

Project Address: Ty Mawr Farm, Cae Gwilym Lane, LL14 3JG

Date: 30 October 2023

1. Introduction:

The following access and design brief provides an overview of the local context and sets out how this has informed the design proposal for Ty Mawr Farm, Cae Gwilym Lane, LL14 3JG.

2. Design Statement to support householder planning application:

Ty Mawr Farm lies within the settlement area of Newbridge in the community of Cefn within Wrexham County Borough. It lies approximately 5 miles southwest of the city of Wrexham. It is situated a short distance from the B5605, its main access route, and is located adjacent to Ty Mawr Country Park. The Cefn settlement area is close to an area of outstanding natural beauty, and in high demand for families, having excellent local primary schools and transport links to the wider area including Llangollen, Wrexham, Oswestry.

The building is a traditional farmhouse, the rear and side elevations are local stone, with the front elevation being constructed of brick. It is situated within a permitted settlement boundary, is not within a conservation area, and is not listed. The property is detached, is surrounded by grounds of approximately 1 acre, and is not overlooked. The property does not have any immediate residential neighbours. It is of note that the house is virtually invisible when viewed from outside the property boundary. The current dilapidated condition of the property renders it uninhabitable.

The owners submitting this application, are seeking to build their family home in the area which they love. The purpose of this planning application is to bring this poorly maintained and dilapidated property back into use to create a functional, aesthetically pleasing, and sustainable family home.

in terms of how the property will be accessed, used, and appreciated.

3. The property currently consists of:

Ground Floor

- two principal living rooms on the ground floor
- an inner hallway way with stairs to the first floor and a door leading to a
- a large, flat roofed rear kitchen extension, which has been indicated is without foundations

First Floor

- a small, inappropriately configured bathroom
- four uniform bedrooms in a 'quadrant' each accessed through the first floor hallway

Externally

- a dilapidated garage
- two substantial dilapidated outhouses which are currently not connected to the main house

4. The current property challenges are as follows:

I. Current condition of Farmhouse:

- The Farmhouse is extremely dilapidated state and in very poor condition. Aesthetically it is tired and dated. It attracts vandalism and anti-social behaviour through its vacant possession and poor condition.
- It is understood that the previous owners resided in the property for almost 50 years, and the last remaining resident spent her elderly years before her death. The property overall is in an extremely poor state of repair. A RICS 3 Level 3 survey conducted in May 2023 identified a range of issues which needed serious attention, including:
 - Defective roof and gutters causing extensive damage to the building
 - Rising damp and plaster failure.
 - The flat roof kitchen extension is without foundations or adequate drainage.
 - The outbuildings are all in a significant state of disrepair.
 - Condemning the heating and hot water system

II. Profiled metal roofed outbuildings

- There are two permanent external buildings with profiled metal roofs which are in an extremely poor state of repair. The recent RICS survey indicated that these were structurally unsound and would need to be demolished and rebuilt.
- Their current configuration is also sub optimal. They reflect a disparate and confused collective with little integration and thought to aesthetics, purpose, and maintenance.
- They are currently not integrated to the house, which creates access and use issues.

III. Heating and insulation:

- There is currently oil central heating, but this has been improperly installed and fails to meet building regulations. The installation of the oil storage does not meet the required regulations.
- The boiler is condemned and requires modernisation to improve efficiency and sustainability impact.
- The current building has extremely limited insulation which fails to meet current standards.
- The current EPC energy rating of the property published in Sept 22 is 24/F

IV. Existing space configuration within the property:

- The bathroom is not appropriately located, it is installed in the first floor hall. The soil stack runs down the front of the building adjacent to the front door. The property does not offer sufficient bathroom provision for a modern 4 bedroom family home.
- The current configuration of the 4 quadrant bedrooms does not lend itself to modern family living with a need for space, storage, and additional bathroom access.
- The current roof structure does not offer enough height to complete a loft conversion that would meet building regulations.
- The existing kitchen (extension) is in poor condition and surveys have recommended that it is demolished and rebuilt.
- The current rear access to the property is unclear and unsafe.
- There is no designated parking.

V. Access to light and aesthetics:

- Overall access to light in the property is extremely compromised, leading to a dark building.
- The first floor landing has no access to direct light due to the placement of the existing bathroom. Daylight is only accessed through a glass bathroom door, which is not an appropriate design feature, and is unsafe.
- The ground floor landing has no access to daylight due to the current door arrangement and the current placement of the kitchen extension.
- The windows are heavy weight brown UPVC which is unappealing aesthetically, but also due to the nature of their chunky structure and design, they mitigate light access. In many places they are condensing and not functioning effectively, compromising light access, insulation, and sustainability.

5. How the proposed plans will tackle the property challenges:

- Overall, the plans aim to renovate this property to offer a modern 4 bedroom family home, which is functional, aesthetically developed, and sustainably designed.
- The proposals intend to significantly increase the buildings sustainability credentials, and include; an air source heat pump boiler, solar panels to supplement energy, energy efficient windows and glazing, significantly increased insulation to meet or surpass current building regulation requirements.
- The proposal seeks to address the layout and light issues, by modestly and sympathetically expanding the current kitchen footprint to increase light, flow, and functionality. They also propose to integrate the existing outbuildings to offer an integrated and aesthetically pleasing family home.

To deliver these improvements, the proposed works include:

a. Loft conversion and roof lift

- a. The current roof does not afford enough height for a loft conversion to take place and be compliant with building regulations. The proposal suggests that the roof joists are lowered, to optimally use the available internal space and height, and to ensure that the required roof lift is kept to an absolute minimum. A loft conversion is necessary to retain the current 4 bedroom specification and offer modern family living space.

b. Dormer window installation front and rear

- a. The dormer window here will provide the necessary headspace for the stairs whilst optimising the views from the bedroom. Whilst maintaining a similar external appearance in terms of building form and not exceeding the principal elevation.

c. The building of a rear kitchen and utility room

- a. This will replace the current kitchen extension and will provide family eating and dining space, whilst also providing practical storage facilities and a downstairs WC.

d. New roofing to integrate existing outbuilding/s

- a. The proposed roof structure seeks to integrate the existing outbuildings in a seamless and aesthetically pleasing way. The proposal will make the most of the floor space, increase the flow of the building by connecting the buildings to the main house, and visually improve the approach to the building. Significant consideration has been given to the design here in terms of the most effective solution for roof configuration, external appeal, and access.

e. The inclusion of a 3 car garage for parking and security purposes.

f. Increasing the buildings sustainability credentials by:

- Upgrading and replacing the current UPVC windows
- Installing an air source heat pump
- Installing solar panels
- Significantly increasing insulation
- Careful and appropriate choice of building materials

6. Design considerations:

- The concept is to complement the traditional farmhouse building with a contrasting design using traditional agricultural materials such as metal roofing and wood cladding, which nod to the farm's agricultural past.
- Light is a key consideration in the development of the proposal. The new internal ground floor spaces will harness and capture light. It will feature lofty ceilings and will exploit daylight through the inclusion of roof lights and clerestory windows supplemented with bifold aluminium doors which will enable an accessible and light kitchen space.
- Increasing sustainability credentials are a priority within the design plans. A minimum of EPC rating B is anticipated.

7. In Conclusion:

Without doubt, this property requires significant investment and development to be suitable for habitation. Significant thought has been given to developing a modest design proposal which sympathetically adds value and beauty to the existing farmhouse. These complementary and modest plans will transform this dilapidated and sad farmhouse to a beautiful, considered, and contemporary family home which meet the needs of modern families and bring this building back into use for the longer term.