

PROPOSED CONVERSION

BOWLING BANK FARM
MULSFORD LANE
WORTHENBURY
MR HOPKINS

FULL PLANNING SUBMISSION
DESIGN AND ACCESS STATEMENT
OCTOBER 2024

INTRODUCTION

This Design and Access Statement supports the proposal for a Full Planning Application for a part conversion of a redundant building to a dwelling. 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.P100 - Site Plan and Site Location Plan
2771.P101 - Existing Floor Plans
2771.P102 - Existing Elevations
2771.P103 - Proposed Floor Plans
2771.P104 - Proposed Elevations
2771.P105 - Proposed Site Plan
Estate Agents Report
Ecology Report
Transport Information

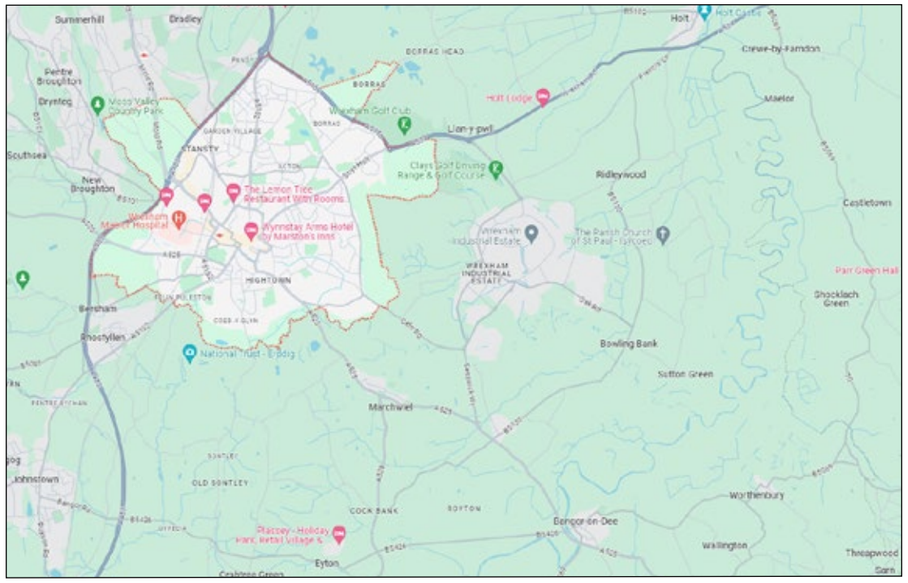
SITE LOCATION MAP



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

AREA HISTORY

Worthenbury is a village that along with Tallarn 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 building, ancillary agricultural buildings and a large grassed area. The private access road to the 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 redundant building.

The proposed development will bring a redundant agricultural building back into use. The elements of the development to the proposed site would enhance the overall appearance of the area through the refurbishment of the building 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 non-residential conversion of agricultural buildings however this was deemed to be inappropriate.

CURRENT SITE

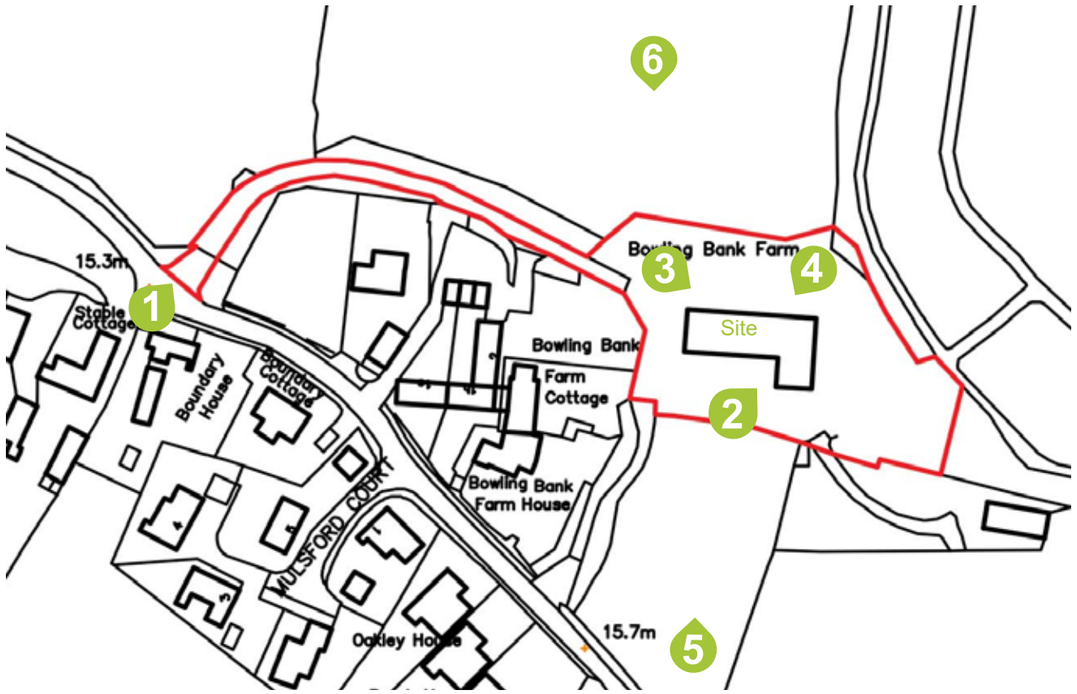
The site is currently home to an existing redundant agricultural building with private access from Mulsford Lane. The proposal is to partially convert this existing redundant building into a dwelling. The proposal is a two storey 5 bedroom dwelling. The ground floor includes 3 bedrooms, the Master Bedroom and Bedroom 2 having en suite facilities, a large open Kitchen/ Family/Dining Room with a Pantry 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. Partial conversion of existing redundant 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



