Planning, Design and Access Statement

Proposed Demolition of Existing House and Redundant Farm Buildings and Conversion of Retained Barn with Extension to form a Replacement Dwelling

at Cae Coch, Golly, Rossett, Wrexham LL12 0AL

for Mr S and Mrs V Davies

Job No: 4246/1
Date: 15.05.2025
Rev: *

McCORMICK
ARCHITECTURE

Planning, Design and Access Statement

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1.0 INTRODUCTION

1.1 This Statement has been prepared by McCormick Architecture Ltd on behalf of the applicants, Mr S and Mrs V Davies, in support of a planning application for the redevelopment of the property at Cae Coch, Golly, Rossett, Wrexham LL12 0AL.

1.2 At the time of preparation of this planning application we understand the Planning Authority is currently in an uncertain situation over the adopted Local Development Plan, owing to a recent Judicial Review decision handed to the council by the Courts. We understand there are ongoing cases which may result in the LDP being unadopted in the coming months and should this be the case the policy context given by your Senior Planning Officer in response to our pre-application enquiry will be irrelevant.

1.3 We refer you to the correspondence in relation to our pre-application enquiry at Section 3.0 and confirm we have followed the guidance received and developed the proposals to ensure the result will be appropriate to the area, retaining the brick built barn, removing the two storey farmhouse, which sits close to the road, removing the various later concrete and timber former farm buildings and the large areas of concrete hardstandings and constructing a sensitively designed single storey replacement dwelling living space attached to the retained barn set back from the highway.

In addition the proposals will greatly improve the site with an altered drive entrance, boundary treatments, enhanced landscaping works and including more appropriate and less hard paved areas.

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2.0 **THE PROPERTY**

2.1 (See Appendices “F”) for selling agents details of the existing property.

The property includes a single mainly two storey detached house close to the road frontage.

There are a number of outbuildings formerly used for agricultural purposes but now vacant and large concrete/hardstanding yards, also now disused.

To the rear of the farmyard area is a paddock and the total property area now amounts to 2.17 acres.

Land previously used by the farm has been sold to others and the current property is no longer of a size to support agricultural use.

2.2 We have considered your council’s planning policies and have inspected the buildings on site which are currently vacant.

It would appear your policies will allow/encourage the following changes:

a) Demolition of the existing detached farmhouse and the construction of a replacement dwelling, and

b) Conversion of the existing brick and steel structured main outbuilding.

There is therefore the potential to form two dwellings on the site each of which could be accessed from its own existing vehicular access gate and drive.

2.3 This is not, however, the approach the applicants wish to take as they wish to form a single dwelling for their family and request planning permission to carry out the following works:

2.3.1 Demolition of existing farmhouse and construction of a replacement dwelling.

2.3.2 Conversion of the main single storey element of the existing brick and steel structure barn into additional dwelling space linked to the replacement dwelling space.

2.3.3 Demolition of the remaining former farm buildings and construction of a new double garage.

2.4 Replacement dwelling

The existing dwelling is a two storey traditionally built house with a single storey later rear addition. It has no architectural merit, is not a listed building and not sited in a conservation area.

Your council's Planning Policy H8 sets out the circumstances where replacement dwellings in the open countryside may be acceptable subject to the restrictions included in your Local Planning Guidance Note No.13 and we confirm:

- the existing dwelling is habitable in its present form
- the replacement dwelling is proposed on a one-for-one basis
- the existing gross internal area of the dwelling is 133 sq.m. and it is proposed that the replacement dwelling be increased by ⅓rd to a gross internal area of 177 sq.m.

2.5 Conversion of brick and steel built barn

Your council's Planning Policy H9 and Local Planning Guidance 3 confirms support to convert the barn to a dwelling under certain circumstances which can be met.

The barn adjacent to the southerly boundary is of traditional steel frame with brick elevations and a sheeted roof. The building makes a positive contribution to the character and appearance of the area. It is structurally sound and capable of conversion without extensive rebuilding and by its conversion into additional dwelling space we can safeguard the building's future.

The later lean-to lower roofed portion of the building is proposed to be raised to provide appropriate headroom

A structural engineer has inspected the building and has produced a report (See Appendices "G") confirming that the building to be retained is structurally sound and capable of conversion without extensive rebuilding.

2.6 Proposed Garage

The applicants have moved into the existing house where they will live whilst constructing their new home.

