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Design and Access Statement



Statement prepared for:

Mr Neville Roberts

Middle Sontley Farm,
Sontley Farm,
Wrexham,
LL13 0YP

Statement required for:

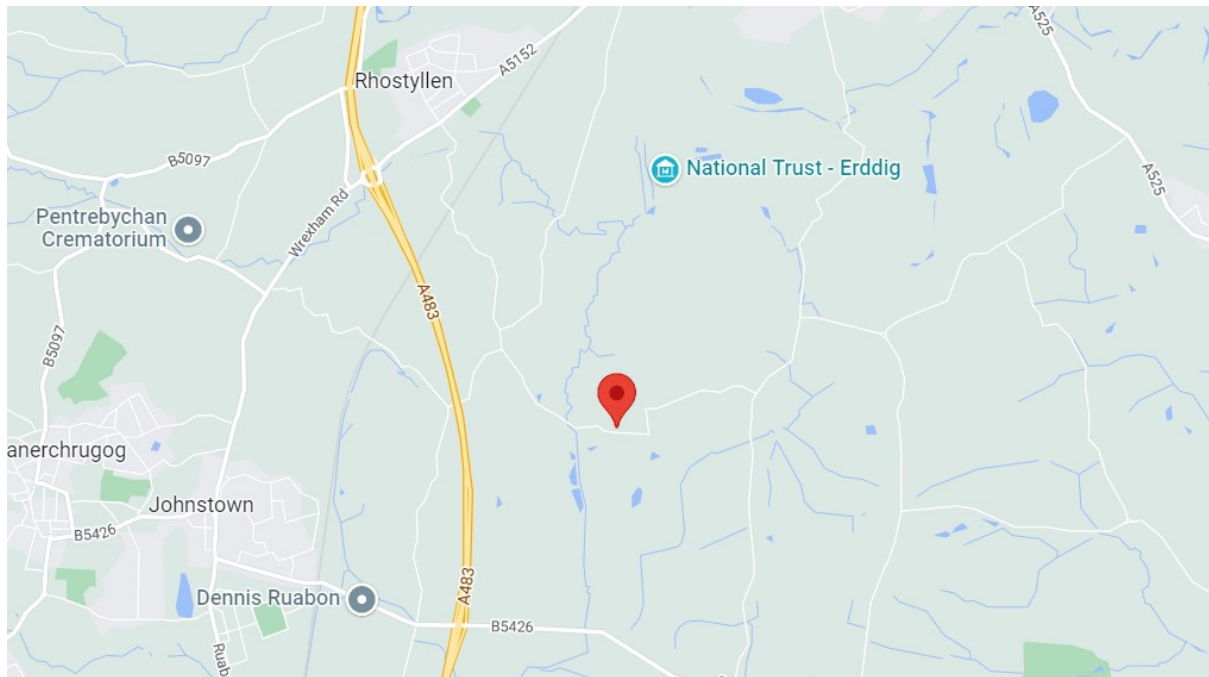
Proposed Barn Conversion to form residential dwelling at Middle Sontley Farm, Sontley, Wrexham, LL13 0YP.

1. Brief

- 1.1** We have been employed by our client to prepare a planning application to convert a barn at Middle Sontley Farm to create a residential dwelling.
- 1.2** Following an initial site visit, it was found that the existing barn is of adequate size and condition to allow for conversion to residential dwelling.
- 1.3** Having studied the area and clients' requirements it has been determined that a residential dwelling would have positive impact on this area, ensuring an unoccupied and unattractive barn is brought back into use and properly maintained.
- 1.4** The proposed conversion is to be done sympathetically to the existing structure, retaining original features where possible.

