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Design and Access Statement



Statement prepared for:

Ms Gill Jones

Springfield Farm,
Marford,
Wrexham,
LL12 8TD.

Statement required for:

Proposed conversion of the existing Grade II listed barn to commercial offices for use in conjunction with existing agricultural operation on site.

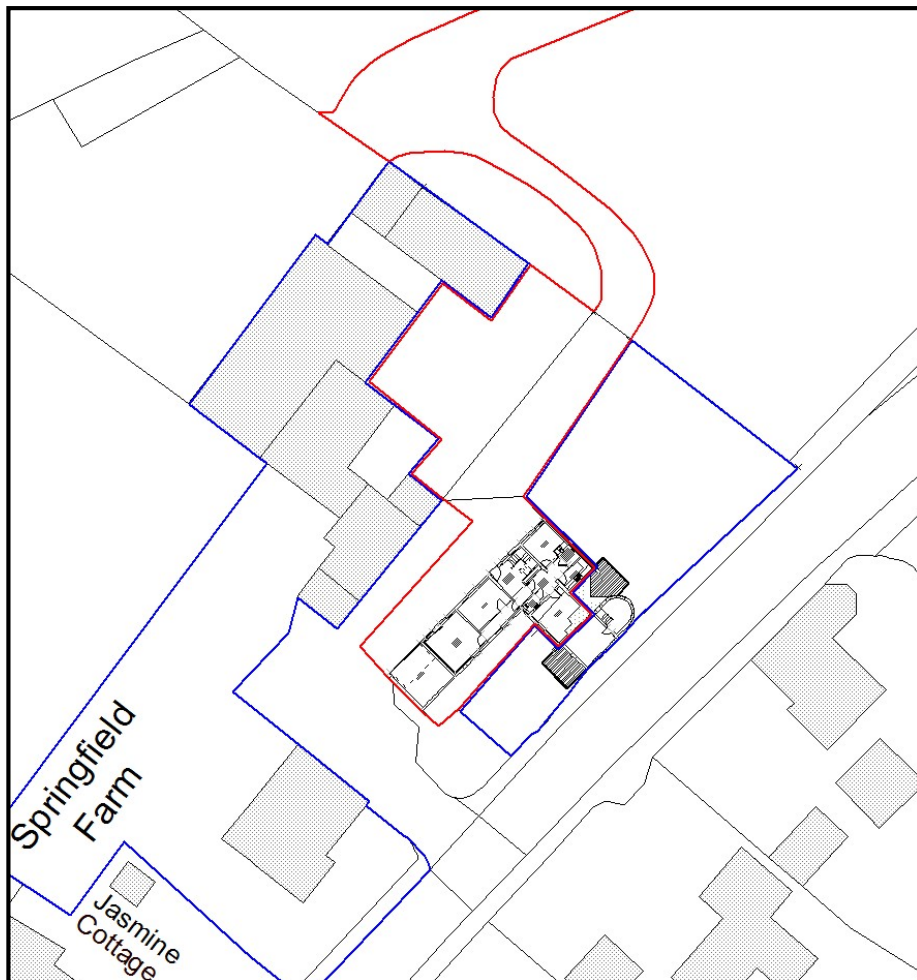
1. Brief:

- 1.1** We have been approached by our client to obtain planning permission for the conversion of Springfield farm barn to commercial offices to be used in conjunction with existing agricultural operation on site.
- 1.2** Our client's main objective with this project is to develop the building to its full potential whilst maintaining the visual impression. The purpose of this application is to improve the appearance and use of the existing structure.
- 1.3** Springfield Farmhouse is a Grade II Listed Building which is linked to the barn. It is one of a series of distinctive eighteenth-century dwellings built within the Marford area.
- 1.4** Springfield Farmhouse was listed in October 1962; establishing its importance within the local area.

2. Access, including movement to and from the site:

- 2.1** The site is currently located on its own grounds off B5445 and can be accessed by its private driveway.
- 2.2** The site is located within the village of Marford, in Wrexham. The property is one of Marfords many large detached properties that are of historic and architectural interest in relation to their appearance and characteristics.
- 2.3** Traveling along the B5445 & B5102 provides road users with access to the A483 bypass at the Rossett/Burton road intersection, this road network provides excellent links to the City of Chester and also road networks beyond such as the A55 which connects Wrexham to the North Wales coastal town of Conwy and City of Bangor.
- 2.4** Regular buses are available into the village of Marford. Bus 1 Sapphire travels from Wrexham to Chester at regular intervals giving non car users excellent public transport links to the nearby town centre of Wrexham and city centre of Chester.
- 2.5** Additional modes of public transports are available in Wrexham or Chester in the form of a train. Wrexham provides a direct route to Bidston travelling through the villages and towns of Caergwrle, Hope & Buckley. The train network in Chester is far greater with various destinations available such as, Crew, Manchester and Liverpool.
- 2.6** As illustrated in the image below, Springfield Farm boasts a large footprint with a private driveway, parking will not be an issue on the site.