The new garage is proposed to be located in the same location as the rear of the existing house and will be constructed as Phase 2 of the project following demolition of the house.

The applicants accept there may need to be a legal agreement to ensure demolition of the existing house takes place following them moving into their new home.

2.7 The proposal seeks to form an interesting single dwelling on the site utilising the existing barn building to good effect keeping the buildings as one compact unit and minimising vehicular movements.

2.8 Much of the concrete yard areas will be taken up and a scheme of landscaping with indigenous tree and hedge planning is included with this application.

2.9 A revised vehicular access is proposed and vehicular movements are expected to be far less than when used as a farm or for a new business utilising the yards and buildings.

2.10 Character of the proposal will be interesting and appropriate bringing together the brick elevations of the converted barn and a contemporary timber, glass and metal roofed structure forming the replacement dwelling area linked to the brick structure, and overlooking the rear garden with paddock beyond.

2.11 The proposal will provide a much needed environmental enhancement whilst gaining an excellent family home in this attractive location.

3.0 **PRE-APPLICATION ENQUIRY**

3.1 A pre-application enquiry was submitted to Wrexham CBC on 29 November 2024 entitled “Proposals to form a single dwelling”. (See Appendices “A”).

3.2 The council’s response was issued on 6 January 2025 (See Appendices “B”) followed by email correspondence (See Appendices “C”).

3.3 Further details were submitted to the council on 24 January 2025 (See Appendices “D”) following discussions with the council’s planning officer Jenni Perkins.

3.4 The council’s further response was received on 28 January 2025 (See Appendices “E”).

3.5 As a result of the more positive response our clients discussed the matter with the local member, Mr Andrew Steven (Burton Ward), who also provided a positive view and as a result our clients proceeded with the sale of their home and the purchase of Cae Coch into which they have recently moved.

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4.0 DESIGN & ACCESS

4.1 SCALE

The scale of the proposals derive from the existing barn to be retained. It is of single storey construction and the proposal is to form replacement living accommodation as an extension to the barn in the form of linked simple single storey elements of contemporary character and domestic scale.

4.2 VEHICULAR ACCESS

The proposal is to amend the vehicular access location and form a more appropriate enhanced domestic entrance with a new gateway and excellent visibility. Vehicular movements for this proposed single dwelling will be far less than for the previous farm use, or indeed for any potential business use.

4.3 DISABLED ACCESS

Level access is to be provided from the entrance doors into the front entrance and throughout the proposed dwelling it being of single storey.

4.4 CLIMATE

The proposals have been designed to maximise natural daylight into the property and benefit from sunshine and the outlook into what will be landscaped courtyards and gardens and the rear paddock.

Natural ventilation will be provided to all habitable rooms and a potential heat recovery system.

The house will benefit from built-in high levels of thermal insulation to all walls, roofs and floors with sealed double glazed units to all windows and glazed doors.

Construction will be to a highly sealed standard maintaining thermal efficiency and reducing drafts.

Heating and domestic hot water systems will utilise a mixture of air source heat pumps with solar panels located on the south facing slopes of the roofs as indicated on the proposed elevations.

Battery storage is included to store and distribute spare generated electricity and reduce mains electricity consumption.

Electric vehicle charging points will be located on the exterior of the new garage.

4.5 FLOOD RISK

The property is not in a flood plain. The NRW Flood Risk Map indicates a small area of low risk surface water flooding alongside and to the rear of the retained barn and at the foot of the paddock slope (See Appendices "H"). These will be addressed as part of the surface water drainage work referred to at 4.6.

4.6 DRAINAGE

- Foul Water
  The existing house is connected to a septic tank and the farm buildings and yards to a cess pit.

  The drain from the existing septic tank runs under the existing drive to an inspection chamber by the side of the road, from the inspection chamber it then discharges into the existing ditch which leads to Pulford Brook.

  The existing septic tank and cess pit will be emptied, cleaned and filled with sand or crushed stone.

  It is proposed that the foul water drainage from the new dwelling will discharge into a new treatment plant, this will be connected to the existing drain (from the existing septic tank) before its connection into the roadside inspection chamber from there it will discharge into the ditch and onto Pulford Brook, as noted above. See drainage engineer's strategy for the site.

- Surface Water
  Existing concrete hardstandings are to be broken out and new drive surface laid to falls into gulleys.

