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Design and Access Statement



Statement prepared for:

Barn at Hillside,
Erbistock,
Wrexham,
LL13 0DW.

Statement required for:

Proposed conversion of existing barn to Holiday let at Hillside, Erbistock, Wrexham, LL13 0DW.

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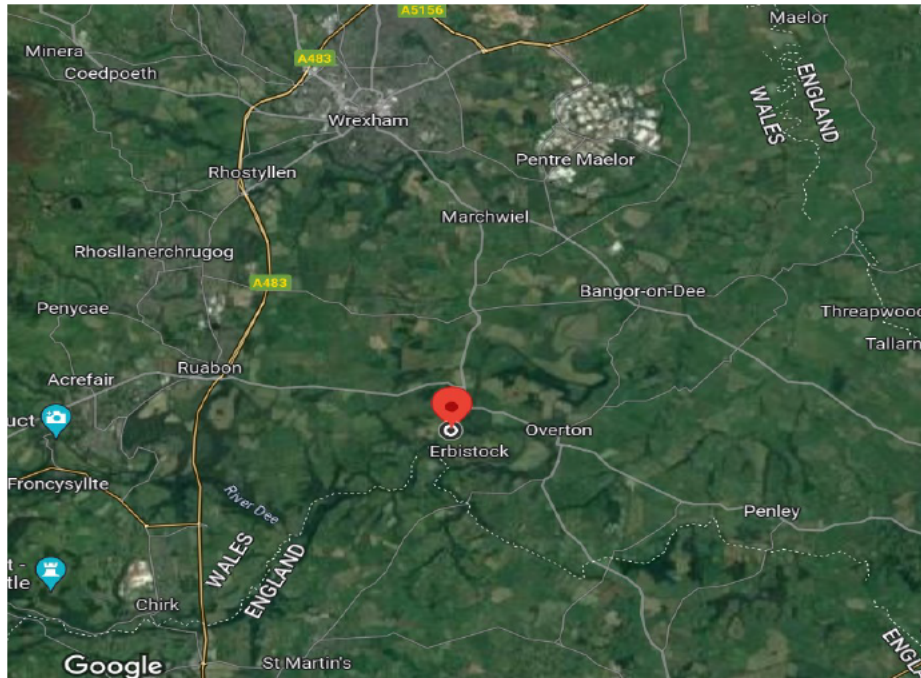
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1. Brief:

- 1.1** This Design and Access statement was produced by Blueprint Architectural Services on behalf of _____, to support the application to convert barn to Holiday let located at Hillside.
- 1.2** Blueprints team conducted a site survey to determine if the existing barn was suitable for conversion. The survey determined that conversion of the existing barn would be feasible, therefore we have based our design around the existing structure, making good of existing walls and openings.
- 1.3** The purpose of this document is to highlight the benefits the proposed conversion will provide to the client.

2. Access, Movement to and from the Site:

- 2.1** The site address is barn at Hillside, Erbistock, Wrexham. Erbistock is a village within the Wrexham Country Borough, Wales.
- 2.2** Access into the site is to remain unaltered with parking provision to be retained.
- 2.3** The site is accessible from Cae Adda lane off the A528. The A528 towards Erbistock connects to the A525 towards Wrexham city centre.
- 2.4** Should occupants from the holiday let require access to the larger road networks the A483 is a short distance away from the site and can be accessed off the A539 from Erbistock from the Ruabon interchange.
- 2.5** The A483 provides residents of Erbistock direct links to the City of Wrexham and Chester in a northerly direction. The A483 also provides access to the larger road networks of the A55, M53 & M56 meaning the cities of Liverpool, Manchester are approximately an 1hr 30min from our application site.
- 2.6** The site is approximately 5.8 miles from Wrexham City centre. A large variety of amenities are available within Wrexham, such as railway and bus service, supermarkets, retail stores, restaurants and pubs.



