

PLANNING DESIGN & ACCESS STATEMENT

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**THE OLD BAKERY
LLANARMON-DYFFRYN-
CEIRIOG
LLANGOLLEN
LL20 7LB**

GRID REF: SJ 1644 3395

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This statement has been prepared in accordance with the guidance provided in: Welsh Government Technical Advice Note (TAN) 12: Design 2016.

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1. OVERVIEW

Introduction

- 1.1. Carter Jonas have been instructed by The Llanarmon Estate to prepare this Planning Design & Access Statement to accompany ***'A full planning application for re-development of 'The Old Bakery' to provide a 2 bed residential dwelling to include access track, bridges, associated curtilage, hardstanding and foul and surface water treatment, together with a Listed Building application for the redevelopment of 'The Old Bakery' to provide a 2 bed residential dwelling'***.

This statement extends to the site outlined in the accompanying site location plan.

- 1.2. A Heritage Impact Assessment has been carried out to accompany the application and is attached at Appendix 10.
- 1.3. Carter Jonas is a national firm of chartered surveyors, town planners and property consultants established in 1855 with 38 offices nationwide. Carter Jonas aims to bring together the strengths of experience in every aspect of property together with a forward-looking approach.

Location and Description

- 1.4. The Old Bakery is located circa 2km north east of Llanarmon, 20km north west of Oswestry, 32km south west of Wrexham and falls under the jurisdiction of Wrexham County Borough Council. The National Grid Reference for the site is SJ 1644 3395 (see Location Plan).
- 1.5. The application site extends to circa 0.3ha. The Old Bakery was the secondary dwelling to Hafod Adams which lies directly to the east. Beyond Hafod Adams is a traditional range of outbuildings.

The Development

- 1.6. Over the years, the condition of The Old Bakery has drastically declined which has led to the owners undertaking building works as part of an emergency restoration programme. The owners are now seeking Listed Building and Full Planning Consent to allow for the re-development of 'The Old Bakery' to provide a 2 bed residential dwelling to include access track, bridges, associated curtilage, hardstanding and foul and surface water treatment.

2. PLANNING CONSIDERATIONS

Planning Policy – National Guidance

Planning Policy Wales (Edition 9, 2016)

- 2.1. Chapter 4.6.4** states that the countryside is a dynamic and multi-purpose resource. In line with sustainability principles, it must be conserved and, where possible, enhanced for the sake of its ecological, geological, physiographic, historical, archaeological and agricultural value and for its landscape and natural resources, balancing the need to conserve these attributes against the economic, social and recreational needs of local communities and visitors.
- 2.2. Chapter 7.6.5** states that Local Planning Authorities should adopt a constructive approach towards agricultural development proposals, especially those which are designed to meet the needs of changing farming practices.

Technical Advice Note 12 (2016)

- 2.3.** The proposal is compliant with **TAN 12** as it aims to complement and where possible enhance the character of the surrounding area. The design, layout, size, scale, mass and materials are compatible with the capacity and character of the site and the locality within which it is located. The proposal is not unduly prominent in the landscape and it will not significantly harm the amenity of the neighbouring areas. The proposal reflects good sustainable design and it uses materials that are sympathetic to the area. The proposal will enhance the immediate setting of the site and it will not result in the loss of landscape features nor will it damage any important open space or public view. The proposal will utilise the existing access and this will not harm the locality or the amenities enjoyed by the occupants of nearby or proposed properties. The proposal offers adequate provision of car parking and on-site turning areas with no traffic implications regarding increased movements on the local road network. The proposal will not have an unacceptable adverse impact, through increased resource use, discharges or emissions, on public health, surface and ground water (quality, quantity

or ecology) or on air quality. Furthermore, the proposal will not cause significant harm to the environment or to neighbouring amenities by way of noise, light, dust, odour, vibration, hazardous materials or waste production. Neither will the proposal have an unacceptable adverse impact on the quiet enjoyment of the area by the public.

Technical Advice Note 6 (2010)

2.4. Chapter 3.2 of TAN 6 covers the re-use and adaption of rural buildings. Chapter 3.2.1. states that when assessing planning applications for the re-use or adaptation of a rural building, the primary consideration should be whether the nature and extent of the new use proposed for the building is acceptable in planning terms. It should not normally be necessary to consider whether a building is no longer needed for its present agricultural or other purposes.

