
Supporting Planning Statement The Bryn, Gredington, Hanmer, Whitchurch

Prepared for The Gredington Estate

January 2022
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Report

Supporting Statement – The Bryn, Hanmer

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Appendix A Location Plan

1. Introduction

This statement has been prepared in support of the planning application submitted on behalf of the Gredington Estate for the Variation of Condition No.1 (LPA Reference P/2016/0493) in order to renew the planning consent before it expires, by extending the time period for implementation for another five years, at The Bryn, Gredington as identified on the location plan (**Appendix A**).

The application to which the Variation of Condition 1 relates (LPA Reference P/2016/0493) is for the conversion of the former agricultural buildings at The Bryn, Gredington. Planning consent was granted for this scheme on 12th August 2011.

2. The Gredington Estate

The Estate currently comprises four let farms, a number of dwellings and two commercial properties and totals approximately 1,650 acres. The Estate lies to the west of Whitchurch, within the County of Wrexham.

3. Review of Planning Policy Framework

With reference to Unitary Development Plan H3, Local Planning Guidance Note No.3 and national Government advice, the relevant considerations are achieving a scheme that:

- secures an appropriate form and density of development that sensitively relates to the locality;
- respects the amenity of existing residents;
- ensures a good environment for the occupiers of the proposed properties; ensures satisfactory access and parking arrangements; and
- preserves or enhances the sensitive nature of the buildings at Bryn Farm within the open countryside.

The relevant policies provide for developments of this nature and consequently there should be no objection in principle to development on the site.

4. Design & Access Statement

4.1 Overview

The requirements for the Design & Access Statement are detailed in TAN12: Design (2009). A design and access statement (DAS) is required for all new residential development. For the avoidance of doubt, the proposed scheme remains the same as that which was previously approved under P/2010/0493 and then granted an extension of time under P/2016/0431.

The following design principles and concepts have been applied to the proposed development

- i) Amount
- ii) Layout
- iii) Scale
- iv) Landscaping
- v) Appearance

Strutt & Parker has extensive experience in the design and conversion of similar buildings. In previous projects we have been able to demonstrate an understanding of the character that traditional buildings provide as valuable rural assets. The conversion scheme takes account of the guidance provided by Wrexham Borough Council in Local Planning Guidance Note 3 relating to the conversion of buildings in rural locations. Specifically the principles of inclusive design will be adopted to create a development that makes a positive contribution to the local community and residential environment.

The conversion of the buildings is contained within the existing footprint. All buildings are of substantial and sound construction. Associated outbuildings will be used for domestic storage and garaging wherever feasible.

4.2 Amount/Use

The application is for the conversion of an existing agricultural use to form five fully Equality Act 2010 compliant dwellings.

Internally the design has been executed around the constraints of the existing building, taking into account the current openings, heights and original truss positions. Planning has achieved the retention of the valuable historic fabric including the original trusses and overall spatial form of the barns.

Detailing such as steps within landing areas and split staircases, enable adequate head height on the first floor in the main barn without damage to the roof; or, having to substantially modify the existing floor heights. Roof trusses are to be retained where possible and will be visible from the ground floor by raising the ceilings slightly in between the roof structure. Where the trusses coincide with partition walls below, the walls are to be slightly off-centred so that the truss can remain visible entirely within one room rather than infilled and be of little value to either room

Sufficient parking space is provided via the large area of existing hard standing which will be regularised to reduce the impact upon the site's rural setting.

The total area of the proposed conversion is no larger than the existing area used for agricultural use. No extensions are proposed and the remainder of the space will be retained for storage purposes.

The precise details of the proposal were detailed in the plans submitted under the original application P/2010/0493.

There are existing supplies of mains electricity and water to the site. The converted buildings would utilise electric heating systems. Sewage disposal would be by way of a large self-contained biodisc treatment plant with soak away drainage. Please reference the completed percolation tests.

Any existing traditional drainage features will be retained and repaired where possible. Soil and vent pipes will be positioned internally to avoid damage to the aesthetics of the buildings where possible.

Heating and ventilation systems will be designed to have minimal visual impact.

4.3 **Layout**

The layout is detailed on the plans under the original application P/2010/0493.

