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:

Mrs Joanna Gould
Meadow Farm,
Trevalyn,
Rossett,
Wrexham,
LL12 0BT

Statement required for:

Proposed Barn Conversion and alterations to form a dwelling at Meadow Farm, Trevalyn, Rossett, Wrexham, LL12 0BT.

1. Brief

1.1 We have been employed by our client to prepare a planning application to convert a barn at Meadow Farm to create a dwelling.

1.2 Following an initial site visit, it was found that the existing barn is of adequate size and condition to allow for conversion to a dwelling, in addition, capacity for proposed alterations to the property.

1.3 The site has an interesting planning background and has since been left vacant following enforcement action against the previous owner who had built without obtaining planning permission.

1.4 Having studied the area and clients' requirements it has been determined that a dwelling would have positive impact on this area, ensuring an unoccupied and unkept unit is brought back into use and properly maintained.

1.5 The proposed conversion is to be done sympathetically to the existing structure, retaining original features where possible.

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

2.1 The existing access point into the site is shared by the neighbouring property and will be retained as indicated on the site and location plan drawing G101/004.

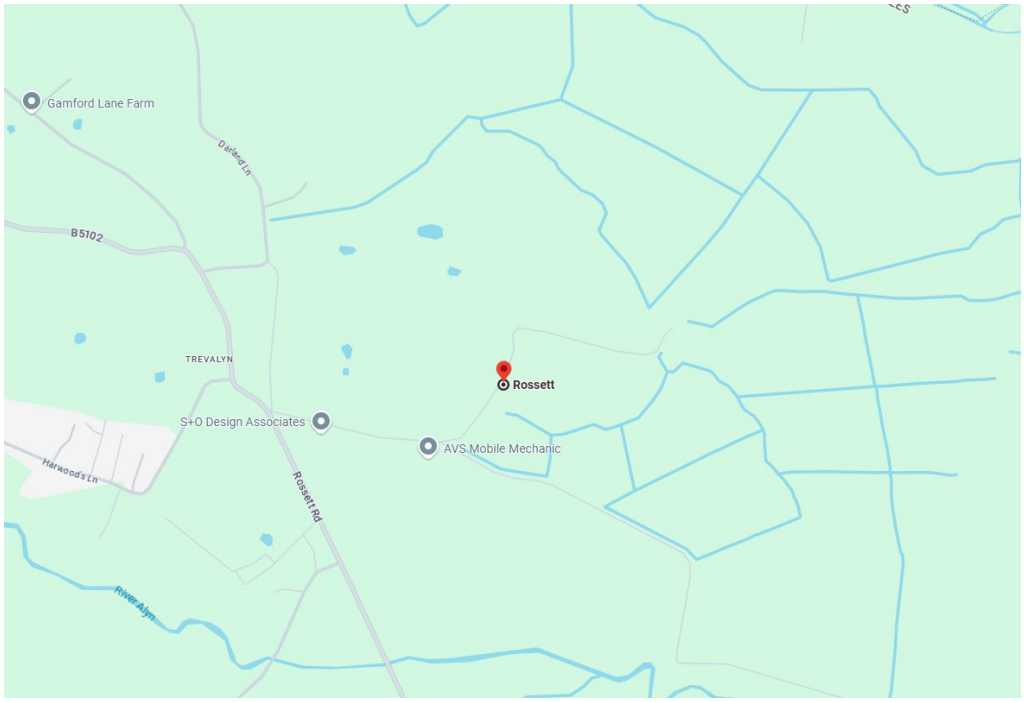
2.2 Parking is to be provided to the side of the property, the accompanying land provides plenty of space to accommodate this.

2.3 Trevalyn is a rural location which can be accessed of the B5102 which provides access to Wrexham City and Harwood Road directly from Rossett. The A483 which is within a 6 minute drive, provides excellent road links from the application site such as Wrexham and Chester.

2.4 All conveniences can generally be found within the village of Trevalyn or neighbouring village of Rossett, in the form of supermarkets, high street stores, restaurants, public houses, takeaways, etc.