2.5. Chapter 3.2.3 states that conversion proposals should respect the landscape and local building styles and materials. If a planning application is submitted for the re-use of a building which the planning authority considers has a significant adverse effect on the landscape in terms of visual amenity, it may be appropriate in connection with any proposed structural changes to impose conditions to secure an improvement in the external appearance of the building.

2.6. In conclusion, it is considered that the proposal is in accordance with National Planning Policy including PPW Chapter 4.64 and 7.65, TAN 12 and TAN 6 Chapter 3.2 and 3.2.3.

Planning Policy – Local Guidance

Wrexham Unitary Development Plan (UDP)

2.7. The proposal has been assessed against the policies contained within the Wrexham Unitary Development Plan (1996 - 2011)

2.8. Policy EC9 – Listed Buildings of Special Architectural or Historic Interest states that ‘Alterations or additions to, and development or redevelopment within the curtilage of, buildings or structures

listed as of special architectural or historic interest must respect the setting and character of the listed buildings or structures’.

2.9. Paragraph 5.11 states that ‘The County Borough contains over 870 listed buildings of special architectural or historic interest. The emphasis must be on their sensitive repair and improvement, using traditional materials and techniques, and in establishing appropriate new uses for them in order to guarantee their future survival. Demolition will not normally be allowed. Alterations/additions to listed buildings require the greatest skill and care in order to avoid damage to the intrinsic character of the buildings themselves (including interiors and fixtures) and to their setting. Similarly, new development affecting a listed building must be sympathetically designed so as not to harm the listed building's historic integrity and identity. The use of legal powers will be considered where listed buildings are at risk from wilful neglect, long term dereliction or abandonment.’

2.10. Policy EC15 - Small Scale Neglected Sites states that ‘action will be taken to protect and enhance general amenity through the reclamation and restoration of derelict sites, and through the improvement of untidy sites, dilapidated buildings, and other eyesores, particularly those in sensitive locations.’ Paragraph 5.23 details that ‘There are many abandoned or neglected sites and buildings throughout the County Borough, often within, or adjacent to, built up areas (e.g. gap sites resulting from clearance, dilapidated buildings, and underused often non-conforming industrial sites). Sometimes, the unauthorised or temporary use of such sites (e.g. for car parking, open storage, or fly tipping) emphasises the blighting effect on the surrounding area. Schemes to improve local amenity will be encouraged and supported, with priority given to conspicuous sites within built up areas, on the urban fringe, and close to main communication routes such as the A483. Such sites are often suitable for tree planting/landscaping, sitting out areas, play areas, car parking, redevelopment, or incorporation into adjacent land uses. Regard will be had to the possible nature conservation interest of neglected sites, and to the potential for habitat creation.’

2.11. Policy H3 - Conversion of Buildings Outside Settlement Limits states that ‘The change of use or conversion of a building to residential use outside settlement limits will only be permitted where:- a) in the case of agricultural buildings, there is no longer an agricultural need and alternative

non-residential uses have proved inappropriate; and b) the building is structurally sound and capable of conversion without extensive rebuilding tantamount to the erection of a new dwelling; and c) any inherent characteristics of merit in the building are retained; and d) the proposed dwelling and the resulting curtilage does not constitute an undesirable intrusion into the landscape, create access problems, nor require the provision of services at public cost; and e) the floor plan of the existing building is sufficient to create a habitable dwelling.

2.12. It should be noted that although the proposal is in accordance with Policy H3, it is not strictly a 'change of use' from agriculture as The Old Bakery has always been a dwelling. That being said, the building is structurally sound and capable of conversion, as confirmed in the accompanying Structural Report attached at Appendix 13. The proposal will retain and enhance all inherent characteristics and will not create an undesirable intrusion into the countryside.

2.13. It is considered that the proposal is in accordance with Local Planning Policy EC9, EC15 and H3.

3. DESIGN STATEMENT

Introduction

3.1. The proposal aims to enhance the local character through incorporating traditional design features for the area. In accordance with Technical Advice Note 12: Design (TAN 12), this Design and Access Statement will appraise matters including building materials, local architecture, historic quality, plan forms, and locally distinctive features and traditions. This contextual appraisal of the proposal will be detailed below.

