

Broad Oak Farm, Rossett – SITE 2 **Design and Access Statement**

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1.0 INTRODUCTION

- 1.1 This design and access statement has been produced in support of the planning application for *“Change of use / conversion / part-demolition of barns to form 5 no. residential units and associated works”* at the site of Broad Oak Farm, Rossett (Site 2).
- 1.2 The purpose of this statement is to explain the design concept behind the proposals and outline the access arrangements to the site.
- 1.3 This statement is to be read in conjunction with the accompanying full suite of application documents.

- 2.1 Broad Oak Farm is a former pig rearing farm which ceased production in 2001. The Site 2 application site comprises 0.78 ha of land including several traditional brick built barns, several portal framed barns with brick infill walls and silo storage tank structures. The main farmhouse stands within the south east section of the site with garage, workshop buildings and garden area.
- 2.2 Broad Oak Farm is located on Llyndir Lane, Rossett, close to the Chester Wrexham Railway Line and bound by agricultural land on all sides. Rossett lies 5 miles north east of Wrexham and 6 miles south west of Chester. Junction 7 of the A483, 1.5 miles from the site provides excellent access to the regional road network. Chester Road passes through Rossett 500m east of the site. Route 1 operated by Arriva runs between Wrexham Bus Station and Chester Railway Station via Gresford, Marford, Rossett, Pulford and Chester Business Park. This route provides a 10 minute frequent service in both directions from Mondays to Saturdays and a 30 minute service on Sundays.
- 2.3 Rossett contains a variety of services and facilities, including a primary school, secondary school, pubs, church, village hall, takeaway, convenience stores etc.



3.0 DESIGN

USE

- 3.1 The existing buildings are vacant, formerly used for agricultural purposes. The proposed use is residential dwellings (Class C3).

AMOUNT

- 3.2 5no. dwellings, which are mixture of 3 or 4-bed units. The size of the units has been determined by working within the existing buildings and the most appropriate subdivision whilst maintaining their overall character and integrity. The bedroom number split is also in accordance with expected market requirements.

Unit	Bedrooms	Floor Area (m ²) (ALL FLOORS) GIA
Unit 1	4	196
Unit 2	3	125
Unit 3	3	125
Unit 4	3/4	142
Unit 5	3/4	142
TOTAL	16/18	730

- 3.3 An element of demolition of the buildings is required to best serve the proposed scheme as a whole and generate an appropriate site layout, including gardens, access roads, turning areas etc.. Please refer to the submitted demolition plan.

SCALE

- 3.4 With reference to the submitted existing site layout plan, it is evident that the proposed dwellings are within the parameters of the existing barns from a floorplate and building height perspective.
- 3.5 The existing buildings are predominantly single storey. Only part of building C is two storey. This scale of buildings is maintained for the purpose of the proposed development. The majority of the buildings lend themselves to conversion with minimal alteration in terms of

scale and form. There is the requirement for minor alteration to buildings F & G in respect of the ridge / eaves line to accommodate usable floor area over the full floorplate, which is critical in this case as the proposed units are single storey.

LAYOUT

- 3.6 The layout of the site is largely dictated by existing buildings and will remain broadly similar in the wider context, subject to demolition of some buildings and part-demolition of others.
- 3.7 Demolition will enhance the appearance of the retained buildings and compliment the newly established curtilages of the plots; providing garden areas, dedicated parking spaces and shared residents amenity space across the site.
- 3.8 Parking will comprise an element of surface designated spaces and a series of new parking barns, which will be of an appropriate design and construction, i.e. timber oak frames and slate roofs.
- 3.9 The site lends itself well to subdivision as a series of residential curtilages, in conjunction with communal / shared courtyards.
- 3.10 Internal accommodation for each dwelling has been designed in accordance with modern family living standards.
- 3.11 Principal elevations are aligned to residential courtyards and private amenity space.

LANDSCAPING

- 3.12 Garden areas will principally be to the rear of the units. High quality landscaping will be incorporated across the site, including patio, paving, soft landscaping, trees, hedges, fences and permeable parking areas.
- 3.13 Additional hard landscaping for parking areas and access drives will be of appropriate materials to the rural setting, principally gravel / cobbles.
- 3.14 Final landscaping details can be conditioned as part of an appropriately worded planning condition.
- 3.15 Boundary treatment, both site boundary and internal plot subdivisions will be fenced and planted appropriately.

APPEARANCE

- 3.16 The proposal seeks to utilise existing openings in the majority, some of which will be remodelled to accommodate larger openings where required, i.e. double doors to amenity areas. There is a surplus number of existing openings, when assessed against the requirement for usable habitable floorspace, accordingly a number of openings will be infilled.
- 3.17 Reference should be made to the proposed plans for a schedule of materials and annotated detailing of windows, doors, retained features etc.
- 3.18 A more contemporary approach will be taken to the external treatment of the buildings, whilst maintaining the traditional appearance, albeit it must be acknowledged that the buildings are principally of a utilitarian design.
- 3.19 All buildings will be re-roofed and have a slate covering.