  The new surface water installation is to incorporate sustainable drainage systems (SuDS) to drainage engineer's strategy for the site including a new garden pond, principles of which are shown on the drawings.

4.7 WASTE AND RECYCLING

A bin storage area is indicated in the proposals near the rear entrance to the house with adequate space for general waste, food, recycling and garden waste bins.

4.8 GARAGE

The proposal is for a new detached garage linked visually to the new living accommodation wing via a screen wall and gates.

We considered the possibility of using the existing single storey building at the front of the barn conversion for garaging but concluded that it is not deep enough for car storage and is in the wrong location for such use. It is however suitable for use as a garden store/workshop and is intended to be retained and used for such purpose.

External materials will match the new living accommodation building.

5.0 **ECOLOGY**

We refer you to the separate Preliminary Ecological Appraisal (PEA) report provided by P J Ecological Solutions dated May 2025.

See Appendix 2 of the PEA report which provides details of the proposed Green Infrastructure Biodiversity Enhancement Provisions for the site.

These enhancements are to ensure that the development results in an overall net benefit for biodiversity.

6.0 **APPENDICES**

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H) Flood Risk Map

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F) Selling agents details



Cae Coch
Golly, Rossett, Wrexham, LL12 0AL

Rostons VILLAGE COUNTRY HOMES
01829 773000 | www.rostons.co.uk

Cae Coch

Golly, Rossett, Wrexham, LL12 0AL

Guide Price - £600,000

Cae Coch is located in the popular area of Golly and Rossett and only a short drive away from both Wrexham and Chester City Centre. A Superb opportunity to purchase this detached former farmhouse plus and array of outbuildings set in land extending to approximately 2.17 acres.

The accommodation briefly comprises of a large breakfast kitchen, pantry, utility room, lounge, separate sitting room/ground floor bedroom, two first floor bedrooms plus a box room/nursery/office and a three-piece family bathroom. Externally the property is set back from the road having extensive off-road parking and turning space, private lawned gardens, garage, workshop and shed. Out buildings comprise a five bay steel portal barn, bull pen, 9 stables, 4 bay atcost building and an 8 bay cattle yard.

The property is to be sold with vacant possession and no chain.

LOCATION

Golly is a much sort after area of Rossett which is situated near to the A483 road providing excellent links to both Wrexham and Chester City centre. Rossett is geographically located near to the Welsh and English border Cities of Wrexham being 6.5 miles away and Chester City centre being 7.5 miles away. Rossett is built on the banks of the River Alyn with the River Dee being 1.5 miles downstream and is situated near to the neighbouring villages of Marford, Burton, Holt and Pulford in England. The village of Rossett affords a range of amenities including a Co-operative store, selection of Public Houses plus Pharmacy and hairdressers. More comprehensive facilities are to be found in both Chester and Wrexham.





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F) Selling agents details continued







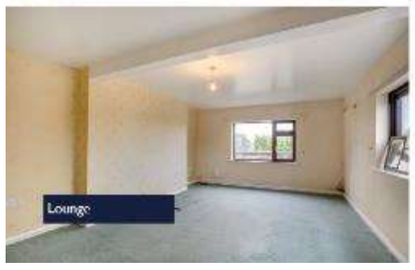


FIRST FLOOR
BEDROOM 1
Double bedroom having double glazed windows to principle front elevation with pleasant views over neighbouring fields, radiator.

BEDROOM 2
Double bedroom having a double glazed window again onto the principal front elevation onto neighbouring fields, radiator.

STUDY/NURSERY
Double glazed window, radiator.

BATHROOM
Shower cubicle with main shower, panel bath, W.C and wash hand basin, heated towel rail, double glazed window.



ACCOMMODATION
ENTRANCE HALL
Double glazed door and windows, stairs to the first-floor landing, radiator.

LOUNGE
Good size formal lounge having a double glazed window and radiator.

SITTING ROOM/GROUND FLOOR BEDROOM
Double glazed window, brick fireplace with open fire, radiator.

BREAKFAST KITCHEN
Fitted with a range of wall, base and drawer units, single drainer sink unit, tile splash backs, electric point for a cooker, tile flooring, radiator, two double glazed windows and door to outside.

UTILITY ROOM
Worksurface, tile flooring, double glazed window.





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F) Selling agents details continued

OUTSIDE
GARDEN
There are private lawned gardens to the rear of the property and on approach is extensive off-road parking and turning space which leads to a garage and workshop/shed.

