Blueprint Architectural Services Ltd
Office 3k4, Redwither Tower, Redwither Business Park, Wrexham. LL13 9XT
Tel: 01978 356500
design@blueprintarchitectural.com
www.blueprintarchitectural.com

Design and Access Statement



Statement prepared for:

Mr Rodney Skelland
Willington Cross Farm
Willington
Malpas
Cheshire
SY14 7NA

Statement required for:

Proposed barn conversion, including the addition of a garage with car ports, changing from industrial to residential.

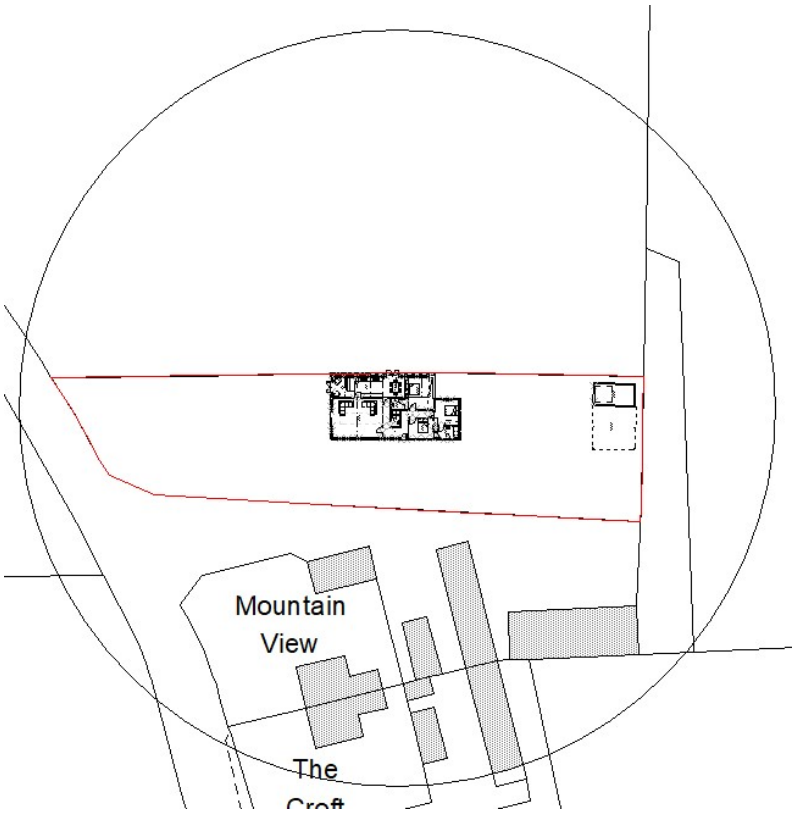
1. Brief

1.1 We have been employed by our client to prepare a planning application for proposed alterations and the change of use of an existing barn with a light industrial use to a residential property, while creating sufficient parking through the development of a garage with car ports.

1.2 Our client's intention is to convert the barn to a single storey 3 bedroom dwelling, with a garage and car ports to accommodate vehicles, in place of the current shed structures.

1.3 The proposal aims to produce an appealing dwelling by enhancing the existing barn to a good standard fit for a home.

1.4 The proposed scheme has been developed and considered with relation to national, regional and local planning policies and all relevant frameworks. All throughout there has been a working relationship between ourselves and the client.



1. Proposed Site Plan

2. Access, including movement to and from the site

2.1 The site is accessed off Willington Cross Lane. The current access arrangement is to remain unchanged as part of the proposal to change the use of the land.

2.2 Ample space is provided surrounding the existing property, therefore, the addition of a triple garage to create suitable safe parking arrangements can easily be accommodated.

2.3 The property is located in Willington, Malpas, an area located within the countryside providing an excellent opportunity for people to escape from the hustle and bustle town and city life.

2.4 Being within the outskirts of Wrexham County Borough there are many attractions available in surrounding areas of the site.

2.5 Willington Cross Lane leads into the small nearby village of Tallarn Green providing access to local services nearby, alternatively a wider road network can be accessed from the lane through the A525 providing access to the towns of Whitchurch and Wrexham.

2.6 As the surrounding properties are established dwellings all road links and access roads are existing, the introduction of a dwelling would mean a reduction in traffic movements to and from the site.

2.7 The property is within close proximity to the local bus route therefore access to surrounding areas is available without requirement of a personal vehicle.

2.8 The nearest school is within a 3 minute drive from the proposal, within the village of Tallarn Green, ensuring ease of access to educational facilities.



2. Satellite View of Site

3. Character

3.1 Detached, individual properties are a clear characteristic of the area. Surrounding properties are typically traditional in form and character.