The design of the spaces has been carefully considered to maximise natural light whilst providing privacy to neighbouring occupants. All new openings have been kept to an absolute minimum, but are sufficient to maintain acceptable levels of outlook.

Main entrances to accommodation are via existing door openings. This provides a good connection between the parking area and the existing buildings and enables level access.

The layout is detailed on the plans accompanying this application. The proposed design and detailing is in keeping with the surrounding built environment and the adjacent residential uses. The proposal incorporates sufficient separation distances to satisfy all council amenity and privacy standards.

There are no habitable windows upon main elevations to properties in the neighbouring vicinity which directly front any of the proposed main elevations within a 21m distance. Therefore, there should be no loss of outlook or impact upon privacy to any neighbouring residents through the conversion proposed.

The scheme presented provides no opportunity for unacceptable levels of overlooking and mitigates against all potential privacy and amenity concerns. Through the use of obscured glazing upon those windows to the southern elevation.

4.4 **Scale**

Existing heights of the 'U' shaped traditional range are:

- Eaves – maximum 4.0m
- Ridge – maximum 7.5 m

Existing heights of Barn 2 are

- Eaves – 4.5m
- Ridge – 7.6m

These heights will be unchanged as part of the conversion proposed and no heightening of the existing roof void is proposed.

The width of the existing main building is 50m, which will remain the case thereafter.

The location of the proposed conversion is very well hidden by the existing layout. The site is partially screened by the landscape upon arriving to the site from Pigeon Lane. Consequently, there should be little if any associated impact upon the setting and character of the wider rural area.

The conversion will not result in any changes to the scale of the buildings being utilised as they will be utilised like for like. All new openings have been minimised and for all intents and purposes the design of the structure will remain relatively unchanged.

It is considered that the proposed development will result in no loss of light or overbearing being created to neighbouring resident's amenity as no increase in scale is proposed.

These points are illustrated within the plans under the original application P/2010/0493.

4.5 Landscaping

The proposed curtilage to each dwelling will be contained within the existing area of the farmstead, reducing the spread of gardens into the open countryside. A careful balance has been struck between the need to achieve some privacy to the new units while at the same time maintaining the open feel of a traditional farmstead.

The curtilage continues to run with the existing site boundary where possible and access is gained from the existing arrangement to minimise the impact upon the open countryside. Landscaping detailing will be implemented to adequately separate the modern agricultural building for the proposed residential scheme.

It is thought that no trees on site are subject to Preservation Orders, but we have however made every effort to integrate the development into the landscape rather than the other way around. Therefore, all developments will be proposed to be sympathetic to the existing site as to prevent impact suffered.

It is proposed that any trees or hedging planted will match or compliment the existing. As previously stated the intention is to retain as much as possible, but inevitably these will be some minor infill sections.

Hard landscaping will be in keeping with the character of the site and area, reinforcing the rural dynamic of the site.

We feel that our proposals will further improve an already well established site, creating an attractive environment.

4.6 Appearance

All elevations shall remain predominantly unchanged. The traditional buildings of the farm will retain their original slate roof coverings, and our proposal seeks to maintain natural slate roofing where possible, the more modern buildings are to be removed. In order to achieve adequate light levels internally without disrupting the external elevations unnecessarily, some roof lights have been included in the proposals. These would be in the form of simple glazing with black structural elements rather than modern Velux roof lights which will be flush with the roof surface.

The elevations, constructed in traditional brick work, remain largely unaltered by our proposal by using all existing openings. Existing windows and features have been retained and where applicable previous blocked off openings are re-opened with new windows inserted to achieve symmetry. Large openings created since construction has been glazed to show evidence of the historic development and evolution of the building. These openings are to be simply glazed, with the glazing to be set within the opening

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and set back at least 100mm to show the main structural stone/brickwork of the barns. Their impact is reduced by the provision of timber framed windows and doors to lessen the residential feel and retain the agricultural character. Other features such as the ventilation openings will be glazed internally to ensure weather exclusion. New windows are to have the same glazing style as any existing windows of the barns. Any new doors will be of a traditional vertical matchboard type as indicated.

The submitted design is bespoke to the localised area and respectful of its chosen public realm. It incorporates massing and scaling appropriate to the associated plot size.

Any changes necessary to external walls will be implemented “like for like” using appropriate rendering to match the proposed development to existing property and structure subject of conversion.