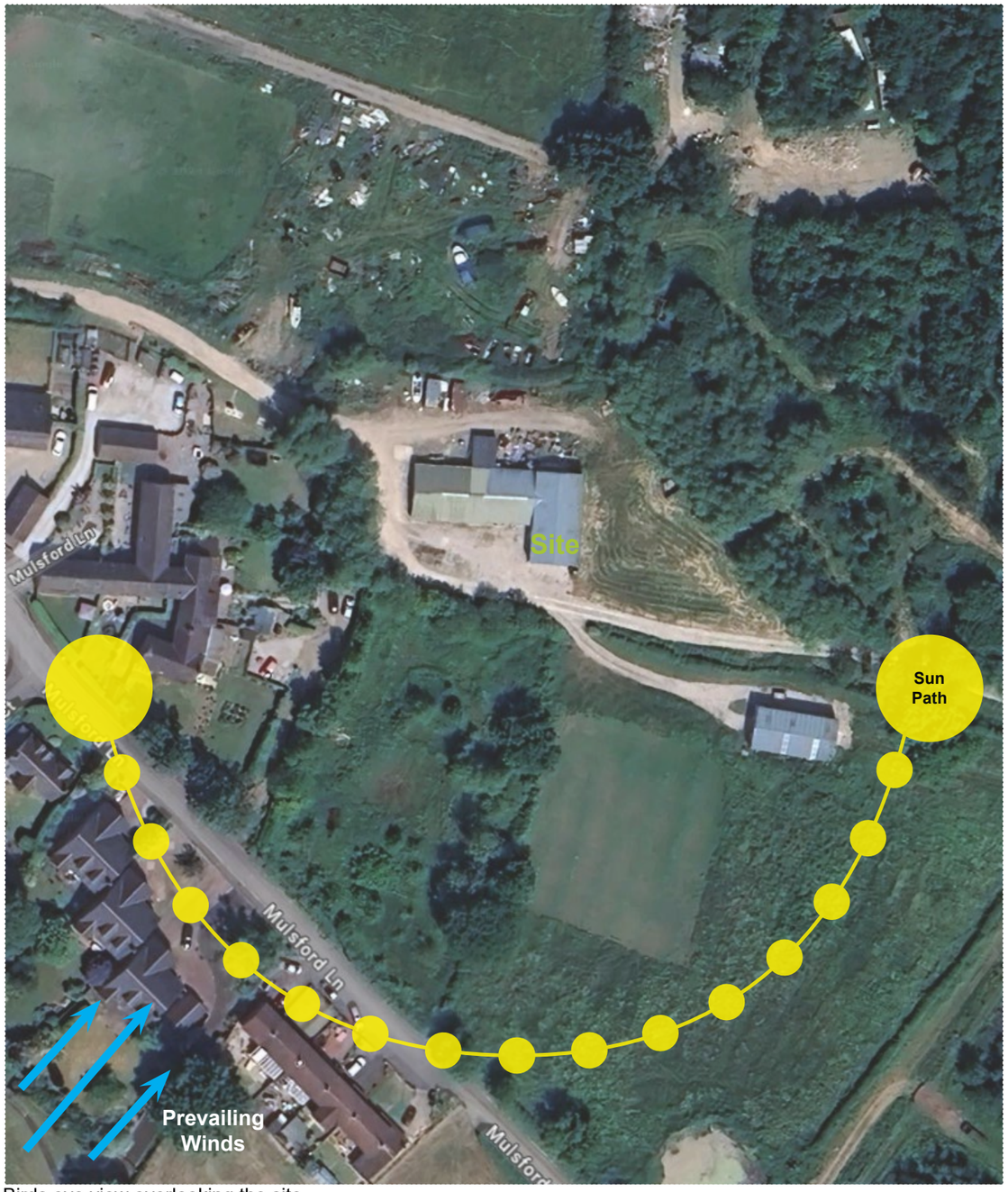
View North of existing stable building



View South West of existing stable building

ENVIRONMENTAL SUSTAINABILITY

The layout has been designed to integrate the dwelling with its 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.



