

Access

Policies within the Local Plan have been considered in the proposal. The layout meets practical requirements such as access for emergency vehicles including clear connections and ease of access for all, particularly pedestrians and cyclists.

Sustainability

The proposed stable conversion has been designed with careful attention to detail and following the guidelines promoting sustainability through good design.

Innovative design has been at the forefront of Beeston Aspinall Architect's mind throughout this creative process. Care has been taken when selecting materials, designing spaces and deciding on sustainable methods to save energy whilst building and running the households.

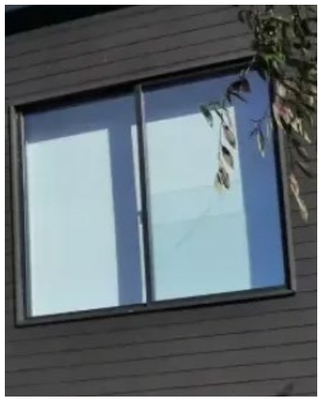
EXTERNAL APPEARANCE/MATERIALS

A modern architectural approach to achieving sustainable development using aluminium double glazed windows, standing seam roof roof, and black timber cladding.

This Material selection has been chosen to compliment the
surrounding traditional characteristics of the area. The use of wood reflects the scenery and sits comfortably in the rural setting.

Where appropriate new locally sourced materials to be derived.

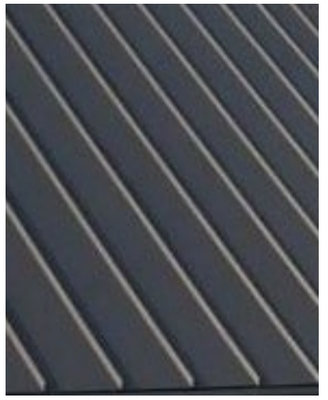
The proposed dwelling contributes towards enhancing the local character of the area.



Black Aluminium Window detail



Black Timber



Insulated Roofing Panels