

Feb 2023

Job ref. A2152

Planning application submission for demolition of existing dwelling on the site
with a replacement detached dwelling at

The Bungalow, Cae Lica Farm, Sarn, Malpas, SY14 7LW

Design and Access Statement



Image 1 - existing property of The Bungalow, Cae Lica Farm

1.0 Introduction

This statement is submitted in support of a Full Planning application submission for the demolition of an existing single storey detached dwelling, and to replace it with a new two storey detached dwelling and separate double garage, at The Bungalow, Cae Lica Farm, Sarn, Malpas, SY14 7LW.

The current prefabricated bungalow constructed in 1975, is known to sit on the site of the original farmhouse to Cae Lica Farm. The bungalow is now vacant, but has been occupied up until the last 6 months. The property is in a very poor condition, and is considered to be no longer fit for purpose with inadequate accommodation that is unsuitable for modern living standards. The necessary works to improve the size, thermal performance, and general maintenance of the existing property are unrealistic.

who own the property and what was previously the adjoining farmstead for a number of generations. Now wish to replace the existing bungalow with a much improved high quality self-build dwelling to meet or exceed current Building Regulation standards and to suit modern family needs. As part of the redevelopment of the plot the applicant wishes to invest in sustainable building techniques and energy systems to make a positive long-term contribution to the site.

An assessment of the site and surrounding area has been undertaken to demonstrate its suitability for the development of a replacement dwelling and to establish the general design principles. The proposal is considered to result in a positive impact upon the area.

This statement is to be read in conjunction with the associated supporting documents including:

- PL01 - Location and Site Plans 1:1250 & 1:500
- PL02 - Proposed Site Plan 1:200
- PL03 - Existing Floor Plans and Elevations 1:100
- PL04 - Proposed Dwelling Floor Plans 1:100
- PL05 - Proposed Dwelling Elevations 1:100
- PL06 - Proposed Dwelling Floor Plans and Elevations 1:100
- PL07 - Proposed 3D Views
- PL08 - Proposed 3D Views

2.0 Planning History

As displayed on Wrexham County Borough Council planning website search:

- P/2022/0942 - Removal of Condition 1 (Occupancy Restrictions) of Planning Permission M/746 - approval 07/12/22
- P/2022/0771 - Lawful Development Certificate for existing use - use of dwelling without compliance with agricultural occupancy condition - approval 10/10/2022

Original documentation:

- 6/21128 - Proposed Replacement Dwelling at Cae Licae Farm - approval 22/02/1993

This application was approved in 1993 for a new two storey 4-bedroom family home, but the proposal was never built.