4.0 ACCESS

PARKING

- 4.1 Vehicle parking is to be provided across several parking barns and spaces in accordance with the Council's adopted standards
- 3 / 4 bedroom units – 3 spaces
- 4.2 Parking for at least 2 bicycles is to be provided for each dwelling through cycle stores sited in appropriate locations across the site.

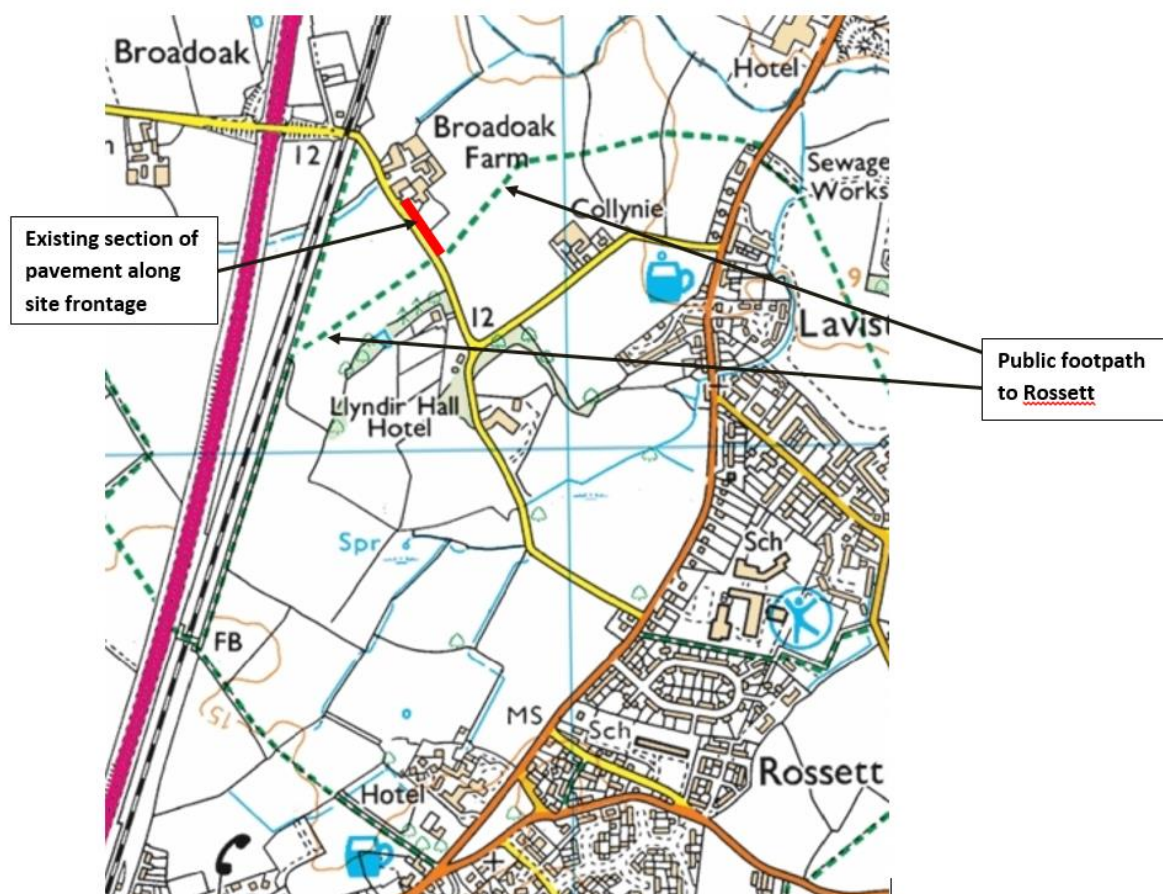
VEHICULAR ACCESS

- 4.3 The site currently benefits from a point of access from Llyndir Lane, however the visibility splays associated with this are currently substandard. The proposal is for the site (Site 2) to be served by the existing access, subject to alterations to the highway.
- 4.4 Subject to highway alterations, visibility splays of 2.4m x 49.0m can be achieved and a carriageway width of 5.0m can be achieved.
- 4.5 Dialogue has been on-going with Wrexham Council Highways team in respect of the current application for Site 1, together with further comments received as part of the pre-application enquiry process undertaken for Site 2. A Highways note and plan setting out proposed alterations is submitted under separate cover for consideration in this application.