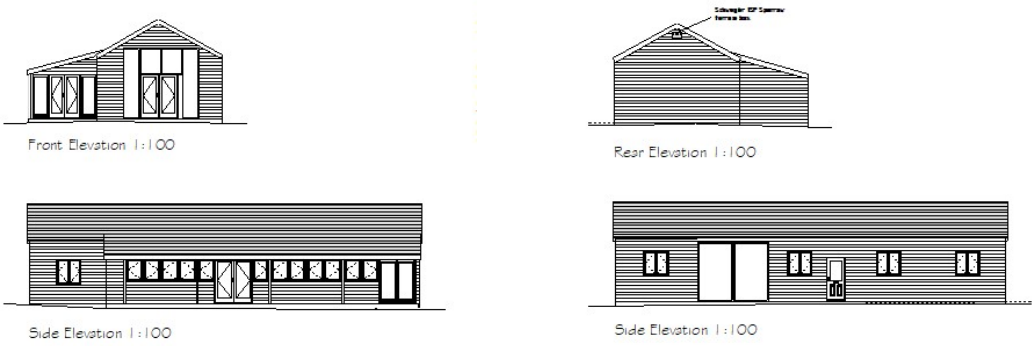
3.2 Common materials used for dwellings within the vicinity are brick masonry and slate roof tiles with slight variations throughout.

3.3 The property is set back from the highway and is accessed through an existing shared entrance with the neighbouring property. Boundary treatments for the site are to remain as existing with mature hedgerows that line the boundary and create a secluded plot, isolated from the highway.

3.4 The proposal put forward won't affect the current streetscape with the property located beyond the street scene, concealed by the hedgerows lining the boundary.

3.5 The site is of light industrial use and is in close proximity to the neighbouring properties; therefore the change of use would reduce noise pollution in the area and be a more suitable usage of the land.

3.6 The previous tenant of the barn was also an occupier of the neighbouring dwelling before passing away meaning noise pollution was of significantly reduced impact in comparison to the current situation if the existing use continued.



3. Proposed Elevations

4. Appearance

4.1 The site layout had been determined by the existing boundary, access and surroundings.

4.2 The external appearance of the dwelling will comprise of a timber cladding for the walls to ensure the materials blend into the natural surroundings. The roofing materials are to be zinc sheet roofing to compliment the aesthetic of the timber.

4.3 The proposed garage will match the dwelling with respect to materials, comprising horizontal timber cladding, and zinc sheet roofing.

4.4 The proposed dwelling is located in such positions within the site to enable the presented design to take advantage of the views over open farmland.

4.5 The proposal for the dwelling and garage won't detract from the area and will fit in with the characteristics of the area, enhancing the sites appearance while having minimal impact on the street scene due to the isolation of the property.

4.6 The proposed dwelling will make use of an existing septic tank, removing the requirement of additional waste management provisions and reducing environmental impact.

5. Community Safety

5.1 According to information available to the general public there has been 6 crimes reported in the locality in April 2024. This information has been obtained from the Police website (www.Police.uk)

5.2 There is no reason to believe this will be increased by the change of use of the land.

5.3 The development will improve on natural surveillance, with occupancy of the dwelling, rather than an unused parcel of land.

6. Environmental Sustainability

6.1 It is thought the development of change in use will not affect the environmental sustainability of the immediate locality.

6.2 Double glazed windows will be installed throughout the dwelling. This will improve the heat loss of the building dramatically by retaining heat.

6.3 The units will be fitted with lighting outlets which take lamps of luminous efficacy of at least 40 lumens/circuit watt to ensure that the unit has efficient light fittings. 100% of light fittings installed are to be energy efficient light fittings.

7. Local And National Polices.

7.1 The proposed dwelling has been designed in conjunction with LPG3 as the proposal aims to reuse existing openings to retain the buildings character and use timber cladding matching that of the existing barn.

7.2 The proposed design is also in keeping with the LPG3 guidance notes by retaining the existing rooflines and matching existing grey window frames.

7.3 The proposal is in line with policy SP12, having been designed with consideration to the surrounding area and to a high quality.

7.4 Furthermore, the proposal has more than adequate parking provisions alongside existing sustainable methods of travel such as local bus services that make the proposal compliant with policy SP11.

7.5 The reduction in noise pollution is compliant with policy SP14 as we are improving the soundscape of the surrounding area.

8. Conclusion

8.1 The proposed development is located within the Wrexham County Borough. By supporting this application and allowing for the change of use to take place our client will be able to develop the currently idle site, improving the area and contributing to the councils housing requirements.

8.2 The site and nearby services could accommodate the proposal without negative impact and would in fact benefit local businesses with an increase in local custom.

8.3 We feel this planning application should be looked upon favourably as we feel there are no justifiable reasons for refusal.

Document Prepared by:
Luke Oliver Fowles
Architectural Technician
on behalf of Blueprint Architectural Services Ltd

Revision A & B:
Luke Oliver Fowles