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DESIGN & ACCESS STATEMENT

For

TWO BARN CONVERSIONS

At

Cae Madog
School Road
Gwynfryn
LL11 5TR

For

Mr P Tomlinson

The requirements of a design and access statements are detailed in the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (Design and Access Statements in Wales) April 2017.

A design and access statement shall- include:

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Summary of Proposal

This statement forms part of the supporting documentation to accompany a full planning application for the proposed conversion of two barns at Cae Madog, School Road, Gwynfryn, LL11 5TR.

The site consists of a stone built dwelling house located centrally to the site with an L shaped traditional stone barn to the North of the site and a dairy thought to be built circa early to mid 20th century that sits to the West of the site.

Both of the buildings for conversion are structurally sound and will not require any demolition or major re-construction. The walls to the traditional barns are of solid stone construction with varying thicknesses circa 450mm – 550mm. The former dairy building is of solid common brick construction 230mm.

The proposal wishes to convert two barns for use as:

- Traditional barn- 4 bedroom holiday let, 2 units
- Dairy- 1 bedroom holiday let

The buildings have become redundant as they are no longer suitable for their original agricultural use.

The traditional barn has received some repairs to a couple of the main walls and a partial re-roof to sustain its structural condition. The dairy has also had a re-roof for the same reason. Both of the roof repairs are a temporary measure and would require re-doing as part of this proposal.

Both National and Local Planning policies support the redevelopment of under-utilised traditional buildings, particularly buildings considered non-designated heritage assets. It is hoped that the sympathetic design of the conversions will be supported by the council.

TAN 6 references conversion for holiday use can contribute more and may reduce pressure to the use of other houses for holiday use in the area.

The brief and Vision

It is hoped that this development will bring tourists to the area that will help support the local economy. The focus is on providing high quality accommodation that will attract repeat business.

The proposal is to convert the traditional barn into two units and a single unit for the dairy building.

The conversions will be of a high standard to entice future business from referral. The local area has a lot to offer one being designated cycle routes and for this reason the proposal will provide secure bike storage.

The site is slightly elevated in the valley and will provide the accommodation with some great views of the Welsh countryside.

The repairs and reinstatement of the roof, windows and doors will be sympathetic to the buildings to reflect their character. Natural welsh slate roofing for both of the buildings will be used with windows to match the farmhouse.

Where required the walls will be repointed in a lime mortar and any openings requiring alteration will be done so by recycling materials from the abundance of stone from the existing buildings.

Site and Context Analysis

The site sits within the valley of Gwynfryn and is a short drive away from the town of Coedpeth. The buildings are elevated and will take advantage of the topography. The site does not involve any substantial built development as the buildings already exist. It is not envisaged there will be any adverse impact on the existing services in the neighbourhood.

Access would be via the existing access point off of School Road. The site already has a domestic dwelling formerly a farmhouse.

Interpretation

The layout is detailed on the plans accompanying the application. This has been predetermined by the extent of the existing property and boundaries.

Design Development

The development and detailing is illustrated on the floor and elevation plans. The design concept was born from the desire to maximise the space available and to benefit from the views across the valley.

The Proposal

i. Character

In order to provide accommodation that is useable and not going to detract from the original character of the buildings, the proposed design has been mindful of its overall form and proportions and heritage when adding additional features. The new conservatory to the South elevation of the dairy is to be constructed in a traditional Oak frame with maximum glazing to benefit from the view.

The same can be said for the glazed screen that is proposed to fill the existing opening on the South elevation of the traditional barn. And it is for this reason the living room has been proposed on the first floor.

Wherever possible the forming of new openings has been kept to a minimum and alterations where possible have been restricted to the elevations that are not predominantly facing back towards School road.

Both buildings will require re-pointing, that will be done using traditional lime mortars where appropriate to match the surrounding area.

Any existing openings to be lost will be done so by salvaging material from where new openings are formed and are to be recessed where possible.

The traditional barn has received a replacement timber upper floor to aid with lateral restraint of the walls, this work was done around the time of the temporary roofing works to sustain its structural integrity.

ii. Access

Formerly the site was busy with farm vehicles and associated deliveries that were not an issue.

The site can be accessed via the existing access point. A new section of gravel track will be formed that will take traffic for the modern barn and house to the South of the site, where there is plenty of room for parking and turning.

The traditional barn will utilise the existing track where adequate parking spaces will be available including room to turn around.

The site entrance is currently off Ffordd Yr Ysgol and is 3 metres wide. We propose to widen the opening to 6 metres adding 1.5 metres each side. The kerb line is 3 metres from the existing gated entrance. This will provide adequate room for vehicles to enter and exit at the same time and provide better visibility. Existing visibility is adequate when leaving the site.

iii. Movement

The proposal includes provision for cycles to be securely stored to encourage cycling. To the South of the site and within easy reach is a designated cycle trail that runs from Church Road leading to the Minera Quarry North Wales Wildlife Trust Nature Reserve, and beyond. This also provides an ideal opportunity to promote walking. Also nearby is the MTB Trail Centre.

Other local attractions are the Llandegla fishery and café, the t of Coedpeth that offers a range of facilities such as restaurants and pubs.

The nearest public transport is the X 51 bus route serving the local area. Approximately 1.5 km to the nearest bus stop.



Cycle trails arrowed in green

iv. Environmental Sustainability

Repairs will be sympathetic using locally sourced materials, this will mostly be the re-use of materials on site where possible. Lime mortars will be used for any new works.

The landscape will be managed by existing methods which is sheep grazing. There are no other plans to alter the surround landscape.

Heating to the properties is likely to be either ground or air source heat pumps. This is being driven by cost.

A sustainable drainage system will be used to deal with surface water. The exact design detail is yet to be established. Waste water from the site will be via a sewerage treatment plant that will discharge to the local water course, that is already used by the farm house.

v. Community Safety

The site will be sympathetically lit, providing a safe environment to walk around at dusk.

All doors and windows will be secure by design.

The separation for privacy between the holiday lets and farm accommodation will be using appropriate fencing until hedges are established.

vi. Response to planning policy

The proposal wishes to utilise the buildings as holiday lets as it recognised in the local planning guidance note No3 (Converting rural buildings), the conversion of such is helping the rural economy and is also emphasised in the

national planning policy for the re-use of redundant buildings for non residential use. It is also reflected in the Wrexham Unitary Development Plan.

The conversion proposals are in keeping with the local environment and thus consideration has been given to the strategy for repair that includes the use of materials that are appropriate for the existing building style.