Environmental sustainability

3.2. The proposal will be constructed to modern standards. It will minimise the demand for energy by being as thermally efficient as possible. The Old Bakery is Grade 2 listed and therefore consideration needs to be given to the protection of the historic asset whilst achieving sufficient levels of compliance with modern building regulation requirements. The Building Schedule attached at Appendix 11 details the proposed works in greater detail.

3.3. The proposal has been designed to integrate with the existing landscape and context of the site. The pattern, grain, appearance and colours of the proposal aim to sustain the character of 'The Old Bakery' through the main facade, fenestration, accommodation arrangement and wall finishing.

3.4. The proposal will make the most efficient use of water by incorporating rainwater harvesting and demand management where appropriate.

3.5. The construction team will consider waste management, including the provision of appropriate facilities for sorting, storing and recycling waste. The construction team will also be mindful of sustainable building standards and will look to incorporate recognised and quality assured standards to demonstrate that environmentally sustainable design solutions have been incorporated into the development.

- 3.6.** With respect to biodiversity and local environment, an Ecological Impact Assessment was undertaken as part of this application to assess the impact of the proposed development and is attached at Appendix 12.
- 3.7.** Overall, it was considered that the proposal would not have a detrimental impact and could provide for ecological enhancements if certain mitigation measures are incorporated such as the provision of a bat box.

Movement to, from and within the development

- 3.8.** The location of the proposed development does not allow for a high level of connectivity to public transport as it is within a rural setting. However, the village of Llanarmon DC benefits from the No. 64 Service which runs between 07.40 to 16.45 to Llangollen via Glyn Ceiriog, Chirk and Froncysyllte.
- 3.9.** Due to the positioning of The Old Bakery, two small bridges have been constructed to allow access over the stream to the front of the property. An access onto the public highway has also been re-formed to provide adequate visibility in both directions. It is not considered that the level of traffic generation will impact negatively upon the surrounding road network as the proposal only allows for a modest two bedroomed dwelling which would at best accommodate a couple, or a small young family. It is therefore considered unlikely that the property would be serviced by any more than two vehicles on a daily basis.

Character – Appearance

- 3.10.** The proposal will incorporate the existing traditional materials. It is considered important that the external details reflect the local vernacular style, ensuring that the proposal maintains and enriches the character of the area.

Character - Amount, Layout, Scale and Mass

- 3.11.** In terms of scale, the existing internal floor area will remain un-altered. The ground floor will provide for a kitchen/dining room and separate lounge. The first floor will accommodate two bedrooms and one bathroom.

3.12. The proposal enhances and sustains local character. It promotes a high quality, legible development with a successful relationship between public and private space. The proposal responds to the context of the local landscape, culture, form and scale.

3.13. The amount of development is reflected in the context of the existing site. The proposal provides for the efficient use of land whilst safeguarding quality of life.

3.14. The layout and scale of the proposal integrates with its surrounding environment. The mass of the proposal allows for privacy and the infiltration of sun light, leading to passive gain.

Character - Landscaping

3.15. The proposal will be fully integrated within the existing landscape. The proposal does not require any additional land to serve as residential curtilage as the existing boundary fence against the adjoining agricultural field will remain in the existing position. This ground is too steep and awkward to be used for agriculture and it is therefore considered more appropriate that the boundary position is left as existing.

Context – Physical

3.16. A Structural Survey was conducted as part of this application and is attached at Appendix 13. The Survey found that the buildings were structurally sound and capable of conversion, as required by planning policy.

3.17. It is not considered that the proposal will have a detrimental impact upon the surrounding area.

Context – Social

3.18. The proposal will provide for additional accommodation and therefore additional residents to the area who will undoubtedly support local business' including the village pubs.

Context – Economic

3.19. The proposal will create economic advantages to the local area including the appointment of a local builder for the construction process, and as mentioned above, future occupiers will undoubtedly support local businesses.

Community Safety

- 3.20.** The proposal will provide for a high quality development that will partially be visible from the public realm. The proposal will have no negative impact upon community safety and it will create a safe and secure environment within its boundary. The proposal will also provide for a sense of ownership and responsibility for all parts of the development, meaning that the site will be well maintained and so should not attract anti-social behaviour.

Access

- 3.21.** Access is detailed in 'Movement to, from and within' section above. Highways considerations including access have been carefully considered as part of this application.
- 3.22.** Inclusive Access – The proposal will ensure safe inclusive pedestrian links, access for all whilst ensuring safety and the provision of off street private parking.