



Access Statement

Application: Listed Building Consent for the refurbishment of an existing building, including the provision of a new roof, the opening up of an original window opening and the formation of a new rear door [part retrospective].

Site: Pentre Saeson Foundry, Brymbo Road, Bwlchgwyn, Wrexham LL11 4HL

Introduction

This Access Statement has been prepared by Real Planning to accompany a Listed Building application seeking Listed Building Consent for the refurbishment of an existing building [formerly used for storage], including the provision of a new roof, the opening up of an original window opening and the insertion and formation of a new rear door [part retrospective] at the above site.



Plan 1 – Location of application site

The Site

The site is located within the open countryside between the villages of Brymbo to the East and Bwlchgwyn to the West. The Site is accessed immediately north off Brymbo Road leading from Brymbo to Bwlchgwyn and, in structural terms, comprises the restored former Pentre Saeson Foundry building converted to residential use and the renovated Pentre Saeson Foundry chimney. These two structures are listed [see Section 2 – The Site in the submitted Heritage Impact Statement]. A further structure, which is curtilage listed, is located towards the western boundary [shown circled in Plan 1 below] and the proposed works relate to the refurbishment of this building [formerly used for storage], including the provision of a new roof, the opening up of an original window opening and the insertion and formation of a new rear door.



Photo 1

The Proposed Development

It is intended to retain, rebuild as necessary, repair and repoint the external face brickwork of the former storage – a small part of which has already commenced, to ensure that the building does not fall further into disrepair before it is properly restored. The refurbishment of the building also includes:

- 'opening up' of an original window opening and to install a rear access door; and,

- rebuilding of the former chimney and internal fireplace that originally served the building.
- reroofing with insulated sheets coloured Goosewing Grey.

All restoration works will be undertaken to a high standard with use of materials designed appropriately for the building's 'curtilage listed' location in the vicinity of two Listed Buildings.

The Proposed Use of the Building

Following the completion of the restoration works the applicant intends to use the outbuilding as part storage and part greenhouse facility with potting shed. The applicant and his wife are very keen gardeners as can be seen from the appearance of the overall site. The applicant considers it important that a viable and beneficial use is found for the outbuilding which will be of considerable benefit to him and his wife and which will allow the outbuilding to be restored, thus ensuring its long-term viability given the nature of the site. By utilising the outbuilding following its restoration it will negate the need to provide another building or buildings within the curtilage of the listed foundry structures to provide for the above stated need.

Access

The Site is located 7k west of the town of Wrexham and is reached by taking the A525 from Wrexham west to just north of Coedpoeth, then northeast on the B5102 Minera Road and finally 150m west on Brymbo road. The Site is directly accessed from Brymbo Road as can be seen in Plan 1 on the previous page. Brymbo Road joins the two villages of Brymbo to the northeast and Bwlchgwyn to the west.



Photo 2

The immediate access to the Site is via a short driveway leading up to a parking and turning area immediately in front of the restored and listed Pentre Saeson Foundry building and stone chimney.

There are no changes proposed to these existing access arrangements.

The former 'curtilage listed' outbuilding is accessed through the applicant's garden to the west of the restore foundry building. [see photos 1 and 2 previously].

Policy and Guidance Relating to Access

In consideration of the proposed development scheme the following local and national planning policy and guidance have been taken into account:-

- Wrexham Unitary Development Plan: May 2006 [Policies, GDP1 and T8]
- Local Planning Guidance Note 6: Access to and Use of Buildings
- Local Planning Guidance Note 16: Parking Standards
- Local Planning Guidance Note 21: Space Around Dwellings
- Local Planning Guidance Note 24: Designing Out Crime
- Local Planning Guidance Note 30: Design
- Planning Policy Wales [PPW] - Welsh Assembly Government [Edition 10 December 2018]
- PPW Technical Advice Note 12: Design [2014]
- PPW Technical advice Note 18: Transport [Welsh Government 2007]
- Manual for Streets 2 - Department for Transport [2010]
- Manual for Streets: Department for Transport / Communities and Local Government / Welsh Assembly Government [2007]
- Planning and the Historic Environment: Historic Buildings and Conservation Areas Welsh Office Circular 61/96
- BS8300 2009 - Design of buildings and their approaches to meet the needs of disabled people - British Standards Institute [2009]
- The Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012
- BS8300 2009 - Design of buildings and their approaches to meet the needs of disabled people - British Standards Institute [2009]
- Approved Document to Part L: Conservation of Fuel and Power [New Buildings] - Department for Communities and Local Government [2015 Edition]
- Approved Document to Part M: Access Ro and Use of Buildings - Department for Communities and Local Government [2015 Edition]
- Inclusive mobility: A guide to best practice on access to pedestrians and transport infrastructure - Department for Transport [2002]
- Access Statements - Disability Rights Commission [2004]

Accessibility

There is existing parking for 4/5 vehicles in accord with local planning guidance and more than adequate parking and turning area to a standard suitable for domestic

traffic. The site and the internal accessibility arrangements of the proposed restored outbuilding will be compliant to design guidance and any duty under the Equality Act 2010 [which incorporates the Disability Discrimination Act 1995]. Such accessibility is in accordance with local planning guidance and the updated Part M to the Welsh Building Regulations – Access to and Use of Buildings / Dwellings. All potential users will be able to access the proposed restored outbuilding and there is sufficient access for the emergency services.

The Site is in private ownership and not open to the public.

Conclusion

It has been demonstrated that both the Site and proposed restored outbuilding are easily accessible to the proposed users and in accord with both local and national policies and guidance.

References

Please refer to the following:

- Photographs of Existing Site [see Appendix 1]
- List Descriptions [see Appendix 2]
- Location Plan [see Appendix 3]

and the submitted drawings:

- Drawing No 770/1 – Existing Elevations and Floor Plans
- Drawing No 770/2 – Proposed Elevations and Floor Plans
- Drawing No 770/3 – Proposed Roof Plan