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 S Jones
Pickhill Farm
Cross Lanes
Wrexham
LL13 0UL

Statement required for:

Proposed replacement dwelling at Pickhill Farm, Cross Lanes, Wrexham. LL13 0UL.

1. Brief:

1.1 We have been approached by our client to seek the planning permission required for a replacement dwelling at Pick Hill Farm, Cross Lanes.

1.2 The application site is currently occupied by a detached grade ii listed farmhouse which requires extensive structural and re-furnishment work to bring the property up to a modern standard of living.

1.3 Prior to Blueprints involvement, the client obtained a structural survey which identified the issues the building has.

1.4 According to information contained in the structural report the farmhouse is beyond economical repair and should be de-listed and demolished.

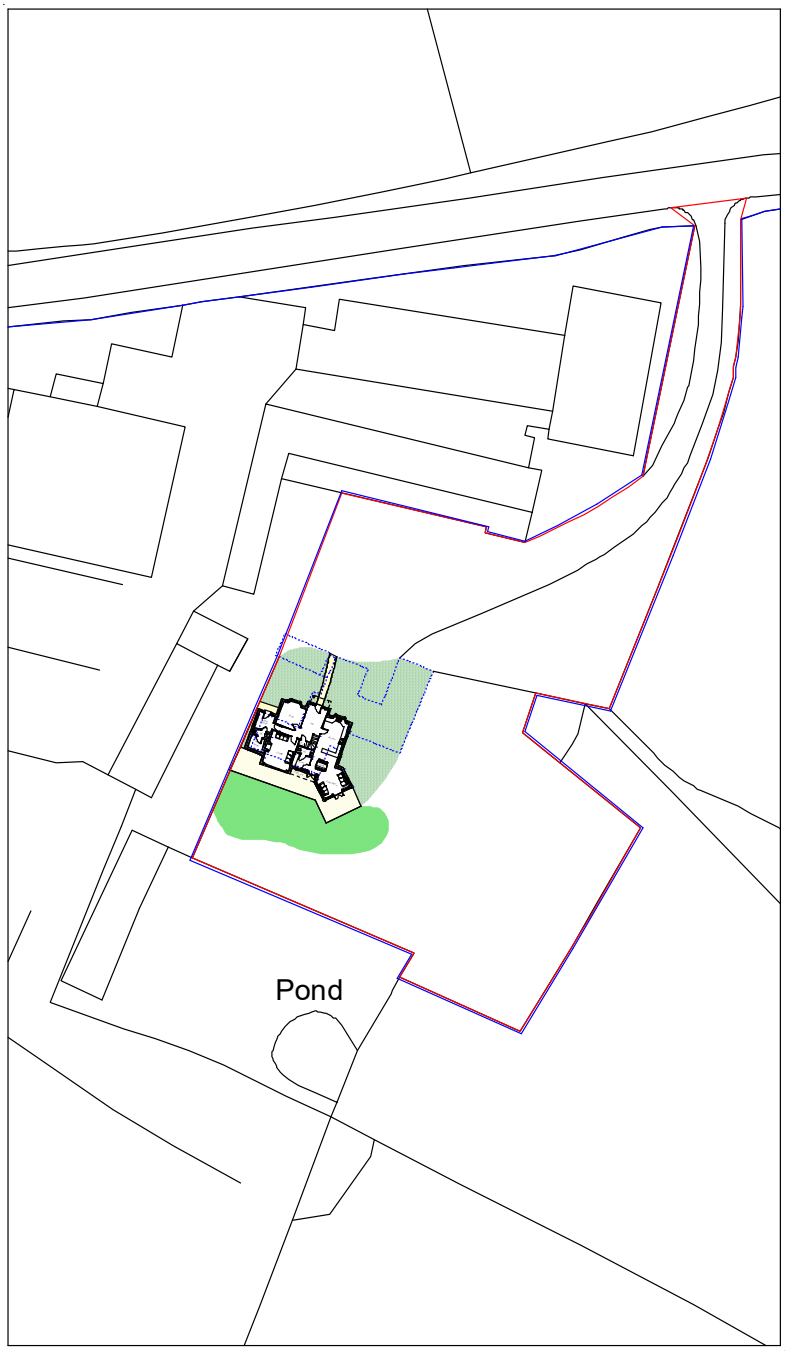


1.
Existing Site

2. Access, including movement to and from the site:

2.1 The existing access point into the site is to remain unaltered as part of the proposal. A turning and parking is to be provided for the new property ensuring adequate parking and turning facilities are provided within the sites boundary's.

2.2 Due to the size of the application site turning and manoeuvring a private car will be a simple task allowing vehicles to enter and vacate the site in a forward movement. The proposal to provide a replacement dwelling at the site will ensure no additional traffic movements are proposed from the existing access point.

