

**BRYN-Y-PYS HOME FARM
WREXHAM ROAD
OVERTON-ON-DEE
WREXHAM**

DESIGN, ACCESS AND ENVIRONMENTAL STATEMENT

FOR THE

CHANGE OF USE OF PART OF FARMSHOP FOR OFFICE USE.

1.0 LOCATION OF THE BUILDING.

The building is located at Bryn-y-pys Home Farm (See Appendix I), which is set in a rural location and half a mile from Overton village. Although there is a bus stop in Overton, the road to Bryn-y-pys Home farm is quite steep in places and making it impossible for someone in a wheelchair to go from the farm to the village.

However, there is good vehicular access to the building and ample parking in front for those requiring wheelchair access.

The farm shop is set behind a line of trees and hedge and is not visible from the road which is 230m away. (See Appendix II).

CLOSURE OF THE FARMSHOP.

The farm shop commenced trading in 2015 and served as a farm shop and tearoom for the industrial units but also for passing trade. In addition, it was used as a place to manufacture food a small amount of food for the pub industry. Sadly due to the demise of this sector as a result of the pandemic, spiralling energy costs and inflation, it no longer became viable and closed. Due to its location being set back from the road, hidden from the main road and unable to have advertising road signs, being reopened as a farm shop is not economically feasible.

2.0 CHANGE OF USE OF PART OF THE BUILDING TO AN OFFICE.

The office will be primarily used by [REDACTED] as a one- man office in order to forfill his work in the management of the Peel Settled Estates. Two part time staff are employed one day a month and a meeting room is necessary to co-ordinate larger projects and strategic meetings. A small kitchen area and WC facilities are necessary.

2.0 Access within the Building

2.1 Floor Level.

Since the building is a single storey building with standard width doorways, it will:-

1. Provide Access for wheelchairs.
2. Ensure it is easier to walk around for disabled people.
3. Reduce the risk to all people from tripping.

2.2 Type of Flooring.

Set out below are the existing floor coverings together with any proposed changes:-

Room (As Proposed)	Existing Floor Covering	Proposed Floor Covering
Kitchen	Tiled	Tiled
Office	Tiled	Carpeted
Meeting Room	Wooden	Wooden.

2.3 WC's within the Building.

It is proposed to have a Ladies and Gents WC in the building each measuring 2.4m x 1.4m and having a hand basin incorporated within the cubicle. Due to the constraints of the building size, it was not possible to have two disabled toilets within this building. However there is a communal WC block on site, which has been designed according to M3 i.e., has the correct door width, hand rails Etc.

3.0 Outside Parking Provisions.

Parking vehicles will be in front of the building (38m wide) (See Appendix III and IV) and this will allow a total of 13 cars to be parked (assuming each car requires 2.8m width). The car park comprises a gentle sloping hardcore area with no obstacles for wheelchair users.

The recommended number of car parking places under the Local Planning Guidance note No 16 is currently one car for every 30m². Since the office is approximately 67.38m², this equates to 3 cars. Therefore the amount of car parking space falls within this criteria.

3.1 Access Roadway.

The driveway has been improved at the junction of the drive and main road. This will be sufficient for delivery vans.

The drive to the farm buildings is wide enough for standard lorries and there are several concrete passing places for vehicles to pass safely.

4.0 ENVIRONMENTAL SUSTAINABILITY.

In order to conserve heat and improve the EPC of the building, the following works are proposed:-

A) Installation of Internal Insulation.

It is proposed that internal insulation will be fixed to the exterior walls (100mm) and the internal office walls (50mm).

B) Roof Insulation.

It is proposed for the roof insulation to be as thick as possible (ie 400mm thick.)

C) Installation of an Electrical Heating System.

Heating the office will be done by installing an electrical heating system which is more environmental friendly than a fossil fuel system.

D) Installation of Solar panels on the Roof in the future.

Solar panels will be installed on a farm building roof in the future which will generate electricity and supplement the electricity supply to the building.

E) Ensure lighting system is A Rated.

Replace any non energy efficient lights with "A" rated energy efficient lights (eg. LED's & CFL's)

G) Installation of Bird Boxes x 3.

As part of the project, three bird boxes will be erected on the building.

ADDITIONAL ENVIRONMENTAL BENEFITS AS AN OFFICE FOR

██████████.

- ██████████ resides at Bryn-y-pys Stables, Argoed Lane, Overton, Wrexham LL13 0HH and plans to purchase an electric bicycle to commute the 800m to and from work. The electric bicycle will also

make it possible to bicycle to various local appointments locally thereby saving the need to use a motor car.

All the other traditional buildings on the site are either too small, have low beams or do not have connection to a foul water septic tank. Therefore in order to convert them into an office would require a significant extra amount of money and the carbon footprint would be vastly increased.

- There is also a reduction in the foul water produced from a one-man office compared to a farm shop which had a staff of 2/3 people.

5.0 CHARACTER OF THE BUILDING.

There will be no external changes to the building as a result of the change of use.

6.0 COMMUNITY SAFETY.

Since the building is located half a mile from Overton and there are no footpaths within a kilometre of the building it is very unlikely a member of the public will come into contact with vehicles visiting the site.

The car park is in a large open area and there are no visibility obstructions for vehicle users.

The entrance onto the main road has been designed and approved by the highways department of Wrexham County Borough Council and therefore meets the current standards.

7.0 MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT.

Due to the remote location of the complex, transport to and from the farm is generally by motor vehicle. The drive to the farm buildings is wide enough for a minibus and there are several concrete passing places for vehicles to pass safely.