Replacement roof coverings will consist of new slate tiles over a replacement membrane. Black uPVC rainwater gutters and downpipes shall be fitted.

Casement windows and solid timber doors will be provided. Internal walls will be concrete blockwork and plastered. Ceilings will be plaster boarded and skimmed.

Electricity and water supplies will be brought as existing and independently metered; and, thereafter connected to the services installations. A telecom duct will be provided into the building.

An oil fired central heating system will be provided with steel radiators suitably sized and located. Ventilation to toilets and bathrooms will be provided as required by building regulations.

A fire alarm system will be provided to satisfy current building regulations.

New outbuildings will be utilised for garaging/bin storage/storage sheds - as illustrated in accompanying plans.

4.7 Access

There is already existing access and parking facilities included on site which shall be regularised as part of the proposals.

The main access to the building will be via level thresholds.

Vehicular access will utilise the existing arrangements with Pigeon Lane. This provides direct access. The existing sight lines and visibility splays are deemed to fall within acceptable limits for necessary access and egress. There should be no unacceptable impact upon local highway safety.

Existing entrances at ground floor level exceed 800mm in width; and, all paths exceed the minimum 1200mm width allowing people in wheelchairs and pushchairs to pass each other within acceptable limits. The surfacing/pathways leading up to the immediate vicinity of these entrances would be formed by flush and level stone paving slabs not exceeding a 1:20 gradient; and, all cross falls will not exceed 1:50. There will be no steps leading up to the main entrances of any dwelling proposed. All entrance doors will be provided with a low level seal at the threshold in order to limit water ingress at this point. The surfacing around the perimeter of the building will be interrupted by planting/cobbles etc. to avoid the hazards created by opening doors and windows, see Diagram 6 “External Hazards” Section M2 Approved Document M of the Building Regulations. Disabled parking provision will be specifically reserved off-street and located close to all dwellings so that they are capable of occupation by elderly

of disabled people. It will therefore be possible for a wheelchair to travel from vehicle setting-down points to all dwelling entrances without the need to negotiate steps.

All external surfaces will be even and made of tactile paving appropriate for wheelchair users, people with visual impairments and people who are unsteady on their feet. Joints between paving units will not exceed 10mm in width and 5mm in depth. Any difference in levels between adjacent paving units will be no greater than 5mm. The edges of paths and hard standing areas will include a raised kerb to assist blind or partially sighted users. Pedestrian and vehicular routes will be clearly distinguished; and, all surfaces will be firmly founded incorporating a slip-resistant finish suitable for use in most weather conditions. Paving and hard standing used will be capable of withstanding the loads and volume of traffic it will carry.

Overall, the design proposed has been formed in accordance with good practice for dealing with adaptation, conversion and alterations to traditional farm buildings. Consideration has been given in order to minimise the effects of the conversion schemes on the building and surrounding structures by keeping alterations to a minimum.

The access described complies in full with Policies EC1, H3, EC9, GDP1, H5, CLF9, LPG 3 and LPG16; along with, National Planning Policy and TAN12: Design (2009).

4.8 Environmental Sustainability

The general modifications outlined take into account each proposed design solution is the most appropriate, both in terms of promoting environmental sustainability and preserving the historic and architectural importance of the existing building.

Given the general constraints of modifying elements of the existing building, careful consideration has been taken to sympathetically improve overall thermal performance and heat loss solutions in accordance with Part L of the Building Regulations. For example, thermal improvements will be made in areas which do not compromise key historical features as seen on the walls and flat roof ceiling. In addition the roof cavities in the main rafters will be thermally upgraded, coupled with the existing floor, which will be re-constructed to avoid rising damp and cater for service installations. General elemental 'U' values for these target areas will be significantly over specified to supplement the minimum improvements to the existing walls.

The overall design retains all elements and structural fabric of the existing building, which ensures minimum material waste to be taken off site for disposal and impact on the existing building.

There are existing supplies of mains electricity and water to the site. The converted buildings would utilise oil fired heating systems with the oil tanks located adjacent to the barns to minimise their aesthetic impact. Sewage disposal would be by way of a self-contained biodisc treatment plant with soak away drainage, which will produce clean water run-off.