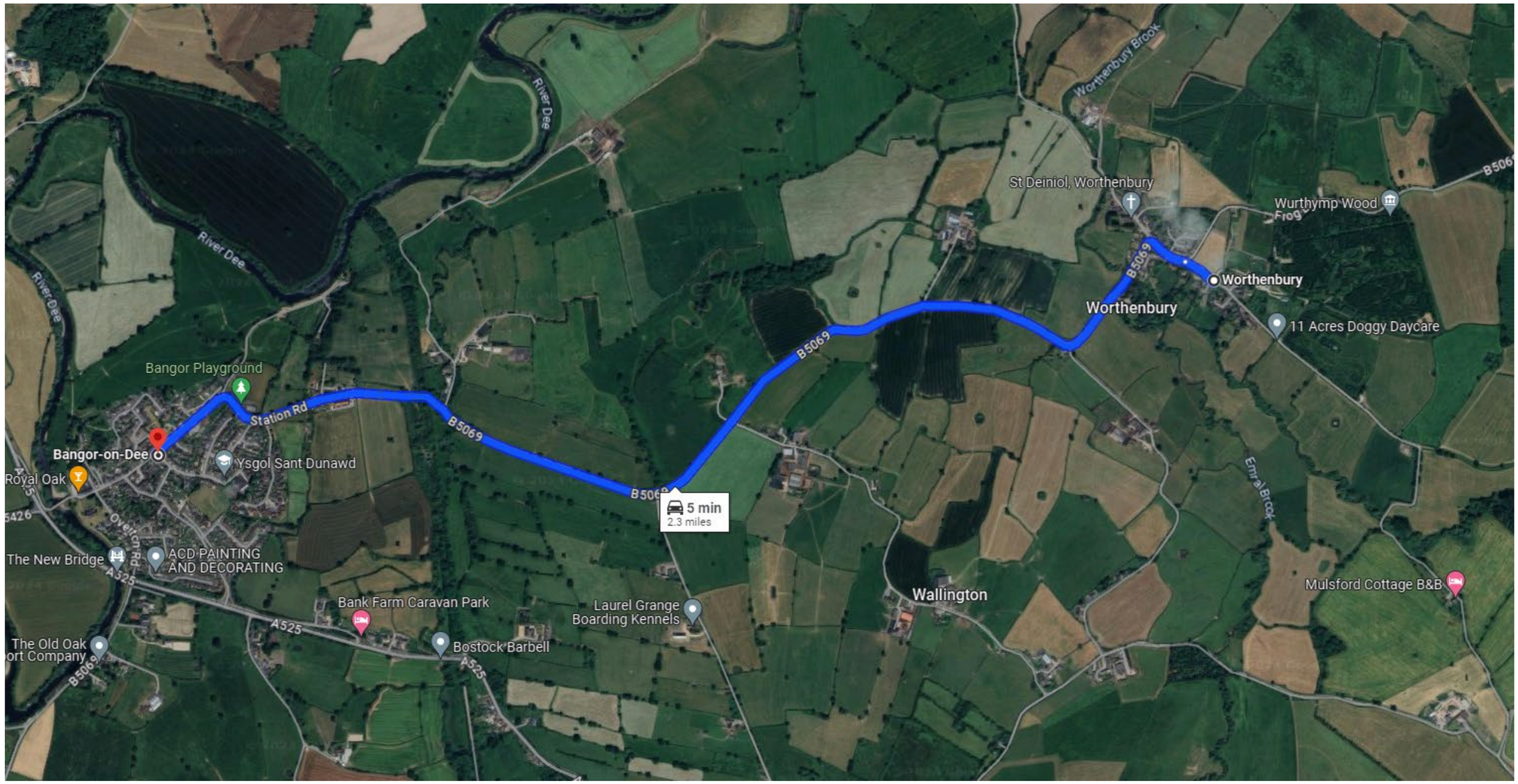
View South West of existing stable building



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. A bus route runs through Worthenbury with connections to Bangor-on-Dee. Bus routes from Bangor-on-Dee go 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 Whitchurch bringing the motorway system close to the residents.

