



Design and Planning
Associates Limited

DESIGN & ACCESS STATEMENT

Proposed Conversion of Redundant Stable Block into a Residential Dwelling at Carreg Farm, Selattyn SY10 7NX



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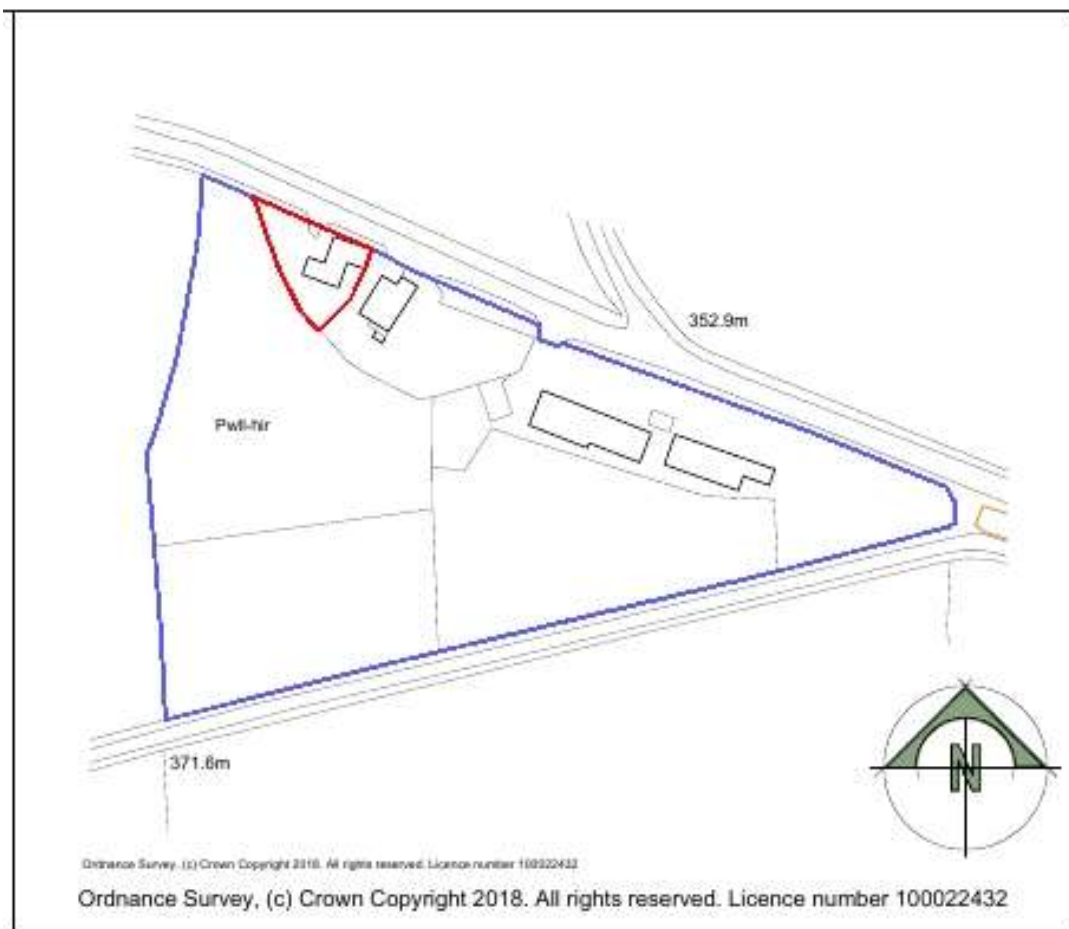
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1. Instructions

1.1 We are instructed by Mr and Mrs Barker to prepare a Design and Access Statement to support the re-submitted planning application for conversion of a redundant farm building into 1 residential dwelling. The application is submitted following the expiration of planning application 5/05/10/945 to provide a residential annex.

1.2 Location/Description

The site is located on the B4579 from Selattyn to Glyn Ceiriog approximately 1 mile from the Wales/English border. The area surrounding the site is characterised by agricultural land interspersed with small copses of trees.



2. Introduction

2.1 The design aspect of this statement has followed the advice, which is contained in the Guidance Document published by C.A.B.E. "Design and Access Statements".