1. Map of road network.

3. Character:

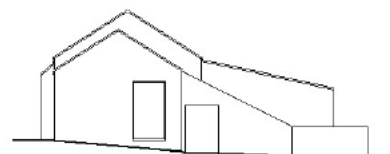
- 3.1** The barn at Hillside property is located within Erbistock which is a village within the Wrexham County Borough, Wales.
- 3.2** The existing barn is currently used for storage. As the barn has not been utilized for a number of years, it has unfortunately fallen into a state of disrepair.
- 3.3** The existing barn comprises a variety of mismatch stonework and brickwork. Presumably, the addition of brickwork has been introduced over the years to repair sections of the building/block up existing openings. The existing roof comprises slate with exposed rafters and truss' with no existing roof membrane or insulation. There are currently multiple openings within the roof due to the damage to the structure, meaning the internal barn is currently open to the elements.
- 3.4** The existing steel corrugated element to the rear and the blockwork flat roof extension to the side of the barn are to be demolished. These elements do not provide an appropriate structure to convert and are out of keeping with the existing stonework barn.

4. Appearance/Design Principles & Concepts.

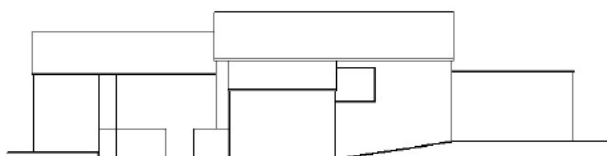
- 4.1** We have altered the existing internal layout of the existing barn to accommodate a layout suitable for the proposed holiday let. The conversion allows for an open plan kitchen and dining area with two bedrooms and shower room. Where we are proposing demolishing the existing flat roof blockwork element to the side of the barn, we have indicated a replacement glass and post extension to accommodate living area.
- 4.2** The glass and post side extension will considerably improve the appearance of the structure and will provide plenty of natural lighting into the holiday let, the addition of the glass and post extension is to the side of the existing barn and cannot be seen from the road. This extension, therefore, does not negatively impact the character of the structure.
- 4.3** Externally, we have replaced the existing timber barn doors (which are in a poor condition) with patio doors and windows. Where possible, openings have been retained and partly blocked up to accommodate new windows with timber detailing to enhance the appearance of the barn and ensure the alterations do not impact the existing character.
- 4.4** As existing, the external appearance of the barn is does little to enhance the property with minimal windows or opportunity for natural lighting within the building. The installation of new windows and doors will provide essential natural lighting into the building while also considerably improving the appearance of the building.
- 4.5** Alterations to the roof will include the installation of insulation to ensure the building is up to current thermal standards and replacing coverings, if necessary. New roof coverings will comprise slate which will match the existing coverings.



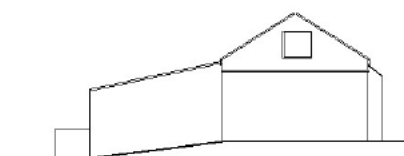
Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

2. Existing Elevations



3. Proposed Elevations

5. Community Safety

- 5.1** According to information available to the public there have been 6 crimes reported in the vicinity for the month of June 2023. Crimes vary from anti-social behavior to criminal damage, and theft. 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 the barn, rather than the barn being unused.

6. Environmental Sustainability

- 6.1** The building will be fully insulated to meet the requirements of the current Building regulations, thus ensuring the annex 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.
- 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 have 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. Where new materials are to be used, materials are to be reclaimed and/or sourced locally.

7. Conclusion:

- 7.1** We are utilizing an existing resource and creating a holiday let within an existing structure.
- 7.2** The proposal will enhance the structure and ensure it 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.
- 7.3** We feel this application to support tourism in the area should be looked favourably upon and granted permission as we feel there is no justifiable reasons for refusal.
- 7.4** The holiday let will be fully insulated to meet the requirements of the current Building Regulations, thus ensuring the building will be thermally and acoustically efficient.

Document Prepared by:
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on behalf of Blueprint Architectural Services Ltd

Rev A – Design amends – 17/08/2023