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# Design and Access Statement




**Statement prepared for:**

**Mr Geoff Pettitt**
Ysgubor Ucha Farm,
Penybryn
Penycae
Wrexham,
LL14 1UA.

**Statement required for:**

Planning application for conversion of barn in retrospect to Holiday let at Ysgubor Ucha Farm

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**1. Brief:**

**1.1** This Design and Access statement was produced by Blueprint Architectural Services on behalf of Mr Tim Walker, to support the application to convert barn to Holiday let located at Hillside.

**1.2** Blueprints team conducted a site survey to determine of the existing barn was suitable for conversion. The survey determined that conversion of the existing barn would be feasible, therefore we have based our design around the existing structure, making good of existing walls and openings.

**1.3** The purpose of this document is to highlight the benefits the proposed conversion will provide to the client.

**2. Access, Movement to and from the Site:**

**2.1** The unit is located at Ysgabur Ucha Farm, Penybryn, Penycae, Wrexham. Southwest of the built up village area of Penycae, within the Wrexham Country Borough, Wales.

**2.2** Access into the site is to remain unaltered with parking provision to be retained in front of the building. There is a vast area of hardcover to serve both the holiday let and the farm house, with parking for over 10 vehicles

**2.3** The site is accessible from Church Street which runs through the centre of Penycae.

**2.4** Should occupants from the holiday let require access to the larger road networks the A483 is a short distance away from the site and can be accessed by following the route though Penycae.

**2.5** The A483 provides user of the facility direct links to the City of Wrexham and Chester in a northerly direction. The A483 also provides access to the larger road networks of the A55, M53 & M56 meaning the cities of Liverpool, Manchester are approximately an 1hr 30min from our application site. Llangollen is also very close and a good tourist attraction.



**1.**
**Map of road network.**

**3. Character:**

**3.1** The unit at Ysgubor Ucha Farm is a attached at the rear to the adjacent dwelling which is also owned by our client.

**3.2** Although the property is adequate size and facilities of an independent dwelling. The proximity and lack of amenity space restricts this use. The property has been used as a holiday let for several years.

**3.3** There is little paperwork evidence to support a lawful development application hence the application in retrospect has been submitted to regulate the use.

**3.4** No external preparations are proposed.

## 4. Appearance/Design Principles & Concepts.

**4.1** At the time that the structure was converted the existing window and door openings were retained. This allowed for a simple conversation which required replacement windows and doors, together with fitting out the internals.

**4.2** The structure already benefitted from a first floor although the staircase was sub-standard and was replaced/.

**4.3** With windows and door being similar to the 2 adjacent properties the character and appearance of the area was not negatively impacted and the character of the site retained.

**4.4** With the building being given a use and renovated, it provided funds to allow investment into the building and stop it falling into a dilapidated state.

**4.5** The roof was in a good state of repair and did not need to be altered or re-covered. However insulation and plastered ceilings were introduced internally.

## 5. Community Safety

**5.1** According to information available to the public there have been 25 crimes reported in the vicinity for the month of November 2024. Crimes vary from anti-social behavior to criminal damage, and theft. This information has been obtained from the Police website (www.Police.uk)

**5.2** There is no reason to believe the proposed conversion will see an increase in these crime figures, the majority of which are actually recorded from the nearby villages as opposed to close to the site.

**5.3** The proposal will improve on natural surveillance, with occupancy of the unit, rather than being left vacant and unused.

## 6. Environmental Sustainability

**6.1** The building has been fully insulated to meet the requirements of the Building regulations, at the time of conversion ensuring the unit is thermally and acoustically efficient.

**6.2** Double glazed windows are installed throughout the building. This controls heat loss of the building.

**6.3** This development can be considered as sustainable as it is reusing an existing building rather than constructing from new. Where new materials were introduced internally, materials were obtained from local building merchants.

**7. Conclusion:**

**7.1** We are utilizing an existing resource and regulating a holiday let within an existing structure.

**7.2** While the client was unaware that a permission was required, during the time the unit has been rented out to holiday makers, there have been no adverse effects to neighbours or any issues with highways and vehicle movements.

**7.3** We feel this application to support tourism in the area should be looked favourably upon and granted permission as we feel there is no justifiable reasons for refusal.

**7.4** The holiday let is fully insulated and would have met the requirements of the Building Regulations at the time of conversion, thus ensuring the building will be thermally and acoustically efficient.

*Document Prepared by:*
***Stuart Hatherall***
*on behalf of Blueprint Architectural Services Ltd*