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## **Design and Access Statement**



### **Statement prepared for:**

#### **Mr. Williams Wyn**

Cinders Farm,  
Cinders Lane,  
Ruabon,  
Wrexham,  
LL14 6HL

### **Statement required for:**

Proposed Conversion of existing storage barn to form offices at Cinders Farm, Cinders Lane, Ruabon.

## **1. Brief:**

- 1.1** Our client has approached us to prepare and submit a planning application for the conversion of their barn to create offices within the village of Ruabon.
- 1.2** It is the client's intention to form offices within the barn that is currently used for storage. The conversion will allow the whole building to be bought back into use.
- 1.3** Following an initial site visit, it was found that the existing barn is of adequate size and condition to allow for a conversion and incorporate the proposed new use.
- 1.4** Having studied, the area and clients' requirements it has been determined that the office would have a positive impact on the area, ensuring an unoccupied and unattractive barn is bought back to use.
- 1.5** The client requires an office on their land to ensure they can provide a profit for their farming business. Offices are necessary to carry out all the paperwork required to run a successful farming business.

## **2. Access, Movement to and from the Site:**

- 2.1** The site is located on Cinders Lane, Ruabon. This Lane provides access to numerous residential dwellings and barns.
- 2.2** Access into the site is to remain unaltered with parking provision to be provided as noted on drawing W191/005. Parking spaces are to be provided ensuring ample off-street parking is provided for the converted structure.
- 2.3** The A528 and A539 Link the village of Ruabon to the towns of Wrexham and Whitchurch. Following the A528 through the village centre, heading towards the town of Wrexham, the A528 intersects with the A525 at Marchwiell. The A525 provides a direct route to the town centre of Wrexham. In the opposite direction the A525 provides another route into the English town of Whitchurch is easily accessible.
- 2.4** The A483 by-pass will provide workers direct links to the town of Oswestry in a southerly direction & the City of Chester via the north bound carriageway. As well as accessing the locations as stated above 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. Map of road network.**

- 2.5** The site is approximately 1.6 miles from Ruabon village centre. Within the village centre, multiple bus stops can be found, the closest being 1.7 miles from the site. The bus stops will provide non car users with a public transport service accessing the towns of Wrexham and Whitchurch and the surrounding villages and hamlets

## **3. Character:**

- 3.1** Ruabon is a village located approximately 6 miles from the town of Wrexham and 10 miles from Oswestry. Ruabon is located within the County Borough of Wrexham.
- 3.2** With various architectural designs and periods of construction in Ruabon; there are number of different facing materials used within the village from brickwork to stonework. When walking around the village there doesn't seem to be a precedent for the type of construction in the village.
- 3.3** Cinders Farm located along Cinders Lane is a mostly rural area with a mixture of residential and industrial units present along the street scene.
- 3.4** When traveling along Cinders Lane, it was noted properties in the area have been constructed predominantly from brickwork or render with slate roofing materials.
- 3.5** The methods of construction used in the area provide a traditional rural street scene, with variations in designs enhancing the area. Detached houses are present along Cinders Lane as well as a variation of barns and industrial buildings.