OUTBUILDINGS
Comprise a 5 bay steel and brick barn, bull pen, 9 stables, 4 bay arcost building and an 8 bay cattle yard.

LAND
House, outbuildings extending to 2.17 acres.

DEVELOPMENT OVERAGE
The vendor reserves the right to claim overage arising from the grant of beneficial planning consent for more than one dwelling, obtain for residential or commercial use at a rate of 30% of any uplift in land value for a period of twenty years from the date of completion.

VIEWINGS
Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

DIRECTIONS
Junction 7 of the A483 take the B5102 exit to Rossett/Llay. B5445 at the roundabout take the third exit onto Llay Road which is the B5102. Continue to follow the B5102 turn right onto Higher Lane and the property can be found on your left-hand side and identified by the sale board.


Yard


Outbuilding


Garden


Outbuildings


Land/Buildings


Land

SERVICES
Mains water, mains electric and sewage is septic tank drainage.

COUNCIL TAX
F

EPC
D

Planning, Design and Access Statement

F) Selling agents details continued

APPROXIMATE DISTANCES
Chester City Centre - 8 miles
Liverpool John Lennon Airport - 34 miles
Manchester Airport - 44 miles

LOCATION
Regarding education there are many noted schools within easy distance of Rossett including Kings and Queens schools in Chester, along with Abbey Gate College and more locally St Peters Primary School and Darland High School.

On the commuter front, principal centres of the North West are accessible via neighbouring motorways such as the M53, M56 and M6 networks. There is a direct service to London Euston in under two hours from Chester train station.

DISCLAIMER
Rostons Ltd for themselves and the vendors of the property, give notice that these particulars, do not constitute any part of an offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty what so ever in relation to this property. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.


Outbuilding


Plan



Rostons, West View House, Whitchurch Road, Harton Heath, Chester CH3 9AU
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www.rostons.co.uk

Rostons VILLAGE COUNTRY HOMES
01829 773000 | www.rostons.co.uk

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G) Structural report of barn

BARNARD
ENGINEERING LTD
Civil and Structural Engineers

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06 March 2025
25072 – L2

FAO Mr & Mrs Davies

Ref – Barn at Cae Coch, Golly, Burton
Wrexham LL12 0AL

Dear Mr & Mrs Davies,

Following our site visit on 27th February 2025 please find below a commentary on the suitability of the existing structure for conversion into a dwelling.

- The building consists of a steel portal frame with a side monopitch extension. The building has masonry walls and a fibre cement roof.
- The structure is generally stable with little sign of structural movement.
- The structural steel frames appear to be in good condition, although they are covered with surface corrosion. This will need to be wire brushed down and a corrosion protection paint applied to extend the building life.
- The timbe roof purlins support the fibre cement roof sheets off the steel frame. The timbers are locally sagging under the weight of the existing roof so will need to be replaced with larger timbers or cold-rolled steel purlins. It is likely that the roof sheeting will be replaced due to the nature of the material (unless it is determined that they do not contain asbestos). New insulated cladding panels are likely to weigh less than the existing roof covering so are unlikely to increase the loading on the structure.
- There are several areas of minor/hairline cracking in the external walls. These are likely to be due to differential thermal movement and may be locally repaired using standard stitching techniques.
- There is impact damage to the rear gable wall which will need to be repaired. This can be done using materials to match the existing wall.
- The lintel over the front door opening has been pushed off its bearing, probably following vehicle impact. This has caused the wall to crack above the opening. The lintel should be replaced and the wall above repaired.
- The side walls of the building are in fair condition and will need to be locally repointed but can be retained. There are several windows openings on both side elevation for reused in the proposed conversion.
- There does not appear to be a requirement to demolish any of the walls for rebuilding – the structural works on the walls are to repair defects only. The repairs should not require an area greater than 10% of the walls to be altered.
- The concrete floor slab will need to be removed as it is poor condition and is not flat and level.

It is our view that the structure is structurally suitable for conversion into a dwelling provide that the above structural repairs are undertaken.

If you have any questions, please do not hesitate to contact us.

Yours sincerely

Andrew Barnard CEng, MIStructE
Barnard Engineering Ltd

The Institution of StructuralEngineers
Chartered Member

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Registered in England and Wales
Company number: 10225064

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G) Structural report of barn continued

Appendix A – Photos



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H) Flood risk Map