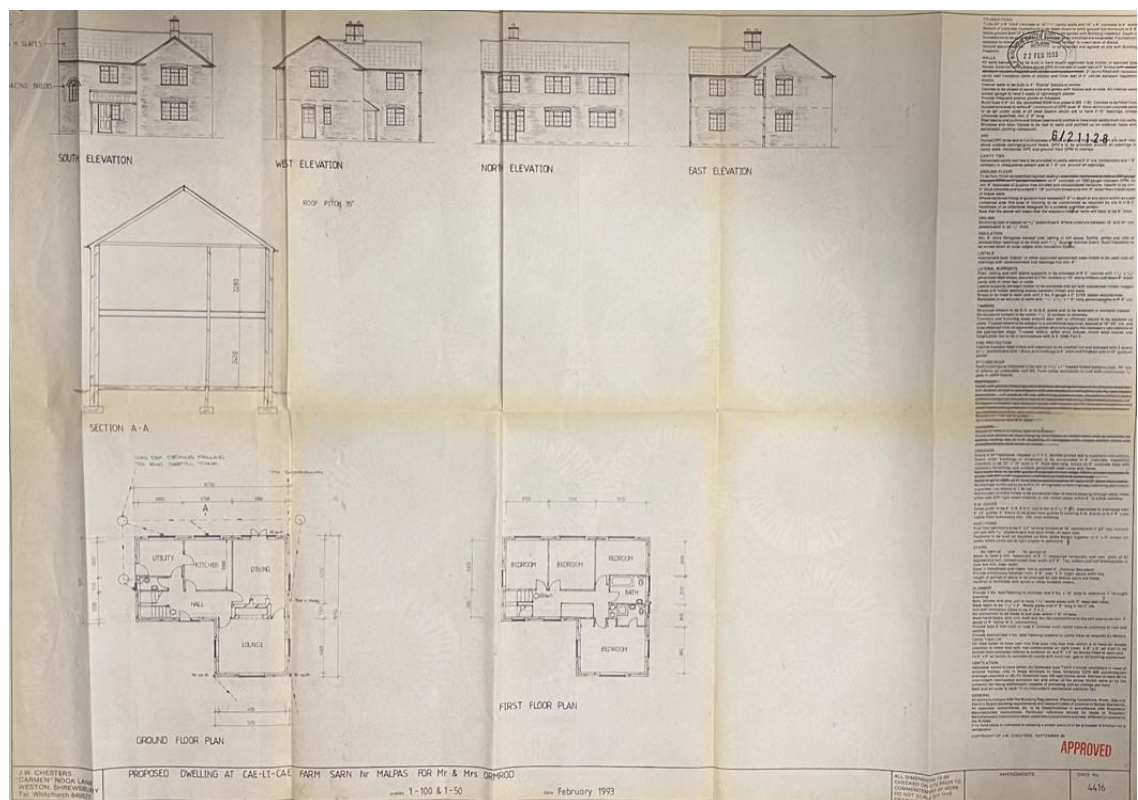


Image 2 - 1993 planning application for a new two storey 4 bedroom family home

- M/746 - Proposed erection of farm workers bungalow - approval 23/01/1970

This application was approved in 1970 and is now the dwelling which occupies the site at present day.

3.0 Historical evidence

3.1 Historical maps

Pre 1970 historical maps provide evidence that a more substantial dwelling with a larger footprint occupied the site prior to the construction of the farm workers bungalow in 1975. The positioning and orientation of the application site, which lies close to the entrance of the farmstead and the proximity to the regular u-shaped courtyard agricultural buildings behind, indicate typical characteristics of a traditional historic farmhouse associated with a farmstead. The detached farmhouse would have previously played a key role in the layout of the farmstead.



