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# Design and Access Statement




**Statement prepared for:**

Mr Chris Gash
Cae Ffynnon,
Llan-y-Pwll, Holt,
Wrexham, LL13 9SD

**Statement required for:**

Conversion of Stables to create cattery at Cae Ffynnon, Llan-y-Pwll.

05th February 2025

## 1.0 Brief

**1.1** This design and access statement has been prepared to accompany the application for the construction of a cattery at Cae Ffynnon.

**1.2** The client's land ownership extends to 10 acres, all of which is maintained by Mr and Mrs Gash. Within the land, a newly extended bungalow, garage, dog kennels, stables, and menage can all be found.

**1.3** Occupying the site is a stable block that is now surplus to requirement as the number of stabled horses on site is to be reduced. It has been discussed the conversion and alteration of the structure would be the most sustainable course of action for the use of the building.

**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 the design process there has been a working relationship between our team at Blueprint and the client.

## 2.0 Access, including movement to and from the site

**2.1** The site is located on Holt Road which is a residential area on the outskirts of Wrexham's Industrial Estate.

**2.2** Up until the A534 was opened up back in 2012, Holt Road was one of the main access roads into the estate. Since then, the road has become a very quiet highway with minimal traffic movements.

**2.3** As the site is located in Llan-y-Pwll, the market town of holt, and borras can be found within a short distance. Several conveniences can be found in both desinations such as shops, cafes, dry cleaning facilities, and hairdressers.

**2.4** The site is at a lower level to the highway, and with the existing boundary treatments in place, provide an excellent screen for the property.

**2.5** Due to the generous footprint of the site, site parking and turning areas are to be provided as indicated on Figure 2.0. Three car parking spaces have been provided which is ample for a proposal of this nature. The turning area will enable clients to turn and exit the site in a forward manner.

**2.6** The existing access can support the simultanius movement of vehicles using the existing access point, security gates are also located and ample distance off the highway allowing vehicles to pull off the highway avoiding a blockage of the flow of traffic, which is minimal following the opening of the bypass over 12 years ago.

**2.7** A local bus stop can be found on Hugmore Lane, only 500m away from the application site. This bus (5) enables non car users to reach Wrexham's bus station where several further bus routes can be found; enabling destinations such as Chester, Barmouth, Oswestry, Mold, Denbigh, and Whitchurch.

**2.8** Within a short driving distance the A483 can be reached. This is the main carriageway linking Wrexham to Chester and Oswestry.

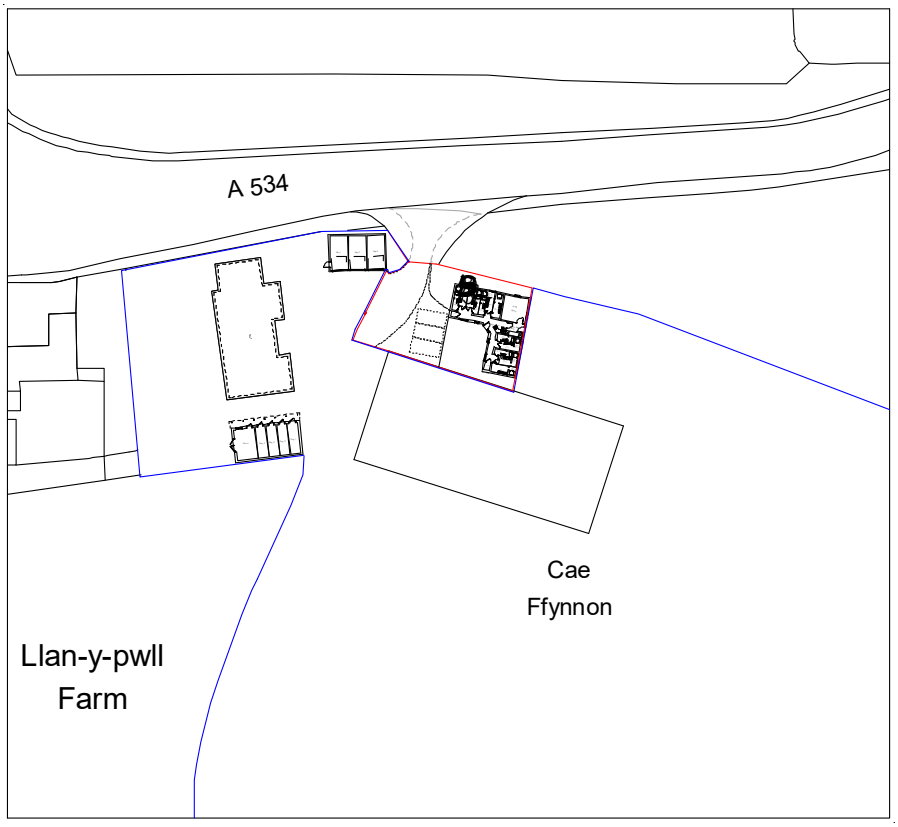



**Figure 1.0 Proposed Site Plan**

## 3.0 Character

**3.1** Llan-y-Pwll is provided with a variety of properties along the street. The properties vary from detached dwellings, to agricultural buildings, and barns.