2.2 The design process explains how the physical characteristics

- a) Assessment
- b) Involvement
- c) Evaluation
- d) Design

2.3 There are six headings of analysis which the guide recommends to be covered under 'Design' and two under 'Access'

3. Design

- | | |
|-------------------------|--|
| 3.1 Use: | What the buildings and spaces will be used for |
| 3.2 Amount: | How much would be built on site |
| 3.3 Layout: | How the buildings and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site |
| 3.4 Scale: | How big the buildings and spaces would be (their height, width and length) |
| 3.5 Landscaping: | How open spaces will be treated to enhance and protect the character of the place |
| 3.6 Appearance: | What the building and spaces look like, for example building materials and architectural details |

Access

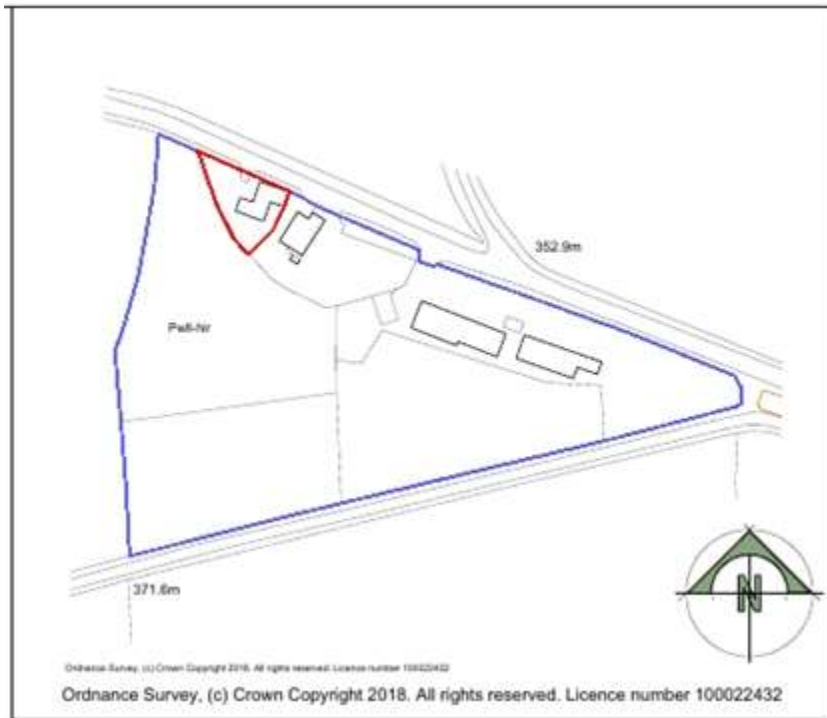
4.0 Vehicular and transport links:

Why the access points and routes have been chosen, and how the site responds to road layout and public transport provision

Design

3.1 Use

- 3.1.1 The proposed site is located approximately 1 mile from the Welsh/English border. The grid reference is S244J355. The whole site amounts to an area of 402sqm as shown below in red.



- 3.1.2 The area surrounding the site is characterised by agricultural pasture land with redundant agricultural buildings nearby as well as a cottage.
- See site photos A, B & C



Photo A – Redundant Farm Building



Photo B – Redundant Farm Building



Photo C – Existing Cottage

- 3.1.3 The proposal has been designed to make use of a redundant farm building to provide residential accommodation in the countryside with no major impact on the surrounding area, see diagram 3



Diagram 3 – not to scale

- 3.1.4 The proposals will not be detrimental to the site as the nature, features and appearance of the existing barn will be maintained and the renovation and extension will not have any adverse effect on its surrounding area but will, on the contrary, make a positive contribution and provide a home in a most attractive setting.
- 3.1.5 The building is sound and capable of renovation without major re-building work

3.2 Amount

- 3.2.1 The proposal involves the formation of 1 residential dwelling

3.3 Layout

- 3.3.1 The proposed conversions make use of the existing building and site layout

- 3.3.2 The outlook and views from the surrounding properties will remain unaffected by the conversion.
- 3.3.3 Levels across the site change very marginally
- 3.3.4 Parking and amenity areas will be provided to the dwelling as shown on the submitted plans and as shown in Diagram 3 above
- 3.3.5 The structure will be in stonework with roof tiles to match existing as closely as possible as shown on submitted drawing P-10. The extension will be constructed with a timber cladding finish.

3.4 Scale

- 3.4.1 The proposed conversion retains existing building height, scale, form and massing.
- 3.4.2 The extension will be subservient to the existing barn.

3.5 Landscape

- 3.5.1 Existing soft landscaping and trees will be retained.