2.5 The rail network is vast, direct trains to Cardiff from Wrexham general are available. Rail links to Chester and Liverpool are also available direct from Wrexham. From Chester there is a wide range of destinations, such as Crew, Manchester, Newcastle etc.

2.6 The A483 is the main dual carriageway linking Wrexham to Chester (northbound) and Oswestry (southbound). The A483 opens a larger road network up to road users in the form of the A55 coastal express way, linking the City of Bangor and the Island of Anglesey to the main land. The M53 and M56 are also within a 30min drive of the application site, providing excellent road links to the cities of Liverpool and Manchester.



1. Map of road network

3. Character

3.1 The existing street scene is fairly traditional in character made up of a combination of farmhouses, barns and other agricultural buildings alike. The proposal put forward will vastly improve the visual aspects of the site and tidy up the sites appearance from the street. The majority of proposed alterations are to the rear of the property meaning significant impact on the street scene is avoided.

3.2 The existing structure comprises facing brick with elements of render and stonework detailing which provide a traditional appearance and will be retained where suitable. The roofing of the building consists of slate roof tiles alongside a flat roofed area which spoils the aesthetic of the building, detracting from the traditional appeal of the building.

3.3 The surrounding properties vary in appearance with brickwork and render commonly used throughout, although there is a lack of consistency in the character of the buildings as you walk along the lane.

3.4 As existing, the barn hasn't been maintained for several years and therefore has a negative impact on the appearance of the area.

4. Appearance

4.1 New window openings are proposed to increase the amount of natural light available to occupants creating a comfortable home and making the best use of space available.

4.2 The flat roof element will be removed in place of a pitched roof to suit the aesthetic of the existing building and proposed alterations. New slates will be used to match the appearance of the existing pitched roof on the barn.

4.3 The internal design has been accommodated around existing external openings, to ensure each room is provided with natural light.

4.4 While making use of the existing 2 storey element to the barn, a 2 storey extension is proposed to the rear to accommodate 4 bedrooms, with one at ground floor.

4.5 The proposal suggests use of timber cladding to provide a contemporary appearance alongside traditional brickwork to match the existing barn.



2. Proposed Elevations.

5. Community Safety

5.1 According to information available to the general public there has been 14 crimes reported in the locality in August 2024. This information has been obtained from the Police website (www.Police.uk)

5.2 There is no reason to believe the proposed conversion will see an increase in these crime figures.

5.3 The proposal will improve on natural surveillance, with occupancy of a dwelling, rather than the building being unused.

6. Environmental Sustainability

6.1 The buildings will be fully insulated to meet the requirements of the current Building regulations, thus ensuring the dwellings will be thermally and acoustically efficient.

6.2 Double glazed windows will be installed throughout the building. This will improve the heat loss of the building dramatically by retaining the warmth within the dwellings.

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

6.4 This development can be considered as sustainable as it is reusing an existing building rather than constructing from new.

7. Local and National Policies

7.1 Our Scheme to develop this parcel of land will be compliant with Policy SP1 and contribute towards the housing provision target for Wrexham County Borough.

7.2 The proposed residential development is compliant with policy SP12 as it is a proposal of high quality that responds to the local character of the area.

7.3 Furthermore, the proposal complies with policy H9 as it is suitable for conversion to a dwelling and matches the criteria set out in this policy. The building is of some architectural merit and would benefit the area if it was to be refurbished following the lack of requirement for its existing use.

8. Conclusion

8.1 We are utilizing an existing resource and creating a residential unit within an existing structure which would be beneficial to the area ensuring the vacant site is put into use.

8.2 The proposal will enhance the structure and ensure the building is converted to the highest standard. The conversion will ensure the building is overhauled and in a good state of repair, ensuring maintenance on the structure will not be needed for a number of years.

8.3 The proposed conversion, alterations and improvements should be fully supported allowing formation of a dwelling at this dilapidated and under-utilised site.

Document Prepared by:
Luke Oliver Fowles
Architectural Technician
on behalf of Blueprint Architectural Services Ltd