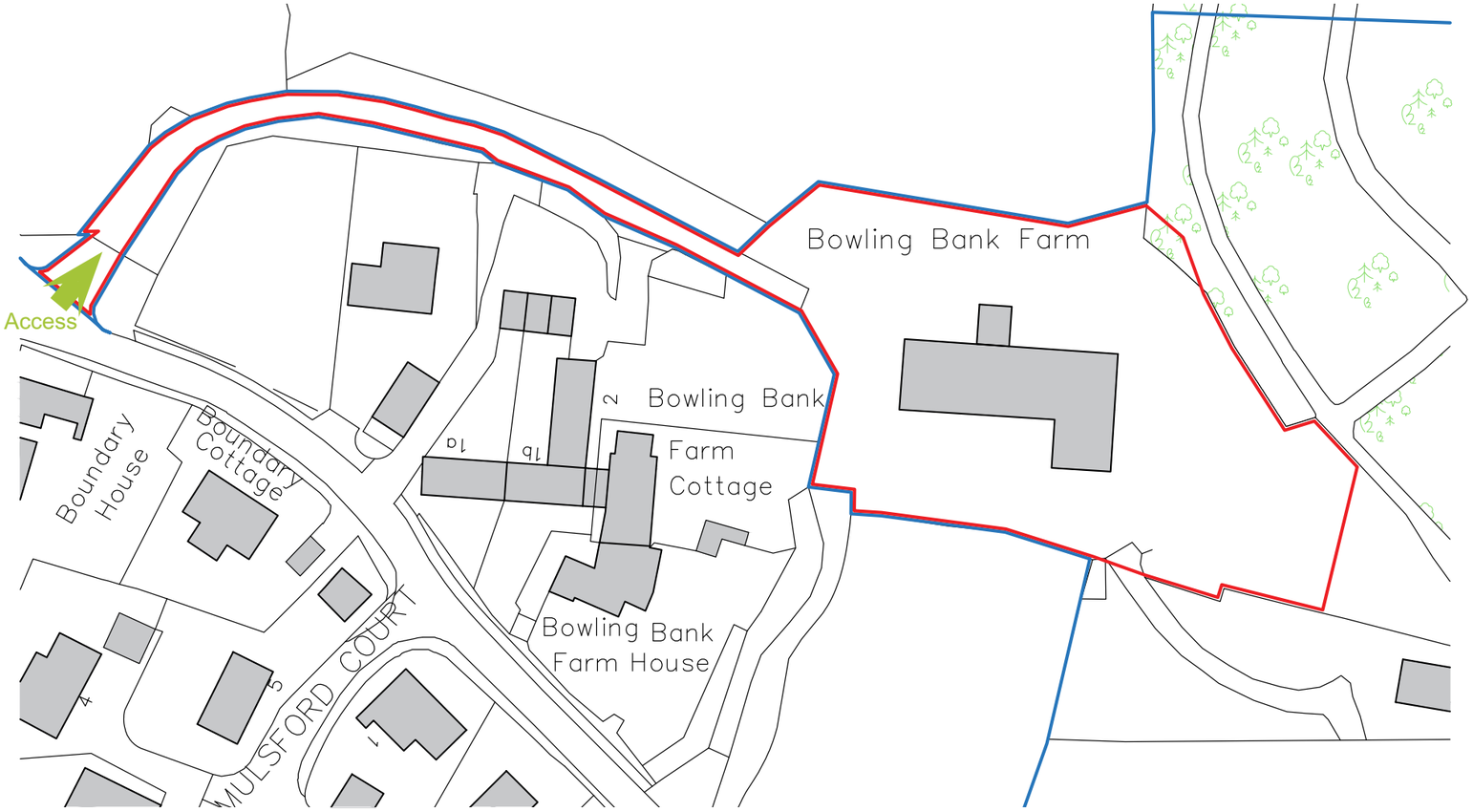
SUSTAINABLE INFORMATION

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)

