

Blueprint Architectural Services Ltd

Office 3K4, Redwither Tower, Redwither Business Park, Wrexham. LL13 9XT

Tel: 01978 356500

design@blueprintarchitectural.com

www.blueprintarchitectural.com

Planning Statement

Statement prepared for:

Mr Tim Walker

Hillside,
Erbistock,
Wrexham,
LL13 0DW.

Statement required for:

Proposed conversion of vacant barn to ancillary residential accommodation for main dwelling

1. Introduction

- 1.1** This planning statement was produced by Blueprint Architectural Services on behalf of the client to support the application at Hillside Erbistock.
- 1.2** The outbuilding is currently used for storage to the main house. Since the structure is currently unattractive and in poor condition, it is the client's intention to convert it into an annexe and make positive use of the space.

2.0 Assessment

- 2.1** Blueprint's initial task was to gather information regarding the site and structure. A survey was conducted by the Blueprint team to gain accurate measurements of the proposed structure.
- 2.2** As seen from Planning: Site and Location Plan (W202/004), the site consists of a vast amount of land.
- 2.3** Additional accommodation provided at the property, by converting the existing structure, will enhance the property which is only 2 bedroom and allow family members to live and visit the property.

3.0 Access, including movement to and from the site

- 3.1** The site is facing and accessed off Cae Adda Lane. The access will be improved for this proposal as detailed on the submitted site plan.
- 3.2** The site is situated in Erbistock, within the town of Wrexham. Being within proximity to the A483, there are excellent road links to Wrexham's Town Centre and further places such as Chester and Oswestry.

4.0 Appearance

- 4.1** The barn is to be fully renovated with new slate roof covering as well as repairing the existing stone and brickwork..
- 4.2** Windows and doors are to be good quality timber with a stained finish.
- 4.3** The surrounding garden area to remain as existing

5.0 Community Safety

5.1 According to information available to the general public, there has been 8 crimes reported in the vicinity for the month of November 2023. This information has been obtained from the Police website (www.police.uk).

5.2 There is very little reason to suggest why the conversion to additional accommodation would see an increase in these figures.

5.3 Additional natural surveillance is provided with the occupation of an Existing structure.

6.0 Environmental Sustainability

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

6.2 Double glazed units will be used throughout, and an energy efficient system will be installed to heat the unit.

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

7.0 Conclusion

7.1 We feel this application should be looked favourably upon and granted permission as we feel there are no justifiable reasons for refusal.

7.2 The scale and aesthetics are similar to the existing building, ensuring there is minimal effects on the site.

Document prepare by:

S Hatherall

Director

On behalf of Blueprint Architectural Services Ltd