Any existing traditional drainage features will be retained and repaired where possible. Soil and vent pipes will be positioned internally to avoid damage to the aesthetics of the buildings where possible.

Please refer to accompanying percolation tests which demonstrate the acceptability of our proposals.

Heating and ventilation system will be designed to have a minimal visual impact on the setting of the barns.

The construction process will involve the use of local businesses around the area to source and fabricate materials, which will reduce transport emissions both to and from the site. Furthermore limiting the distance for transportation will ensure materials are readily available and delivered to site and no delays are incurred to the construction program.

The redevelopment of the former outbuildings will provide a sustainable and resourceful use for the building and avoid it falling into a state of deterioration.

The above details ensure full compliance Planning Policy Wales (2002), TAN12: Design (2009) and National Planning Policy.

4.9 Community Safety

The position of the existing building and proximity in relation to the front parking area provides an exposed open space allowing for natural surveillance across the main frontage. The proximity of existing dwelling and a low incident rate make this consideration minor.

The above details ensure full compliance with Planning Policy Wales (2002), TAN12 Design (2009) and National Planning Policy.

4.10 Movements To and From the Development

4.10.1 External Access

For highways access details related to construction of the new highway access please refer to section 4.7 of this statement.

There is already an existing access and parking facilities included on site which shall be enhanced as detailed under the original application P/2010/0493.

4.10.2 Internal Access

Given the general nature of the building, Part M of the Building Regulations does not need to be fully enforced; nonetheless, provisions for disabled access will be implemented where possible.

The overall spatial layout provides generous circulation areas throughout the building suitable for unobstructed wheelchair manoeuvring to maximise flexibility for individuals with disabled needs. Detailed scaled furniture layouts have been indicated on the drawings to highlight the potential circulation areas in each room and space.

Internal doors within the building will be at a suitable width to facilitate wheelchair manoeuvre. Generally all doors into habitable rooms will have a minimum unobstructed opening of 750mm.

Switches and socket outlets in habitable rooms for lighting and other equipment will be located so that they are easily reachable. By way of complying with Part M1 this is generally between 450mm and 1200mm from finished floor level.

The above details ensure full compliance with, Planning Policy Wales (2002), TAN12: Design (2009) and National Planning Policy.

5. Updated Ecology

The original submitted and accepted ecology surveys have been updated. A site visit was carried out in August 2021. This initial survey concluded that the red brick buildings on the site are still in a suitable condition to support roosting bats and there is some potential for Great Crested Newts within nearby ponds. Further bat survey and Great Crested Newt survey work is underway.

6. Conclusion

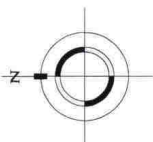
The proposed development remains the same as the approved application (LPA Ref. P/2016/P/2016/0431) and the original planning application under P/2010/0493. This application solely seeks to renew the consent before it expires, by extending the time limit for implementation.

Since The Bryn buildings on the Gredington Estate became principally redundant for agricultural purposes it has become necessary to identify alternative uses in order to preserve and maintain these important traditional barns for the future. Our findings illustrate that residential conversion of the site would be of least impact to the area whilst also ensuring the preservation of the buildings and enhancement of the landscape. Such reuse would accord with the Wrexham Unitary Development Plan under policies H3 and Local Planning Guidance Note 13.

APPENDIX A



Wrexham
COUNTY BOROUGH COUNCIL
COUNCIL CHAMBERS, 100, MARKET STREET, WREXHAM, CH1 2HH
WREXHAM



Total area of site outlined in red 13,241m²

KEY

- SITE DEVELOPMENT BOUNDARY
SITE BOUNDARY WITHIN
APPLICANTS OWNERSHIP
SITE DEVELOPMENT HATCH
SURROUNDING BUILDINGS
ROADS AND BOUNDARIES

[illegible]

STRUTT & PARKER LLP

Client

Change of use of former agricultural barns to form residential accommodation.

Location Plan as existing

Location Plan as existing
11:250 @ A3
April 2010

April 2010

Dwg. P 382 01

Gredington Estate

Brvn Farm

PROPERTY Hammer

Whitchurch

Shropshire

3110psm116
CY133DS

ST 13305

THE OLD COURTHOUSE

CHURCH ROAD
NORTHOP

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LOCATION PLAN 1:1250