DESIGN & ACCESS STATEMENT

In respect of

New Barn Roof

At

Ty Llwyd High Street Glyn Ceiriog LL20 7EH

On behalf of

Mr & Mrs Jones

Prepared By

Forge Property Consultants Ltd
Lane End
Tedsmore Road
West Felton
Oswestry
SY11 4ER

May 2025

The requirements of a design and access statements are detailed in the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (Design and Access Statements in Wales) April 2017.

A design and access statement shall- include:

Contents

Summary of Proposal 3
The brief and Vision 3
Site and Context Analysis 3
Interpretation.....3
Design Development.....3
The Proposal 4
i. Character 4
ii. Access.....4
iii. Movement 4
iv. Environmental Sustainability 4
v. Community Safety 4
vi. Response to planning policy.....4

Summary of Proposal

This statement forms part of the supporting documentation to accompany a Householder planning & Listed Building Consent application for the proposed new roof to the barn to Ty Llwyd.

The site consists of a two storey Grade II listed dwelling, formerly The Old Vicarage and a two storey barn.

The proposal wishes to Replace a failing roof to safe guard the barn.

No additional parking is proposed. Some external works to grounds are proposed refer to photo montage with listing of works.

The brief and Vision

Our clients are committed to providing high quality for the design, materials and specifications that is reflected in these proposals. The proposal is consistent with the relevant current national and local government planning policies.

Site and Context Analysis

The application site is located within the high street of Glyn Ceiriog village, it is set in an elevated position looking toward the Ceiriog river.

The property is set within approximately 1.5 acres that has woodland with mature trees.

The immediate surrounding area comprises a variety of terraced, semi-detached and detached residential dwellings and is within walking distance of the village.

The Environment Agency maps illustrate that the application site is not within know flood risk area.

The site is located in a recognised settlement area and is not within a Conservation Area or any special Local Plan designation, as far as we are aware.

Interpretation

The layout is detailed on the plans accompanying the application. This has been predetermined by the extent of the existing property and boundaries.

Design Development

The development and detailing is illustrated on the elevation plans. The reasoning was born from the desire to safeguard the barn and for its potential development.

The Proposal

i. Character

The new roofing materials used will be complementary to the existing dwelling.

ii. Access

The site already caters for vehicles and associated deliveries that have not been an issue. The site can be accessed via the existing access point.

iii. Movement

No additional vehicle traffic will be affect the site.

The nearest public transport is Llew Jones Ltd bus route serving the local area. Approximately 5 min walk to the nearest bus stop.

iv. Environmental Sustainability

In order to reduce waste the existing building only has minor alterations.

The landscape will be managed by existing methods, general pruning and weeding and the reinstatement of a derelict garden wall, cobble stones to rear to be taken up and reset.

The existing drainage system will be used to deal with surface water and wastewater from the site will be via the main sewerage system.

v. Community Safety

The site is sympathetically lit, providing a safe environment to walk around at dusk. Lighting will also be sympathetic to the natural surroundings to prevent harm to local wildlife.

vi. Response to planning policy

The conversion proposals are in keeping with the local environment and thus consideration has been given to the strategy for repair/ replacement that includes the use of materials that are appropriate for the existing building style.