Image 3 - Pre 1970 historical map



Image 4 - Pre 1970 historical map

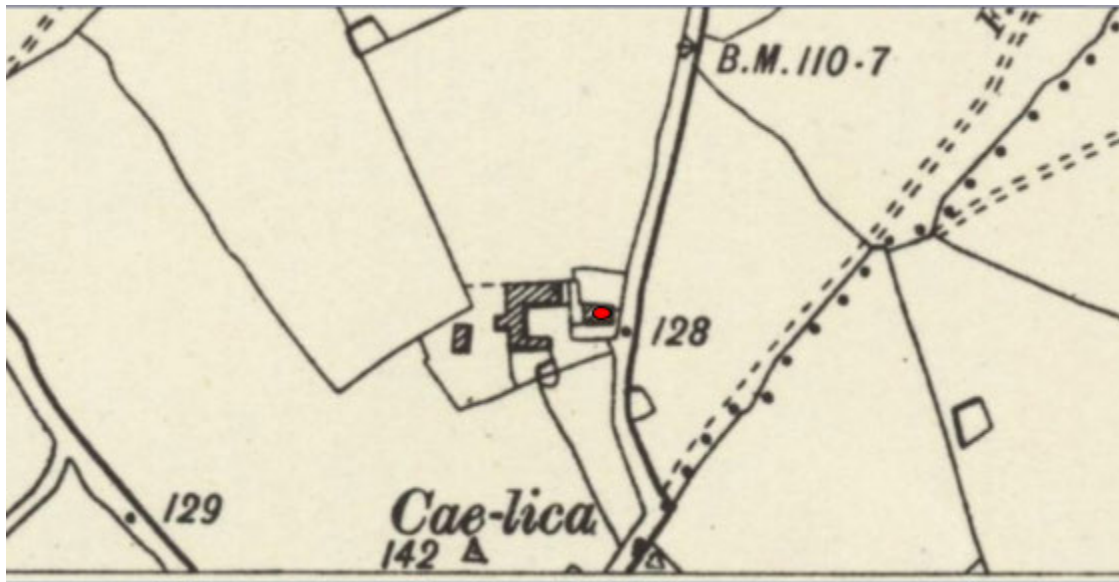


Image 5 - Pre 1970 historical map

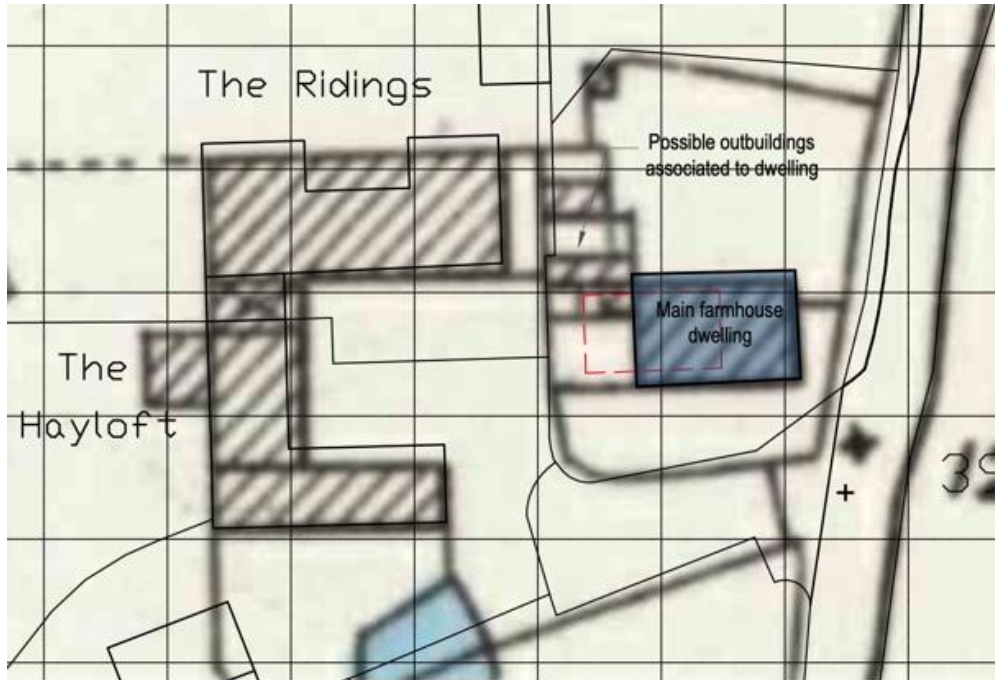


Image 6 - Pre 1970 historical map overlaid with current ordnance survey map (blue hatched area denotes main farmhouse dwelling)

3.2 Auction sale particulars

Cae Lica farmstead was advertised on 7th May 1969 for sale at auction. It is understood that the sale particulars display a photo of the original farmhouse's front elevation located on the application site and describe the dairy farm as consisting of a *"commodious brick built and slated farmhouse"* with accommodation over three floors including attic rooms. The farmhouse frontage lies parallel to the farm's access road and the u-shaped agricultural barns are positioned directly behind - this is the same arrangement of buildings currently on the farmstead. The proposed new dwelling is considered to be more akin to the original farmhouse in terms of size, positioning, scale, appearance and characteristics. Unlike the current prefabricated bungalow which currently sits on the site, which is out of character and considered an eyesore.

Auction Sale Particulars of

CAE-LI-CAE FARM

SARN - MALPAS - CHESHIRE



extending to **100.555 ACRES**, or thereabouts

Image 7 - auction sale particulars front cover

Particulars of the Valuable Freehold

DAIRY FARM

known as

CAE-LI-CAE FARM

SARN - MALPAS - CHESHIRE

comprising commodious Brick Built and Slated Farmhouse, comprehensive Range of Farm Buildings in this renowned Dairying and Cheesemaking area and embracing approximately :

100.555 acres

Image 8 - auction sale particulars description

The Farmhouse is Brick built with Slated Roof and has a Small walled Garden to the front and rear, containing neat Lawns, and a variety of Fruit Trees.

On the Ground Floor is the following Accommodation :

Pleasant **Sitting Room** (14' x 14') fitted with attractive Modern tiled Fireplace. Electric Power Point.

Living/Dining Room (21' x 14') containing Tiled Fireplace. Built in Store Cupboard. Electric Power Point.

From this room can be reached a Spacious **Back Kitchen** (15' x 15') fitted with Porcelain Sink. H & C Water. P.P. off which there is a small **Store Room** containing Large Airing Cupboard, housing the copper Hot Water Cylinder.

Cool **Pantry**. Two small Utility Rooms, Cellar.

At the rear of this Accommodation is a **Wash House** and a separate **Toilet** fitted with low level W.C. Wash Hand Basin. H & C Water.

The back yard area is partly covered and under the same Lean-to is a useful Potting Shed, constructed of Timber and Galvanised Iron.

On the First Floor ample Family Accommodation being :

Bedroom 1: (15' x 13') with Fireplace. Power Point.

Bedroom 2: (20' x 13') (formerly the Cheese Room) containing Water Storage Tank. Separate W.C.

3 Single Bedrooms ; 2 Boxrooms.

Bathroom with Panelled Bath. Pedestal Wash Hand Basin, Small Closet.

On the Second Floor : Attic Rooms.