**3.2** A variety of materials have been used in the locality, such as brickwork and rendered walls, with both slates and tiles roofs. It is the client's intention to use brickwork and timber walls with a slated roof which will match the existing bungalow on site and numerous buildings in the vicinity.

**3.3** The application site is home to some previous planning history in which an extension to the dwelling, detached garage, menage, stables & private dog kennels were all granted permission.

**3.4** It can be seen the properties along the street are all set in large plots of land. Each of which provide an excellent level of privacy for the homeowners.

## 4.0 Appearance

**4.1** The proposed cattery will consist of Timber clad walls with brickwork entrance, with a slated roof to ensure the structure does not detract from the dwelling. The openings will uPVC windows & doors to provide adequate natural light for the Cattery.

**4.2** The appearance of the building is to alter slightly by infilling a section of the building which is currently best described as a large overhang to the roof. This section will provide a walkway linking the sections together allowing internal access to each unit.

**4.3** By repurposing an existing structure on site we are able to comply with relevant planning policy and provide a resource for the local community to use and utilise. The appearance of the stables will be enhanced with the addition of the infill section a gable projection and slated roof.

**4.4** Although changes to the appearance are minimal when comparing the existing structure to the proposed the use of materials will be a key factor in enhancing the structure and adding character to the vicinity.

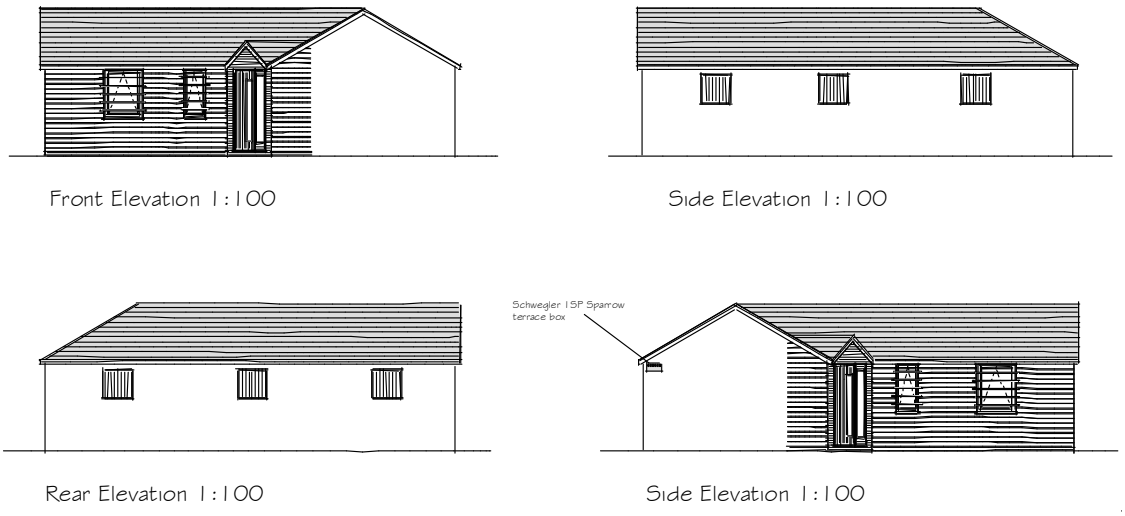



**Figure 2.0 Proposed Elevations**

## 5.0 Community Safety

**5.1** According to the Police website (www.police.co.uk), 32 crimes within the month of November were reported. Crimes varied from violence and sexual offences to anti-social behaviour, and burglary.

**5.2** There is very little reason to suggest the proposal would see an increase in the crime figures as stated above.

**5.3** By having the cattery in close proximity to the dwelling it will ensure the cattery is monitored closely and any suspicious behaviour reported or dealt with immediately.

## 6.0 Environmental Sustainability

**6.1** Conversion of the stables to form a cattery is seen as sustainable providing an alternative use within and existing building.

**6.2** Due to the nature of the site, all relevant services will be near the cattery as This eliminates the need for unnecessary ground works to be undertaken, thus benefiting the sustainability of the project.

## 7.0 Conclusion

**7.1** We feel this application should be looked on favorably as there are no justifiable reasons for refusal. By approving the application it will enable a cattery to formed within an existing resource which will provide Wrexham with an excellent service.

**7.2** The cattery would provide an excellent service to the public, both in the locality and further afield.

**7.3** We believe the application should be fully supported by the Local Authority as it will enable a business to prosper in the current climate, which has unfortunately seen countless businesses close.

**7.4** With the site being near the dual carriageway it provides an excellent opportunity for the client to provide facilities for cat care. The proposed cattery will be able to accommodate cats whilst their owners are away which will bring a stream of income to the client and support their local business.

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