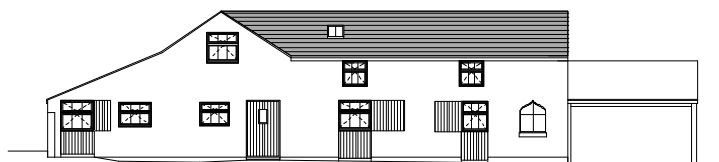
- 2.7** The site is located in the village of Marford within the county borough of Wrexham, Marford is a busy village and highly sought-after location to reside. Established convenience stores are in the village centre, from a local grocery store, local butcher and a post office.
- 2.8** Within the town centre the General and Central Stations can be found. Direct trains to Cardiff, Chester and Liverpool are available.
- 2.9** The site is within close proximity to the A483. This is the main carriageway linking Wrexham to Chester (Northbound) and Oswestry (Southbound). The A483 opens a larger road network to road users in the form of the A55 coastal expressway, linking the city of Bangor and the island of Anglesey. The M53 and M56 are also within a 30-minute drive of the site which provides links to Liverpool and Manchester.



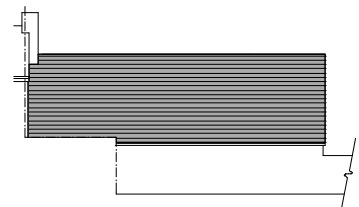
1. Proposed Site

3. Character:

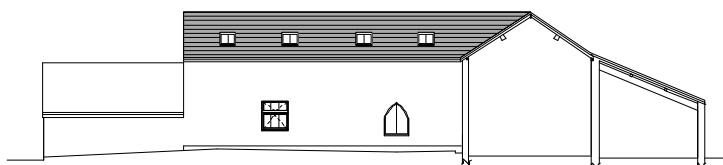
- 3.1** The Springfield Farmhouse, as previously mentioned, was listed in 1962, cementing its importance to the local community.
- 3.2** Surrounding dwellings in this area comprise similar material to the Springfield Farmhouse. According to Cadw Springfield Farmhouse is one of a group of dwellings in Cottage Orne style. The exterior was remodelled in the early nineteenth century to match other buildings in the village.
- 3.3** The exterior of the buildings comprises brick, render and slate roof.
- 3.4** The existing street scene is very traditional in character, made up of a combination of detached houses and bungalows. Many of the structures are set back off the highway with walls/hedges defining private boundaries.
- 3.5** Marford is a highly sought-after location and has a large variety of dwellings present, from multiple house types on housing estates to one off self-build projects. Marford Hill, in particular, is bustling with character.
- 3.6** The change of use from a currently unused barn to commercial office will benefit the area by providing more jobs within the Village. More people working within the area will also benefit local companies.



Front Elevation 1:100



Part Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

2. Proposed Elevations

4. Appearance

- 4.1** The Springfield Farm barn has been used as a store for a number of years. The client's intention is to restore the building to its former glory and make use of the existing building.
- 4.2** New windows have been proposed to replace existing windows. As seen from images, existing windows are damaged and in poor condition. New windows are to be in styles to match existing, as indicated.
- 4.3** The internal design has been accommodated around the existing openings. All of the existing openings are to be retained to ensure the character of the barn is not adversely affected.
- 4.4** At first floor level offices, server room and storage has been provided within the space available, supplied with conservation style roof lights to ensure the characteristics of the building are preserved, allowing natural light to flood in.
- 4.5** Softwood double glazed windows are to be installed to respect the existing buildings heritage and original construction methods.

5. Community Safety

- 5.1** According to information available to the general public there has been 11 crimes reported in the vicinity of the month May 2021. This information has been obtained from the Police website (www.Police.uk)
- 5.2** There is very little reason to suggest why the proposed conversion would see an increase in these crime figures.
- 5.3** Additional natural surveillance is provided with the occupation of an existing structure.

6. Environmental Sustainability

- 6.1** The building will be fully insulated to meet the requirements of the current Building regulations, thus ensuring the converted barn to offices 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 the offices.
- 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.

- 6.4** This development can be considered as sustainable as it is reusing an existing building rather than constructing from new.

7. Local and National Policies

- 7.1** The proposed residential development is compliant with policies PS2, PS3 & PS8 of the Wrexham UDP.

- 7.2** Our Scheme to develop this parcel of land will be compliant to Policy GDP1.

- 7.3** The conversion of the barn to offices will be compliant with Policy EC9.

8. Conclusion:

- 8.1** We are utilizing an existing resource and creating commercial offices within an existing structure.

- 8.2** 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 good state of repair, ensuring maintenance is not needed for a number of years.

- 8.3** We feel this planning application should be looked favourably upon as we feel there are no justifiable reasons for refusal.

*Document prepared by:
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*Revision A Document prepared by:
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