3.6 Appearance

- 3.6.1 Conceptually the proposed conversion will be designed so it will fit well into the surrounding architectural vernacular.
- 3.6.2 The design approach has been to retain the agricultural character of the building by retaining existing door and window openings. All work is to be carried out to match the existing materials with new pointing carried out in a lime mortar.
- 3.6.3 The living room extension will be subservient to the barn and will portray an agricultural feel with the introduction of timber cladding. The entrance porch will be of oak frame and slate roof to match the main barn.
- 3.6.4 The dwelling is to be designed internally to provide a modern living environment of the highest standard, but original features will be retained (where appropriate) and incorporated into the interior design. The conversion, by their very nature, will provide spacious accommodation with a character very different to modern housing so that the overall effect on approaching the barn is to recognize immediately the character and design of the barns.

- 3.6.5 Internally, structural elements e.g. roof trusses will be retained, repaired (where possible) and exposed to emphasize the historical nature of the building. A limited number of roof lights are proposed and these are of a “conservation” type design

4. Access

4.1 Vehicular Transport Links

- 4.1.1 The nearest railway station to the property is located in Gobowen
- 4.1.2 The site is within walking distance of Selattyn, which has the benefit of local amenities and a regular bus service available into Oswestry
- 4.1.3 Other more long distance travel such as airports are located much further afield in major cities such as Birmingham, Liverpool and Manchester.
- 4.1.4 Parking has been allocated in the existing car park as shown on the application drawings
- 4.1.5 The traffic likely to be generated by the development can be safely accommodated by the existing road system without having a detrimental effect on highway safety, the free flow of traffic, or the amenities of the area and neighboring land users.

5.1.1 Enquiries were made with the Environment Agency regarding the likelihood of the site flooding. A copy of the Environment Agency flood map is appended to this statement below confirming that the site lies outside a flood zone.



6. Planning Documentation History Reports

6.1.1 An ecological report is submitted as part of this application

6.1.2 The planning history and previously approved plans are noted below:

PLANNING DEPARTMENT PLANNING APPLICATION SYSTEM FORM 2 STATUTORY REGISTER (PART II)		CHURCH TYPE	REFERENCE NUMBER									
			POST	STRA	COL	REF	CODE	APPLIC	INC	YEAR	OR	DATE
			4	3	2	1	0	9	8	7	6	5
LOCATION		Garreg Farm, Selattyn, Nr. Oswestry.		S.D.		S.D.		S.D.		S.D.		S.D.
PROPOSAL		Proposed conversion and extension of disused store building into a residential annexe/'granny flat'		DATE RECEIVED BY DISTRICT OR COUNTY		21		11		8		9
NAME OF APPLICANT/AGENT & ADDRESS		Mr. & Mrs. A. G. McDonald, per. Mr. Graham W. Evans, Arrandale, Nant Lane, Morda, Oswestry.		CARRY DATE		22nd January, 1990		RECORDED DATE		29th June 1990		

Particulars of Secretary of State's directions under Act or Order

Decision of the Local Planning Authority

That permission be GRANTED subject to compliance with the following conditions:-

1. The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which this permission is granted.
2. The residential annexe/'granny flat' shall be occupied/used by members of the family occupying the main residence 'Garreg Farm' used solely by members of the family.
3. The roof of the building shall be clad with natural blue/gray slates.
4. The existing septic tank shall be enlarged to a size sufficient to accommodate discharge from existing and proposed units, to the satisfaction of the District Planning Authority prior to the bringing into use of the annexe.

THE REASONS for the conditions are:-

1. In order to comply with the provisions of the Town and Country Planning Act 1971.
2. The accommodation is considered as extended accommodation for the main dwelling and is considered unsuitable for use as separate living accommodation.
3. In the interest of the amenity of the locality.

See over.....