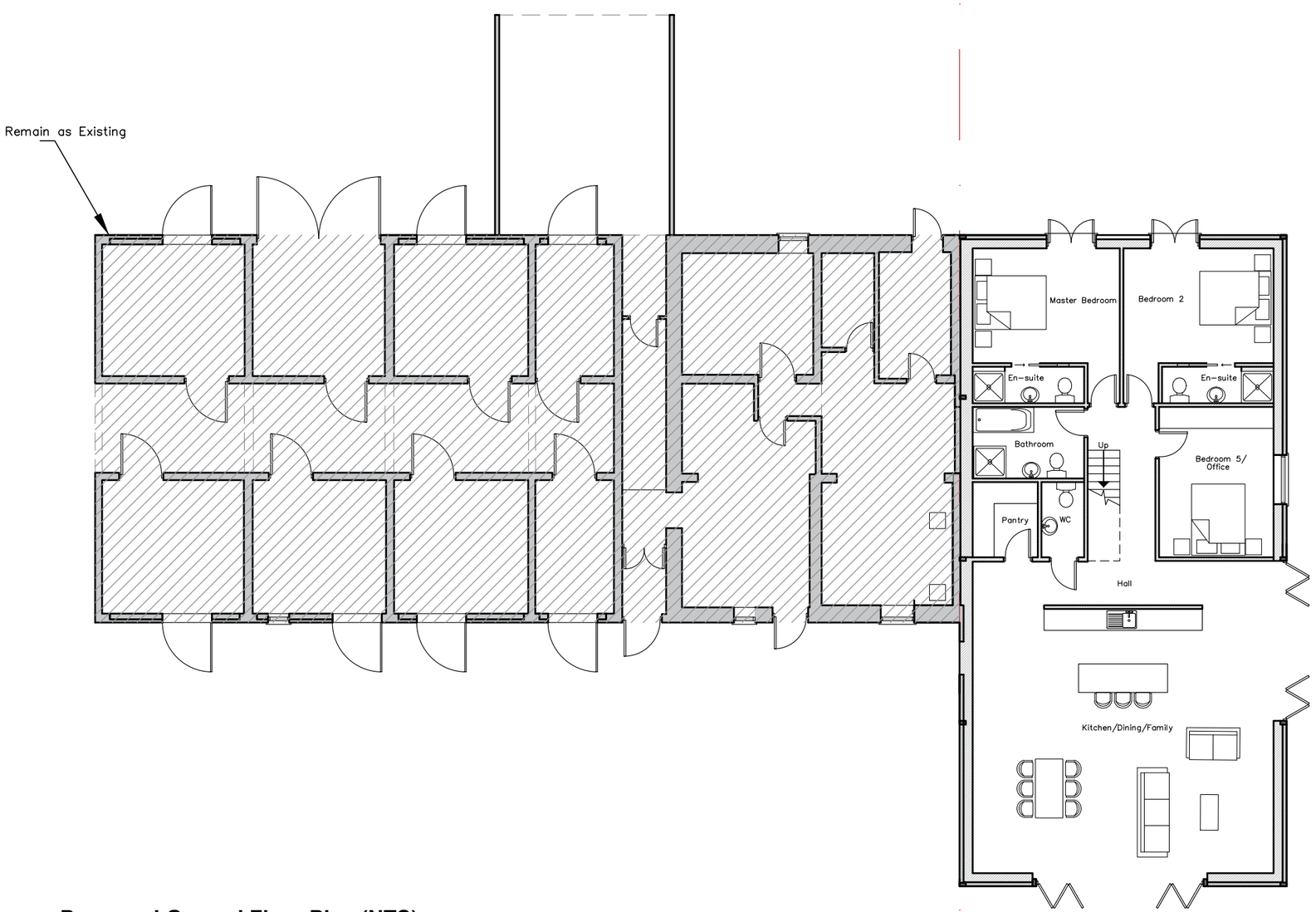
PROPOSED SITE PLAN (nts)