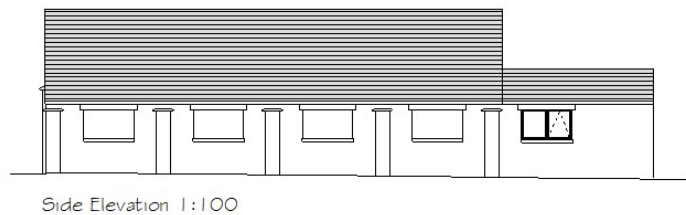


### 3. Existing Street Scene

#### 4. Appearance/Design Principles & Concepts.

- 4.1** The proposed conversion aims to bring life back into the building, making it more attractive and suitable for use.
- 4.2** The majority of existing openings within the building are to be retained. Existing window and door to the rear and section of opening to the front are to be blocked up. French doors and full-length window are to be installed to the front to provide plenty of natural light into the building. The addition of these openings respects the existing building while enhancing its appearance.
- 4.3** A key consideration to the design was to ensure it would be suitable for office work. To achieve this, we have proposed new thermally efficient windows and doors, insulated walls, and a new insulated roof structure.
- 4.4** As existing the windows are in poor condition and are aged. New windows will not only improve the appearance of the building but will also improve the buildings overall security, safety, and efficiency. Comfort of office workers is very important to the client, new windows installed will ensure cold drafts are reduced and air leaks are prevented. New windows will also allow the client to lower the energy costs that would occur if existing windows were to remain.
- 4.5** The existing solid walls offer no insulation. Insulation installed will ensure the client can heat the building and ensure it is comfortable for office workers. Insulating the existing building will lower the overall carbon footprint emitted from the building.
- 4.6** We have indicated re-roofing the existing building. As existing the roof is constructed from steel trusses and corrugated roofing sheets. We are proposing a new roof construction comprising of slate coverings on insulated trussed roof construction. Again, this will ensure structural security, safety, and efficiency.
- 4.7** We have also proposed new/altered flooring to ensure the floor is kept at one level. This will mean the workers can carry out their work safely without trips/falls.
- 4.8** Internally, the layout is similar to existing with kitchenette replacing storeroom to the rear and WC accessed from Kitchenette rather than accessed externally.

- 4.9** WC and drainage connection is present as existing with connections to a mains sewer. The company is looking to have 3 workers based within the office which are being relocated from existing rented offices based within Erbistock. This will allow the workers to be based within proximity to their farm, meaning they will not have to drive to Erbistock to carry out office-based work. Locals working within this barn means no net increase to the phosphates would be created by the development with employees residing within the Wrexham County Borough.



## 4. Proposed Elevations



## 5. Existing Barn

## **5. Community Safety**

- 5.1** According to information available to the general public there has been 42 crimes reported in the vicinity for the month of August 2022. Crimes vary from anti-social behavior to arson. There is little reason to suggest the conversion would effect this figure. This information has been obtained from the Police website ([www.Police.uk](http://www.Police.uk))
- 5.2** With the inclusion of this conversion to the area natural surveillance would be vastly improved.
- 5.3** An occupied structure will naturally deter any vandals or thieves from entering the property boundaries, this will assist in reducing crime figures further.

## **6. Environmental Sustainability**

- 6.1** The office will be fully insulated with new window and roof to meet the requirements of the current Building regulations, thus ensuring the office will be thermally and acoustically efficient.
- 6.2** Double glazed units will be used throughout and energy-efficient heating system will be installed to heat the office.
- 6.3** The office will be fitted with lighting outlets which take lamps of luminous efficacy of at least 40 lumens/circuit watt to ensure that the office has efficient light fittings. 100% of light fittings installed are to be energy efficient light fittings.
- 6.4** By using an existing resource the proposal is deemed sustainable with services either connected or in close proximity of the structures.

## **7. Local And National Polices.**

- 7.1** The proposed development is compliant with policy GDP1, the scale, design and layout, and use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.
- 7.2** The proposed development will not materially detrimentally affect countryside, landscape/townscape character, open space, or the quality of the natural environment in accordance with PS2.
- 7.3** The conversion of the barn to offices will be compliant with Policy EC9.

## **8. Conclusion:**

- 8.1** The existing barn is located off the street scene and is screened by an existing structure; therefore, the conversion will have no effect on the street scene.
- 8.2** We feel the local authority should support this application as it allows a business of this nature to prosper and ensure they can continue working within close proximity to their farm.
- 8.3** We are utilising an existing resource and creating commercial offices within an existing structure.
- 8.4** 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 is in a good state of repair, ensuring maintenance is not needed for a number of years.
- 8.5** We feel this planning application should be looked upon favourably as we feel there are no justifiable reasons for refusal.

*Document Prepared by:*  
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*on behalf of Blueprint Architectural Services Ltd*