4. To ensure a satisfactory means of drainage.

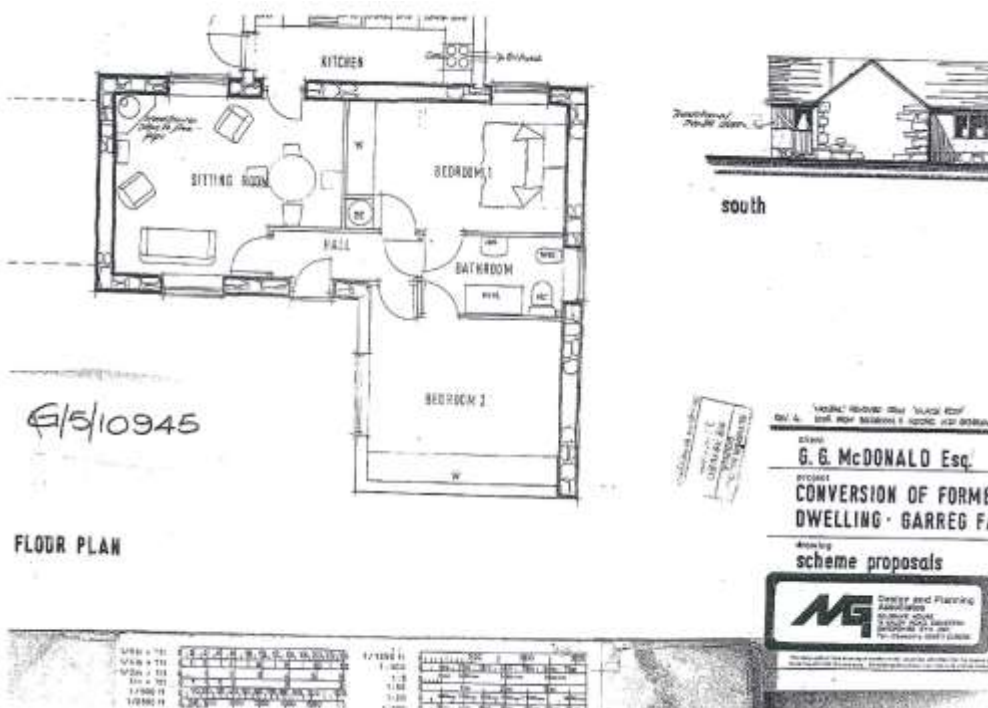
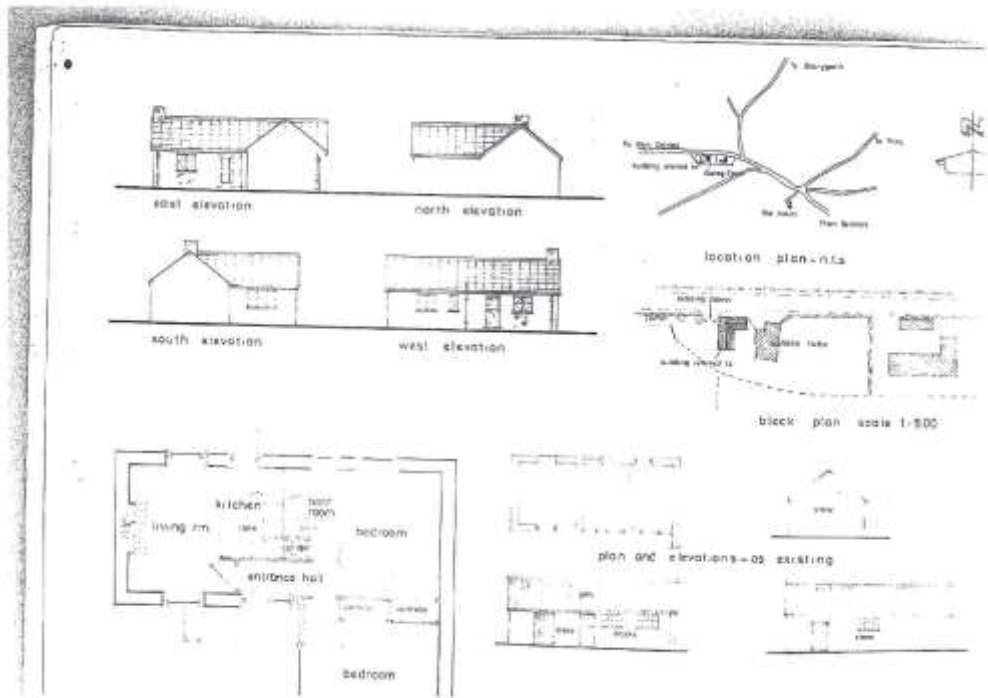
NOTES TO APPLICANT