PEDESTRIAN ACCESS

- 4.6 There is an existing pavement on Llyndir Lane along the site frontage which extends past the main farmhouse, leading to a public footpath. This path takes two routes to Rossett. One route runs north east through a field past Rosset Business Village, before turning south east to join Wrexham Road adjacent to the Gatehouse Veterinary Centre. Alternatively the footpath runs south west, following the route of the railway line, before emerging in the centre of Rossett adjacent to the Golden Lion Pub. This footpath provides pedestrian access to Rossett, reducing the requirement for residents to walk along Llyndir Lane.
- 4.7 An extension to the formal footway is also proposed.

- 4.8 It is proposed to extend the existing pavement along the site frontage to provide continuous pedestrian access to Rossett.



VEHICLE MOVEMENTS

- 4.9 The comments from Wrexham Council Highways, in response to the pre-application enquiry confirm the following:

If the previously proposed highway improvements, including footway link to the Rossett Business Village, are provided, then it may be reasonable to support the additional 5no. dwellings.

5.0 ENVIRONMENTAL SUSTAINABILITY

LANDSCAPE / TOWNSCAPE SETTING

- 5.1 The site once formed part of an agricultural landholding, the buildings now being surplus to requirements and are currently vacant. The grouping of buildings, which is commonplace to such a rural setting, will be largely maintained. However demolition will take place where necessary to increase openness. Overall the scheme has been designed sympathetically to ensure minimal impact upon the scale and character of the surrounding environment. The net impact associated with the establishing of boundary treatment and surfaced areas and the loss of some more modern additions to the traditional buildings will be a positive improvement.
- 5.2 Overall the scheme has been designed sympathetically to ensure minimal impact upon the scale and character of the surrounding environment. The development will be an improvement upon the current condition of the buildings.

BIODIVERSITY AND LOCAL ENVIRONMENT

- 5.3 Potential impact upon protected species has been assessed and mitigation measures are to be incorporated as necessary.

SUSTAINABLE MATERIALS

- 5.4 Slate will be used for the roofs and the use of locally sourced reclaimed materials will be encouraged.
- 5.5 Eco – friendly materials of the highest quality will be used during the construction process.
- 5.6 Crucially, existing materials will be retained and re-used wherever possible in order to minimise environmental impact.
- 5.7 The conversion will be to a high standard to reduce the demand for energy and reduce carbon emissions. This is best achieved by providing a high level of insulation, high efficiency windows & doors and the use of condensing boilers. The requirements of the Code for Sustainable Homes will be applied. The conversion of existing buildings inherently uses less resources and energy than the construction of new structures.

WATER

- 5.8 The site is in an area considered to be at very low risk of flooding. The use of grey water systems will be encouraged for the recycling of rainwater within the dwellings.

WASTE MANAGEMENT

- 5.9 Each property will have individual waste and recycling bins, in appropriate locations within residential curtilages.
- 5.10 An adequately sized communal bin store is positioned in a central location within the site, ensuring efficient collection by the waste services.

COMMUNITY SAFETY

- 5.11 In its current condition the site is relatively unmanaged and has experienced problems from vandalism, trespass and theft. Introducing a use for the buildings will bring natural surveillance and help stop these problems from reoccurring.
- 5.12 Security is of paramount importance within the proposed development and methods to prevent crime have been considered from the outset of the design. Secure by Design features will be incorporated in the scheme, including window locks, door locks, alarm installation etc..
- 5.13 Boundary treatment will be appropriate to the site's setting and providing clear delineation of residential curtilages whilst ensuring sufficient natural surveillance across the site.
- 5.14 There is natural surveillance over communal areas from all buildings.

6.0 CONCLUSIONS

- 6.1 The development is for a high quality conversion of the existing farm buildings, accompanied by the demolition of a series of structures across the site. This statement has explained the design concept of the proposals, explaining how the conversion makes optimum use of the space available within the site an existing buildings.
- 6.2 The proposed site layout provides for adequately sized and positioned garden amenity spaces and suitable access arrangements to each dwelling.
- 6.3 The dwellings are to feature a high quality contemporary finish, whilst retaining and exposing traditional features of the barns where possible to enhance the appearance.
- 6.4 The proposal provides an appropriate re-use for a set of vacant agricultural buildings whilst maintaining the rural character of the site and respecting the wider context.

Cassidy+Ashton

C+A

Chester Office:

10 Hunters Walk, Canal Street,
Chester, CH1 4EB

T: +44(0)1244 402 900

E: chester@cassidyashton.co.uk

Preston Office:

7 East Cliff, Preston,
Lancashire, PR1 3JE

T: +44(0)1772 258 356

E: preston@cassidyashton.co.uk

Email us:

architecture@cassidyashton.co.uk

surveying@cassidyashton.co.uk

planning@cassidyashton.co.uk

Follow us on:



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