Image 9 - auction sale particulars accommodation schedule

4.0 Site location, context & existing site arrangement

4.1 Site Location & context

- The application site is located in Sarn, a small hamlet located close to the welsh / english border and close by to the popular village of Malpas, offering further amenities.
- The application site is situated within a rural countryside location in the Green Belt.



Image 10 - google aerial view of the application site



Image 11 - google street view of Caelica Lane looking towards application site

4.2 Existing site arrangement

- The existing dwelling sits on a good sized plot extending to a total of 0.108 hectares in size (refer to site plan).
- The site is accessed directly off Caelica Lane via a shared access directly in front of the existing driveway and house.
- The access drive off Caelica Lane is shared with neighboring residential properties and access to the farmstead.
- The current bungalow sits at 90 degrees to Caelica Lane (side elevation facing).
- In 2000 the farmstead's original agricultural brick built barns within the u-shaped courtyard directly behind the application site were converted to residential dwellings.



Image 12 - google aerial view of the application site in the context of neighbouring properties



Image 13 - front view of existing property



Image 14 - rear view of existing property and rear garden

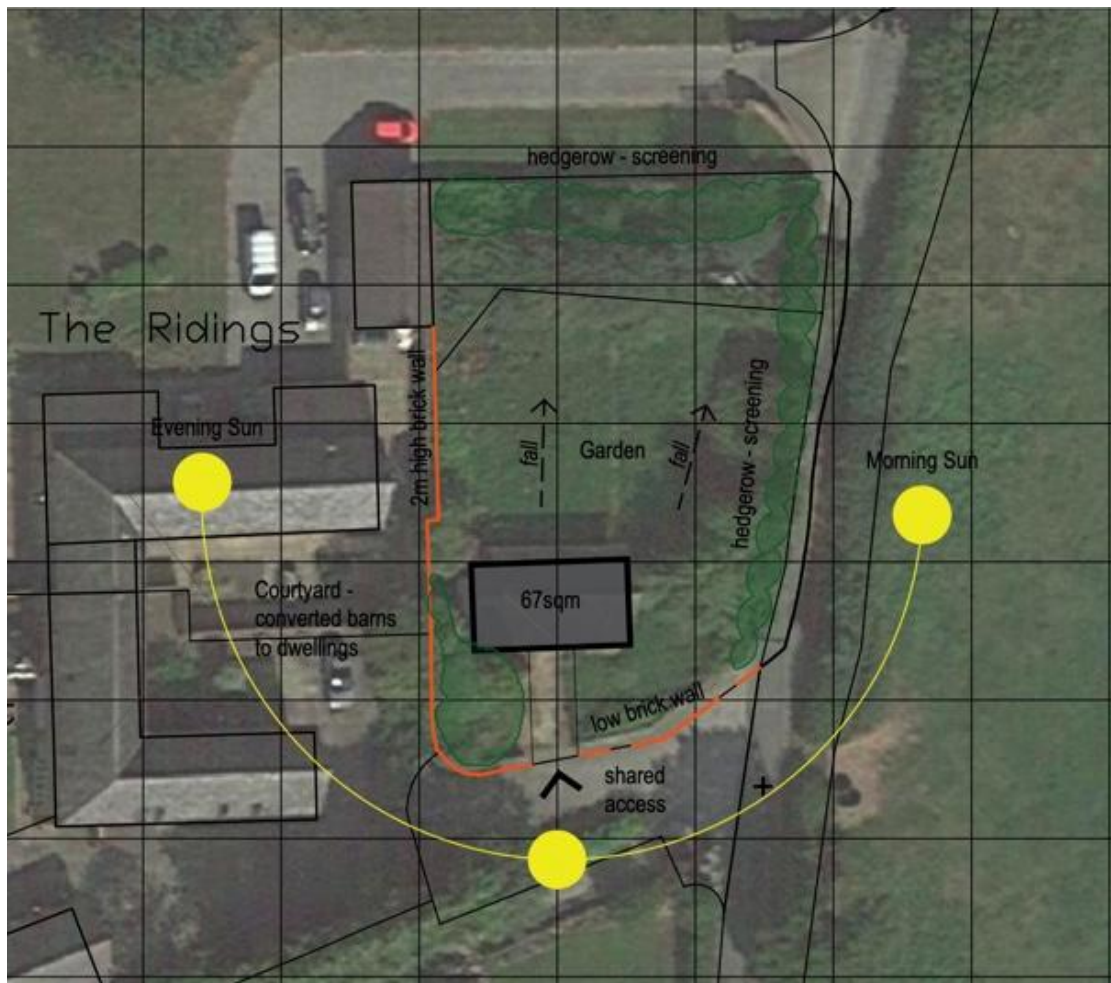


Image 15 - site analysis

5.0 Design proposals

- We are applying for planning approval to demolish the existing property and build a detached two storey dwelling as a private family home.
- The replacement dwelling has been designed to provide a high-quality individual property which responds to the site constraints, and benefits from its best aspects and features. It is also designed to offer minimal impact on neighbours and the wider surrounding context.
- In site layout terms, the proposed house is positioned largely on the footprint of the existing bungalow.