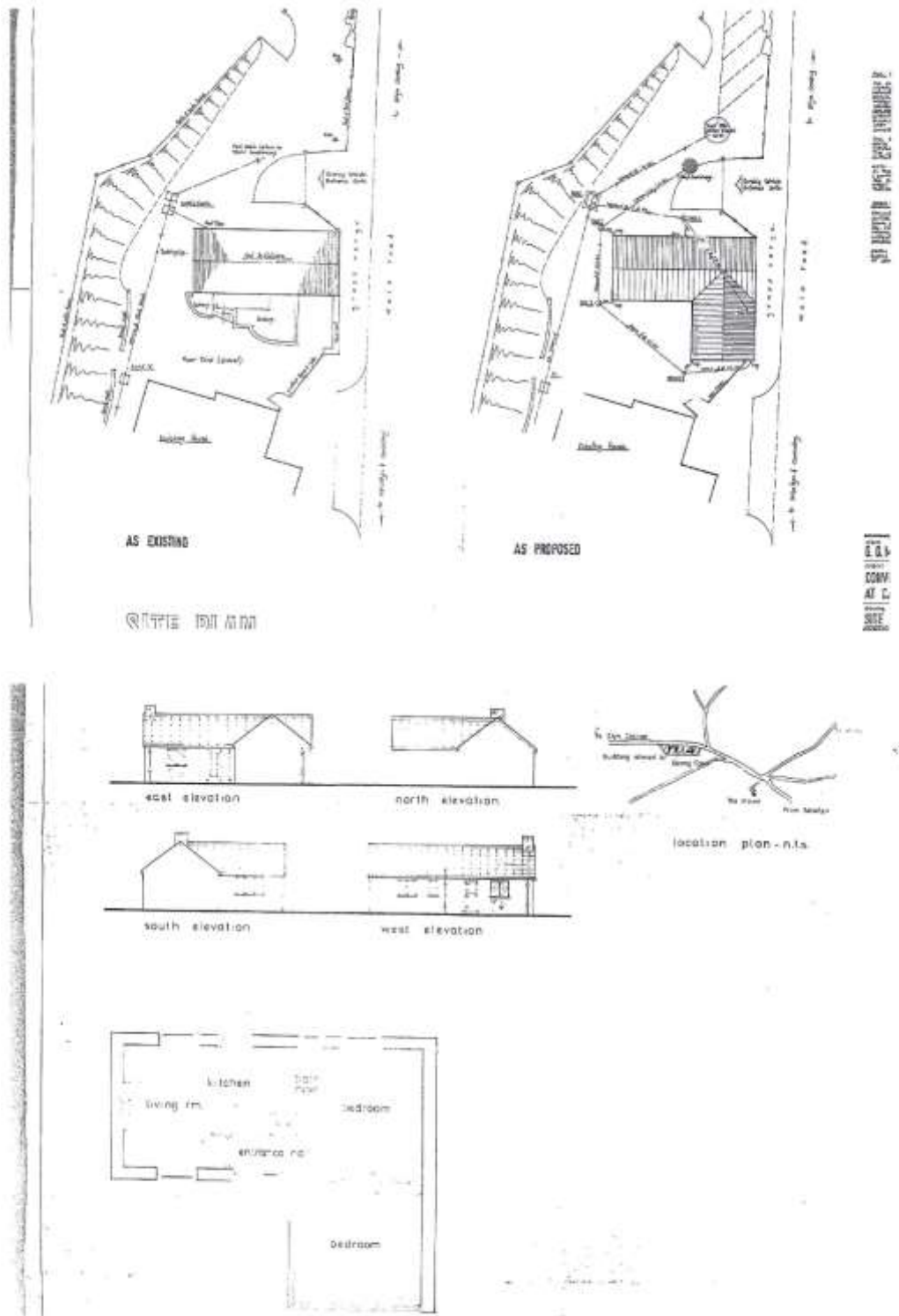
1. All drainage arrangements shall be implemented to the complete satisfaction of the Council.
2. With regard to the water supply it must be ensured that the water will be a permanent supply to the dwelling and that maintenance of pumps and other plant is properly catered for.

Adequate water storage means should be provided and the installation of approved domestic water sterilising plant is recommended to ensure satisfactory quality for human consumption.

You are advised to contact the Chief Environmental Health Officer with regard to these matters.

3. The satisfactory provision for a prime and wholesome water supply to the residential annexe/'granny flat' should be ensured and you are advised to liaise with the Council's Environmental Health Department regarding such provision (Environmental Health Department, Council Offices, Castle Road, Chirk - Tel Chirk 773291).





The above plans and decision letter (provided by Wrexham County Borough Council) relate to planning application: 5/05/10/945

Submitted on 27/11/1989

Approved on 29/06/1990

No proof of a material start for this application could be found hence this application.

7. Conclusion

7.1.1 A detailed analysis of the character of the area has been undertaken by using the outlined topics specified in the 'Design and Access' statement document. This analysis shows that the site is more than suitable for the proposed conversion.

7.1.2 The design has therefore been created to accommodate these concerns while taking into account other influences such as layout, architectural features, access and safety. The layout of the proposals won't change the basic overall plan of the area, but will offer a well-integrated dwelling which will provide a positive contribution to the character and appearance of the surrounding area.