Please refer to drawing 2771.P100 Site Plan and Location Plan

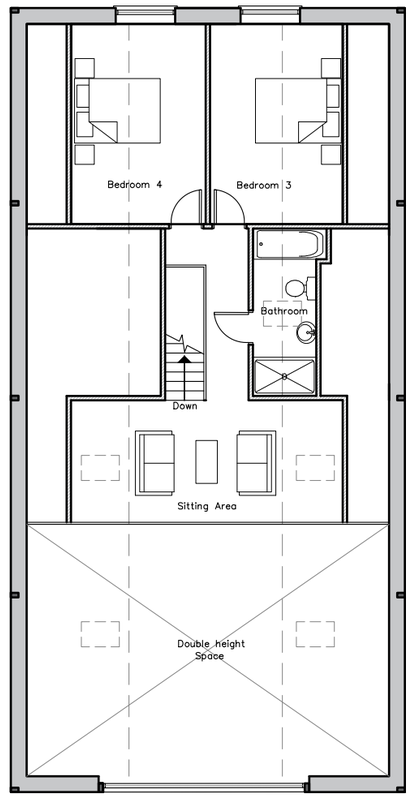
ACCESS & PARKING

- 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

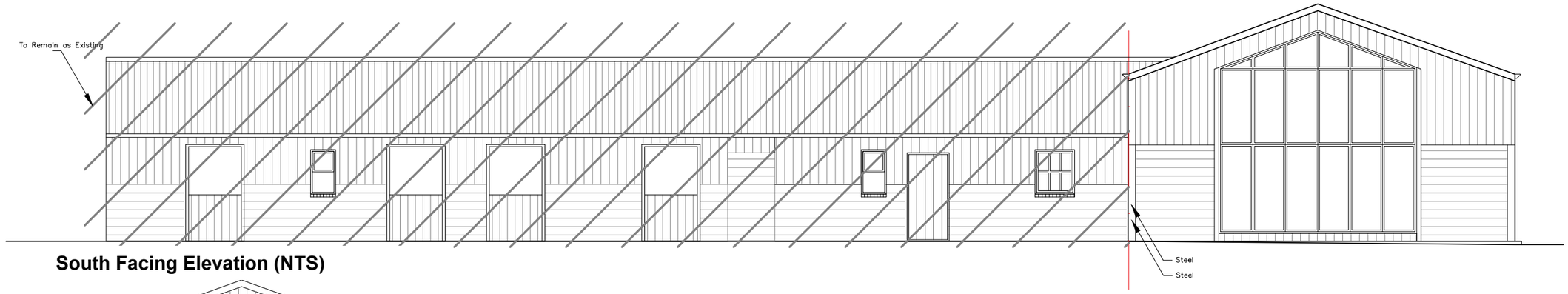


Proposed Ground Floor Plan (NTS)

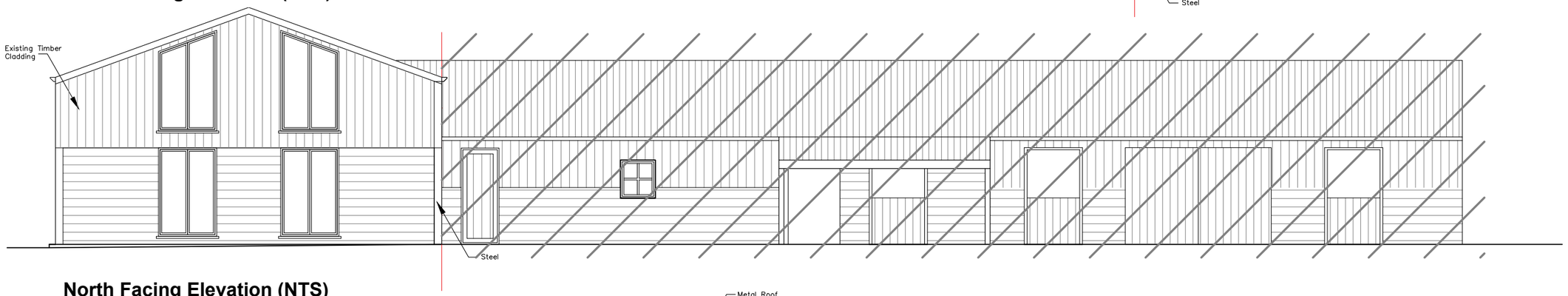
Please refer to drawing 2771.P103 Proposed Floor Plans



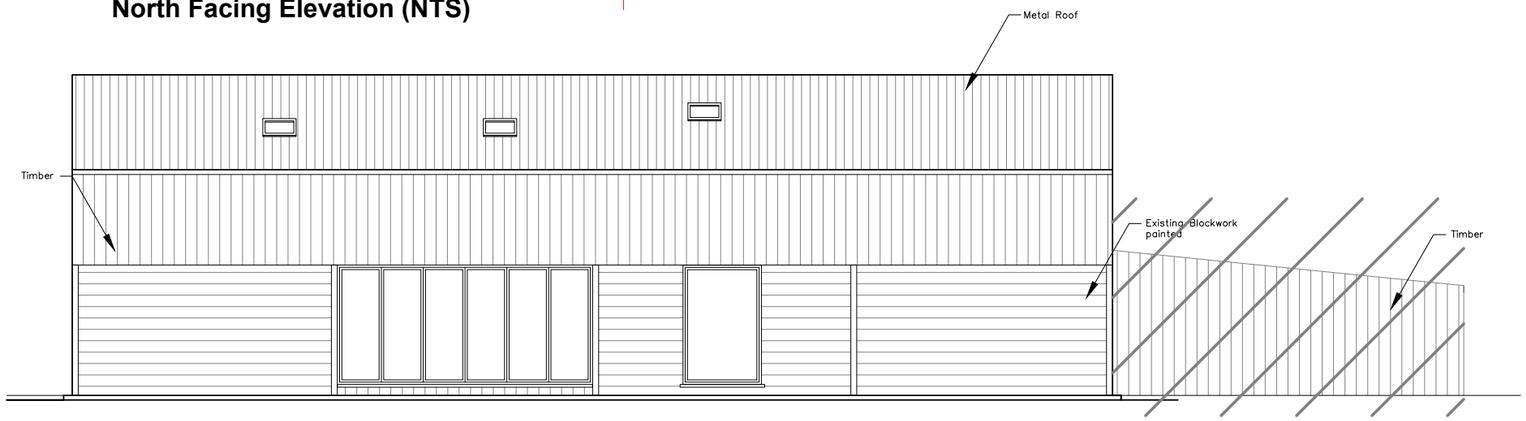
Proposed First Floor Plan (NTS)