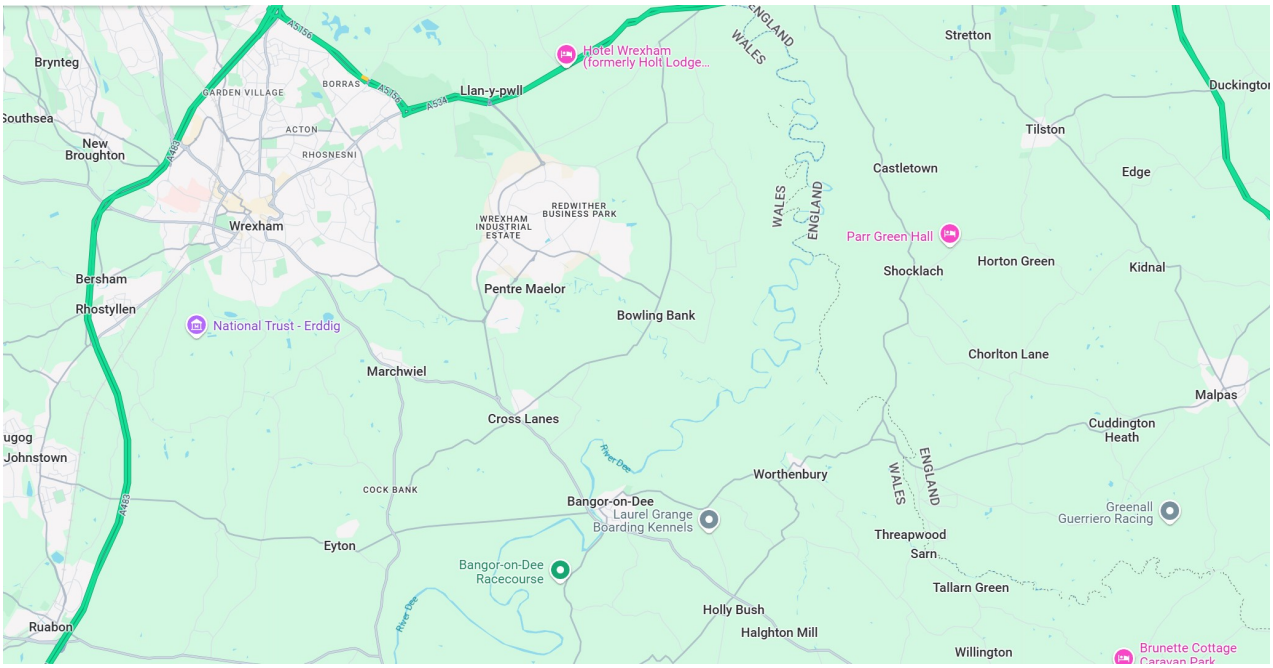


2.
Proposed Site Layout

2.3 The site is located off the B5130, which is located in Cross Lanes, Wrexham, this road link means Wrexham City centre is easily accessible. Wrexham industrial estate is within a few minutes' drive of the site. In the opposite direction Whitchurch can be accessed which is approximately 25min from the site.

2.4 The A483 is accessed from Wrexham town centre or north west of the industrial estate, which is the main dual carriageway linking Wrexham to Chester (northbound) and Oswestry (southbound).

2.5 The application site is located near to a local convenience store on the B5130/Bedwell Road junction. This store provides all daily essentials required by occupants of dwellings in the locality.



3.
Map of road links

3. Character:

3.1 Cross Lanes is a small village located in the borough of Wrexham. The village is made up of residential properties which have steadily increased over a number of years. The most prominent structure in the village is the former Cross Lanes Hotel. Following its closure several years ago the hotel has been re-purposed as a children's activity centre named Maes y Nant.

3.2 The community is known as Sesswick which according to the 2011 census has a population of 591 within 236 dwellings, Cross Lanes is the only village located within this community with other areas classed as hamlets with small clusters of houses.

3.3 There are a majority of individually styled homes in the area, with properties being constructed in different periods, as previously stated many modern homes have been built in the village over the last 30+years which indicate its popularity of the area, allowing occupants the opportunity to commute to work which could be within a short walk or car journey from their property.

3.4 Pickhill Farm is notably a listed property, which is listed for the following reasons: Listed as a good example of a C16 farmhouse with later alterations. There are many good examples of farmhouses of similar age in the area which aren't listed buildings.

3.5 The Farmhouse is constructed of local brown sandstone laid randomly with dressed quoins to the south whilst the northern portion is of brick construction. To the rear is a small central section of timber-framing with brick infilling and blocked stone mullioned window to the first floor. Two-storeys under slate roof with brick chimney stacks, with fairly recent casement windows installed within the structure.

3.6 According to Cadw's listing**,** the properties interior wasn't inspected back in 1996 this would suggest access wasn't possible at the time of an inspection, the property has remained in a poor state of repair for some time, as with all structures should maintenance not occur the structures will ultimately decay.