- The dwelling accommodation will comprise of:
 - Ground floor level: the central front entrance leads to a hallway with a WC and 'flexi-use' playroom / office directly off the hallway that then connects to the main open plan kitchen / dining / living room with connection to the rear patio and garden and a utility space off the kitchen.
 - First floor level: the central staircase leads up from the hallway to a landing and gives access to the main bedroom suite to the side and rear and two further bedrooms with a family bathroom.

6.0 Use

- The site will remain as residential use, with improved living accommodation and a greatly enhanced external appearance to all elevations.

7.0 Scale

- The application site is ideally sized for the proposed 3-bedroom detached dwellinghouse, which provides a much more usable property for a modern family, whilst being considerate of its sensitive and rural environment.
- The proposed scale is considered to be in-keeping to the overall scale and massing of surrounding properties along Caelica Lane.
- The proposed scale is considered to be more akin to the size, height and footprint of the original farmhouse which occupied the site pre 1970.

8.0 Facade Design Analysis

8.1 Concept Design

- Early concept design intentions were to create an overall appearance that is distinctive, classic and a timeless design.

8.2 Developed Design

- Proposed design features are akin to traditional farmhouse 'cottage' architectural styles with:
 - Symmetrical form and fenestration (window placement)
 - An uncluttered, elegant facade

- Modest proportions and low eaves
- Featured panelled front door and entry
- Simple square form
- Arched tops to windows
- Cornice details and dentils
- Precedent images accurately reflect the proposed level of design intent:





8.3 Detailed Design

- A simple mix of materials is proposed with:
 - Cheshire red facing brickwork
 - Grey slate roof tiles
 - Off-white / light grey framed double glazed casement windows
- A traditional method of construction with cavity wall masonry



Image 16 - proposed dwelling 3D visual

9.0 Landscaping & ecology

- It is proposed to re-landscape the front garden and extend the driveway across the width of the property to accommodate more cars comfortably and provide turning facilities.
- An area of soft landscaping along with planters are proposed to the front boundary wall, to soften the overall frontage.
- To the rear of the property the majority of the lawn, shrubs and planting will be retained. Any area of damaged lawn will be replaced after work has been completed.
- There are no significant ecology issues identified at this stage.

10.0 Access

- The overall finished floor level of the house is proposed to remain at the existing level of 150.00.
- The driveway access is proposed to move central to the plot and slightly wider to allow for ample surface parking for owners and visitors.

11.0 Drainage

- There is no mains drainage connected with a septic tank located in the rear garden. The septic tank will be retained as part of the proposed works and there would be no processes carried out on site that would produce contaminated waste.

12.0 Flooding

- The site is not at risk of rising flood water.

13.0 Sustainability

- Part of the reasoning for replacing the existing dwelling is to make a highly thermally efficient dwelling with renewable energy systems. Key specification targets include:
 - Air-source heat pump to provide hot water and heating provision via underfloor heating and radiators.
 - Timber frame structure with external walls, floors and roof insulation to exceed minimum Building Regulations standards.
 - High performance double glazed windows to exceed minimum Building Regulations standards and offer plenty of natural daylight and natural ventilation.
 - Sustainable drainage system of permeable driveway and soakaways for surface water disposal to land.
 - Solar panels to be installed on the South facing roof as a renewable energy source and to reduce carbon emissions.

14.0 Conclusion

- The existing properties condition has been assessed and due to its low architectural value, current size, form, height and alterations required to provide the required level of family accommodation, it is deemed too inefficient in cost terms and therefore demolition for a replacement dwelling is justified on this basis.
- The replacement dwelling has been designed to provide a high-quality individual property and we believe that the proposals will add to the character of the area with a design that is

distinctive and visually interesting yet will sit well amongst its neighbouring properties and wider surrounding context.

- Highway safety would not be compromised by the proposals.
- The amenity of the property would not be adversely impacted.
- The proposals would not contravene any local or national Planning Policy guidelines, and therefore we request the application is approved with appropriate conditions where necessary.