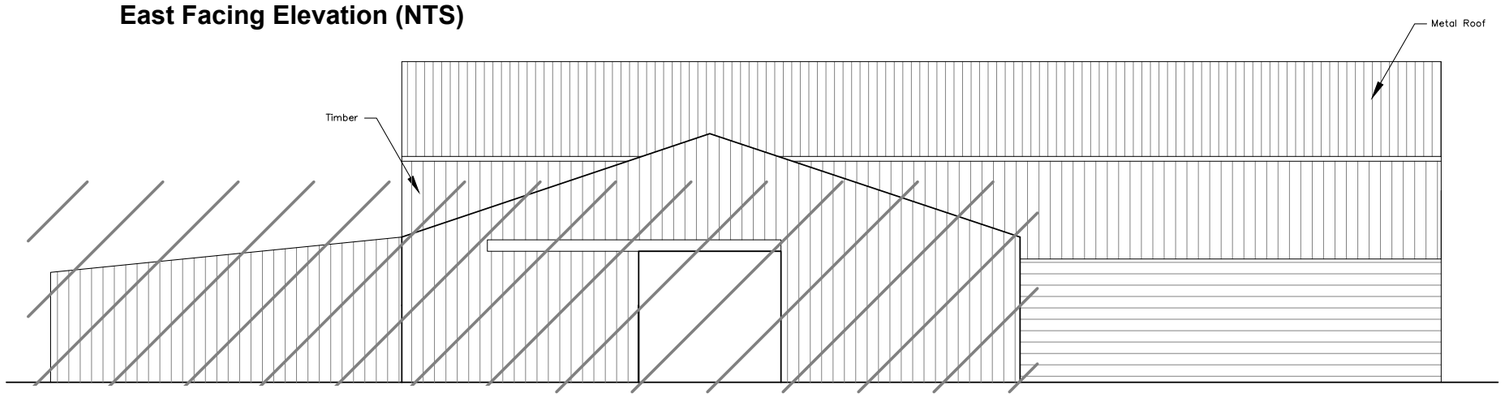
South Facing Elevation (NTS)



North Facing Elevation (NTS)



East Facing Elevation (NTS)



West Facing Elevation (NTS)

Please refer to drawing 2771.P104 Proposed Elevations

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. There is a bus route running through Worthenbury, creating access to the larger public transport network.

Landscape

There are proposed gardens to the North.

Energy Consumption

The proposed dwelling will be as self-sustainable as possible. We are looking to include solar and grey water recycling into the scheme along side a ground source heat pump. This dwelling aims to become very energy efficient with goals to reach a carbon neutral design. The high specification design will help reduce the overall energy consumption of the dwelling.

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 partial conversion has been designed with careful attention to detail and following the guidelines promoting sustainability through good design and the choice of materials.

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 traditional architectural approach to achieving sustainable development using timber double glazed windows, standing seam 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.



Wood Window detail



Brown Timber



Insulated Roofing Panels

LOCAL PLANNING GUIDANCE NOTE NO.3
CONVERTING RURAL BUILDINGS

POLICY H3

The Local Planning Guidance notes that act of converting agricultural buildings into dwellings must comply within the guidelines of Policy H3 of the Wrexham Unitary Development Plan.

a) The building has not been used as an agricultural building for an extended amount of time and is now a redundant building. A conversion of use other than dwelling has been deemed not practical with past planing applications for commercial use having been refused or withdrawn after consultation responses.

Planning Applications:
-P/2020/0792 Change of Use Mixed A1 and A3 (cafe, shop and bar) REFUSED
-P/2019/0771 Conversion of Building and Provision of Safari Tents WITHDRAWN

b) The buildings current structural stability has been deemed as structurally sound by JPS Civil+Structural Engineers. The report states that only localised repairs are needed during the refurbishment of the building and none of these repairs will prevent a successful conversion of the building.

c) The main characteristics for the redundant building are the building materials used and the large openings. These materials are reflected in the proposed design with the materials used to clad the building being the same as the existing, refreshing the buildings appearance. The large openings are being retained. We are not proposing to introduce any new openings and intend to keep the existing characteristics of the building.

d) The site's curtilage does not change with the change of scheme. Existing curtilage, landscape and access remain the same within the proposal. There will be no provisions at the public cost.

e) The overall footprint of the building will remain the same, however the internal usable floor space will increase ensuring there is adequate accommodation within the dwelling which will be over and above national space standards.

