

/Blueprint Architectural Services Ltd

Office 3K4, Redwither Tower, Redwither Business Park, Wrexham. LL13 9XT

Tel: 01978 356500

design@blueprintarchitectural.com

www.blueprintarchitectural.com

Design and Access Statement



Statement prepared for:

Mr T Walsh

Lower Farm,
Bowling Bank
Isycoed,
Wrexham.
LL13 9RY

Statement required for:

Conversion of previously supported barn conversion to obtain permission for new design and separate from original permission to phase development.

1. Brief:

- 1.1** We have been approached by our client to seek building regulation approval and part satisfy conditions of previous approval P/2019/0647
- 1.2** Due to the wording of the above mentioned approval, it was deemed not possible to phase the development or conditions and therefore a standalone permission would need to be obtain.
- 1.3** This together with the additional details to ensure the previous conditions would not need to be added to the approval for this barn and dwelling have been included.
- 1.4** Great care has been taken with both the ecology and SUDS approach to ensure that the implementation of this new proposal does not interfere of sterilize the previous approval and the other 5 dwellings can be delivered with the original permission.

2. Access, including movement to and from the site:

- 2.1** The existing access point into the site is to be retained. This will be a shared access where it meets the highway to avoid unnecessary alterations.
- 2.2** Isycoed is a small village located right on the border of England/Wales. A primary school is located in Bowling Bank a short distance from the application site. There is also a Church in close proximity to our application site. St Pauls, Isycoed was designated as a Grade II listed building on 20 June 1996, assessed as being "a good example of an earlier C19 church"
- 2.3** The site has good road links to the town centre of Wrexham & Wrexham industrial estate. Traveling from the application site in a westerly direction the B5130 is accessed off the unnamed road. Vehicle users can then travel along the B5130 in a southern direction and access the industrial estate via Oak Road. Wrexham Town Centre can be accessed in a number of directions, cutting through the industrial estate provides the most direct route to the town centre using Bridge Road & Cefn Road.
- 2.4** As Isycoed is located on the Welsh/English boarder many locations are easily accessible. A number of employment areas are within a 30min commute of the application site, Wrexham, Chester, Deeside, Oswestry & Whitchurch.
- 2.5** Ramped access & level access threshold will be provided at the main entrance point of the dwelling with a ground floor WC included within the detailed design ensuring the property will comply with Part M of the current Building Regulations.

3. Character:

- 3.1** As per the original permission, the scheme is sympathetic to the existing structure and retains the existing openings and features.
- 3.2** This is in accordance with Wrexham Councils policies and Local Planning Guidance Note 3 – Converting Rural Buildings.
- 3.3** The owners have specific family needs from the dwelling and the previously approved car port has been altered to provide an additional living space.
- 3.4** The timber support posted and brickwork of the original detailing to the new car port area has been retained. The glazing to enclose the space has been positioned behind the timber posts, to ensure minimum alterations to the previously acceptable design.

4. Appearance:

- 4.1** Roof coverings are to be stripped and refixed using as much of the original slate work as possible, reclaimed slate to be incorporated where defective or damaged slates cannot be reused.
- 4.2** The rear lean-to roof is to be recovered with a zinc sheeted roof, as per approval P/2019/0647. The area is too shallow to be covered with slate, even with an increased headlap due to the 10° pitch.
- 4.3** Brickwork is to be raked out and repointed with a lime mixed mortar.
- 4.4** Windows and doors to be a combination of timber windows for the smaller traditional size doors and windows, using aluminium for the larger windows and French doors. This is in line with the previous approval.
- 4.5** All rooflights are to be conservation style, fixed between roof timber as opposed to above to ensure the traditional appearance.
- 4.6** Rainwater goods to all be powder coated aluminium using cast iron profiles.

5. Community Safety

- 5.1** According to information available to the general public there has been 1 crime reported in the vicinity for the month of April 2021.
- 5.2** There is very little reason to suggest why the introduction of a new residential dwelling would see an increase in these crime figures.
- 5.3** With the inclusion of this development to the area natural surveillance would be vastly improved.

6. Environmental Sustainability

- 6.1** The dwelling will be fully insulated to meet the requirements of the current Building regulations, thus ensuring the dwelling will be thermally and acoustically efficient.
- 6.2** Double glazed units will be used throughout and energy-efficient heating system will be installed to heat the dwelling.
- 6.3** The dwelling will be fitted with lighting outlets which take lamps of luminous efficacy of at least 40 lumens/circuit watt to ensure that the dwelling has efficient light fittings. 100% of light fittings installed are to be energy efficient light fittings.

7. Conclusion:

- 7.1** This application is very similar to the previously approved and current approval of application P/2019/0647. Which was supported by the local council.
- 7.2** This barn has been sold separately to the other 5 units and therefore the previous approval was not worded to allow a phased development.
- 7.3** Due to the split nature of the way the sale has been completed, this approval is now necessary to ensure that the full development can be achieved and all 6 units can be delivered without planning conditions being impossible to deliver.

Document Prepared by:
Stuart Hatherall
on behalf of Blueprint Architectural Services Ltd