3.7 As documented within the structural appraisal, the lack of maintenance over the course of probably 50years has meant the building has fallen into a state of disrepair making it uneconomic to retain the building. Although a listed building much of the fabric would be lost to make the building structurally safe which is justification for de-listing the structure.

3.8 Substantial masonry barns occupy other portions of the site, these are to remain unaltered as part of the proposal put forward, the barns screen the dwelling from the highway and provide a rather prominent addition to the site. In our opinion the barns that occupy the site supress the farmhouse as they boast superior characteristics and appear in a better state of repair than the residential dwelling.

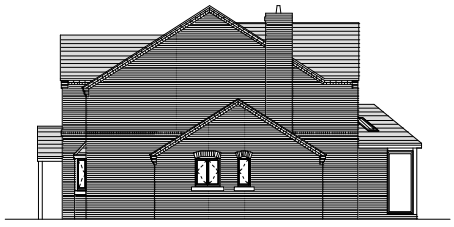
4. Appearance

4.1 We are proposing the demolition of the existing dwelling and construction of a replacement unit. The new dwelling is to be constructed using facing brickwork which is predominantly the chosen material for the existing farmhouse currently occupying the site.

4.2 The design of the property is intended to resect the form of the existing dwelling which has of course been altered several times over the course of its life, the proposed dwelling is to have multiple projections and varied ridge and eves heights to create interest and inject character into the dwelling.



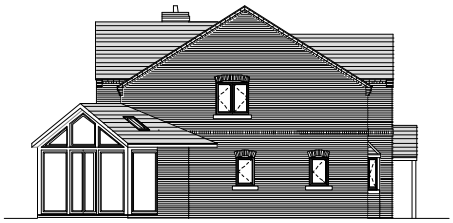
Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

4.
Proposed Elevations

4.3 Gable roof structures are proposed in-keeping with the surrounding area, it is the intention to clad the roof with natural slates.

4.4 The rear elevation has been designed taking into account the views available from the site. A large amount of glazing is proposed making use of the excellent views to the south east. The large glazed openings add to the design characteristics of the property.

4.5 We are proposing to use softwood windows within our proposed dwelling. This will ensure the traditional appearance of the property is retained and enhance the appearance of the proposed dwelling further.

5. Community Safety

5.1 According to information available to the general public there has been 17 crimes reported in the vicinity for the month of October 2024. The crimes reported varied from anti social behavior, criminal damage and arson & violence and sexual offences. This information has been obtained from the Police website (www.Police.uk)

5.2 There is very little reason to suggest the introduction of a family home replacing an existing would see an increase in these crime figures.

5.3 The inclusion of this development and increased fenestration to the design from the existing property the areas natural surveillance would be improved.

5.4 The new property would offer enhanced security, by means of doors and windows which are equipped with modern day security features to locks and hinges.

6. Environmental Sustainability

6.1 A new dwelling will be fully insulated to meet the requirements of the current Building regulations, thus ensuring the dwelling will be thermally and acoustically efficient.

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

6.3 Double glazed units will be used throughout and energy-efficient heating system will be installed to heat the dwelling.

6.4 The demolition of the existing unit will allow for a more thermally efficient dwelling to be constructed in its place. This will help occupiers reduce our carbon footprint, something which wouldn't be possible with the retention of the existing farmhouse.

6.5 Within documentation to support the application, structural reports confirm the need for structural repairs to the existing building. Many sections of the original fabric require replacement, which is confirmed as being un-economic by a structural engineer, works to retain the existing building are confirmed as unsustainable.

6.6 A SAP report will be generated during the building regulations process which will outline the requirement for renewables to be installed as part of the development.

7. Conclusion:

7.1 The applicant has obtained structural reports confirming the condition of the building, due to continued deterioration during a 12month period it is understood the dwelling is continuing to deteriorate, its poor state of repair with the continued issues which appear to be worsening mean the economic repair and recovery of the building is unviable.

7.2 Although a listed building, there are indeed arguably better examples of farmhouses in the area that have remained structurally unaltered, this particular dwelling has had several additions with original openings altered or blocked up, a huge damp and ingress of water issue that will have a lasting effect of the structural stability of the walls.

7.3 An opportunity is presented to produce a comfortable dry/modern traditional family home to the site that will be present on the site for many years to come, the proposal is compliant with H7 and H8 of the LDP.

7.4 Full support of the application should be given by the LDP to allow a family to reside on the site comfortably without the risk to health.

7.5 The importance of the listed building has not been disregarded, the applicant has sought advice from several experts who are of the opinion that the existing dwelling requires substantial structural work to be safe and habitable, due to the unsustainable and uneconomic repairs that are needed the farmhouse should be de-listed allowing the construction of a new home which respect its setting and can add the the characteristics of the site.

Document Prepared by:
Dafydd John Edwards (ACIOB)
Senior Architectural Technician
on behalf of Blueprint Architectural Services Ltd