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

- 2.1** The existing access point into the site is indicated on the site and location plan drawing B157/005.
- 2.2** Parking is to be provided to frontage of the property as illustrated. Parking to the frontage of the site will reduce the amount of hard standing allowing shrubs and greenery to be installed while improving the overall appearance of the site.
- 2.3** Middle Sontley is a rural location which can be accessed off Colliery Road and Haford Road from the A5152 or A483. From A5152 Wrexham City centre can be accessed directly. The A483 provides excellent road links from the application site such as Wrexham and Chester.
- 2.4** All conveniences can generally be found within Wrexham City centre in the form of supermarkets, high street stores, restaurants, public houses, takeaways and nightclubs. The city also boasts excellent public transport links to a variety of destinations.
- 2.5** The rail network is vast, direct trains to Cardiff from Wrexham general are available. Rail links to Chester and Liverpool are also available direct from Wrexham. From Chester there is a wide range of destinations, such as Crew, Manchester, Newcastle etc.
- 2.6** The A483 is the main dual carriageway linking Wrexham to Chester (northbound) and Oswestry (southbound). The A483 opens a larger road network up to road users in the form of the A55 coastal express way, linking the City of Bangor and the Island of Anglesey to the main land. The M53 and M56 are also within a 30min drive of the application site, providing excellent road links to the cities of Liverpool and Manchester.



1. Map of road network

3. Character

- 3.1** The existing street scene is very traditional in character, made up of a combination of farmhouses, barns and other agricultural buildings alike. The built form of the street scene would remain unaltered. However, the proposal put forward will vastly improve the visual aspects of the site.
- 3.2** The existing structure comprises facing brick with slate roofing material. Brick arched openings are to be retained together with brick bull nose cills, sizes of existing opening to be retained where possible.
- 3.3** Slated roofs are present on the existing barn, roofs are in a poor state of disrepair as can be seen on the photograph below. This form of construction is extremely traditional in character.



2. Existing roof construction

- 3.4** Middle Sontley Farm barn is located next to a complex of barns which have been previously converted into terraced houses. These terraced houses vastly improve the area and ensure the land adjacent to the houses is fully maintained.
- 3.5** As existing, Middle Sontley Farm barn hasn't been maintained for a number of years and therefore has a negative impact on the appearance of the area.
- 4. Appearance**
- 4.1** The barn has been used for a number of years for storage. Its appearance is to remain as existing with minimal change proposed to structure.
- 4.2** In line with planning policy the barn is to be converted within its existing footprint without the need to extend. Following the policy means the structure will not be detrimentally affected by the conversion proposed.
- 4.3** New window openings are proposed to increase the amount of natural light available to occupants creating a comfortable home and making the best use of space available.
- 4.4** The barn will require re-roofing; this is due to the poor state of the existing slated roof. New slates will be used in replacement of the old to ensure the character and appearance of the barn is retained.
- 4.5** The internal design has been accommodated around existing external openings, to ensure each room is provided with natural light. Rooflights are proposed to increase lighting levels within master bedroom.
- 4.6** Making use of the 2 storey element to the barn a staircase is to be installed to provide accommodation at first floor level, this is to include 4 bedrooms.



4. Proposed Elevations.

5. Community Safety

- 5.1** According to information available to the general public there has been 7 crimes reported in the locality in August 2022. This information has been obtained from the Police website (www.Police.uk)
- 5.2** There is no reason to believe the proposed conversion will see an increase in these crime figures.
- 5.3** The proposal will improve on natural surveillance, with occupancy of a dwelling, rather than the building being unused.

6. Environmental Sustainability

- 6.1** The buildings will be fully insulated to meet the requirements of the current Building regulations, thus ensuring the dwellings 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 dwellings.
- 6.3** The building will be fitted with lighting outlets which take lamps of luminous efficacy of at least 40 lumens/circuit watt to ensure that the dwellings has efficient light fittings. 100% of light fittings installed are to be energy efficient light fittings.
- 6.4** This development can be considered as sustainable as it is reusing an existing building rather than constructing from new. Where new materials are to be used, materials are to be reclaimed and/or sourced locally.

7. Local and National Policies

- 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 sit and makes a positive contribution to the appearance.
- 7.2** The proposed development will not material 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 residential will be compliant with Policy EC9.

8. Conclusion

- 8.1** We are utilizing an existing resource and creating a residential unit 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 in a good state of repair, ensuring maintenance on the structure will not be needed for a number of years.

- 8.3** 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*