Policy H3 The change of use or conversion of a building to residential use outside settlement limits will only be permitted where:-

a) in the case of agricultural buildings, there is no longer an agricultural need and alternative non-residential uses have proved inappropriate; and

b) the building is structurally sound and capable of conversion without extensive rebuilding tantamount to the erection of a new dwelling; and

c) any inherent characteristics of merit in the building are retained; and

d) the proposed dwelling and the resulting curtilage does not constitute an undesirable intrusion into the landscape, create access problems, nor require the provision of services at public cost; and

e) the floor plan of the existing building is sufficient to create a habitable dwelling.

LOCAL POLICY GUIDANCE NOTES EVIDENCE FOR INAPPROPRIATE USE

Policy H3 - A

Within Policy H3, it states that evidence needs to be provided if the building has no agricultural or non-residential uses. Our client has previously instructed an estate agents, Samuel Wood, to assess the site and make a decision on whether or not the building could still be used as agricultural or non-residential.

A report was produced, in which it states that the building is no longer suitable for agricultural and non-residential uses.

Rationale and Policy Justification

Within the report, local planning policies are explored in aid of the development of the agricultural building into a dwelling. The National Planning Policy Framework Section 119 and 120 encourage the transformation of under used commercial properties into residential developments. The site has had no commercial interest between 2020 and 2023, therefore making the site eligible for a change of use to a residential building.

The 'Levelling Up and Regeneration Bill' is also referenced within the report. This policy was issued to help raise the number of dwellings within rural areas. The report expresses how the change of use from agricultural to residential will help to alleviate the severe housing shortage in Worthenbury and the broader LL13 postcode.

This report is evidence to prove that there is no longer an agricultural or non residential use for the building within Bowling Bank Farm and a residential use is the best use of this site.

SAMUEL WOOD

Conclusion

In light of the historical and market-driven circumstances surrounding Bowling Bank Farm, we confidently support your application.

Given the site's longstanding use as a commercial and equine facility, its absence of commercial viability post 2020, and its alignment with government housing objectives, it is our firm belief that redevelopment for residential purposes represents the highest and best use of this site.

We recommend the local authority to support the proposal, contributing positively to local housing stock and fulfilling critical regional housing needs.

We are fully committed to assisting with any further steps required to ensure a favourable outcome for this proposal.

Yours sincerely,

Russell Griffin MNAEA
Director

LOCAL PLANNING GUIDANCE NOTE NO.3
CONVERTING RURAL BUILDINGS
PART 2 - CONVERTING AGRICULTURAL BUILDINGS TO DWELLINGS

General Location
Worthenbury is located in the remote areas of Wrexham County. The policy states that buildings located in very remote areas will be unsuitable for non-residential uses due to difficulty with deliveries and unobtainable employment.

Site Access
The access to the site is a shared access with limited visibility at the site entrance/exit. The Policy Guidance Notes states that anything with obstructed visibility and shared access may become hazardous for non-residential units and that a residential dwelling would be the only safe option. No additional traffic will be expected in the access than what is expected during this current time.

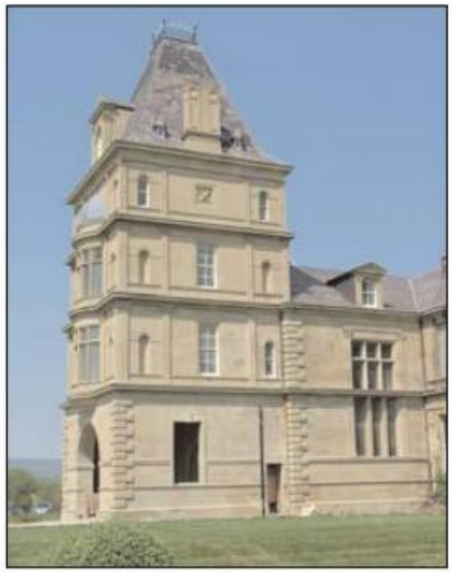
Parking
Parking is already in line with the standards and changes will not be necessary.

External Appearance
The external appearance of the building aims to refresh the building and maintain the agricultural character and appearance of the existing structure. We are not looking to form any new apertures.

Adjoining Buildings
The adjoining building is empty and will not effect the proposed development or impact the employment for the new residents.

Proximity to Existing Businesses
The other surrounding buildings to the south are residential

Planning History
Planning Applications:
-P/2020/0792 Change of Use Mixed A1 and A3 (cafe, shop and bar)
-P/2019/0771 Conversion of Building and Provision of Safari Tents



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Available in accessible formats