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Design and Access Statement



Statement prepared for:

Mr Shaun Stocker

Moss Bank Farm,
Borras Road,
Borras Head,
Wrexham,
LL13 9TN

Statement required for:

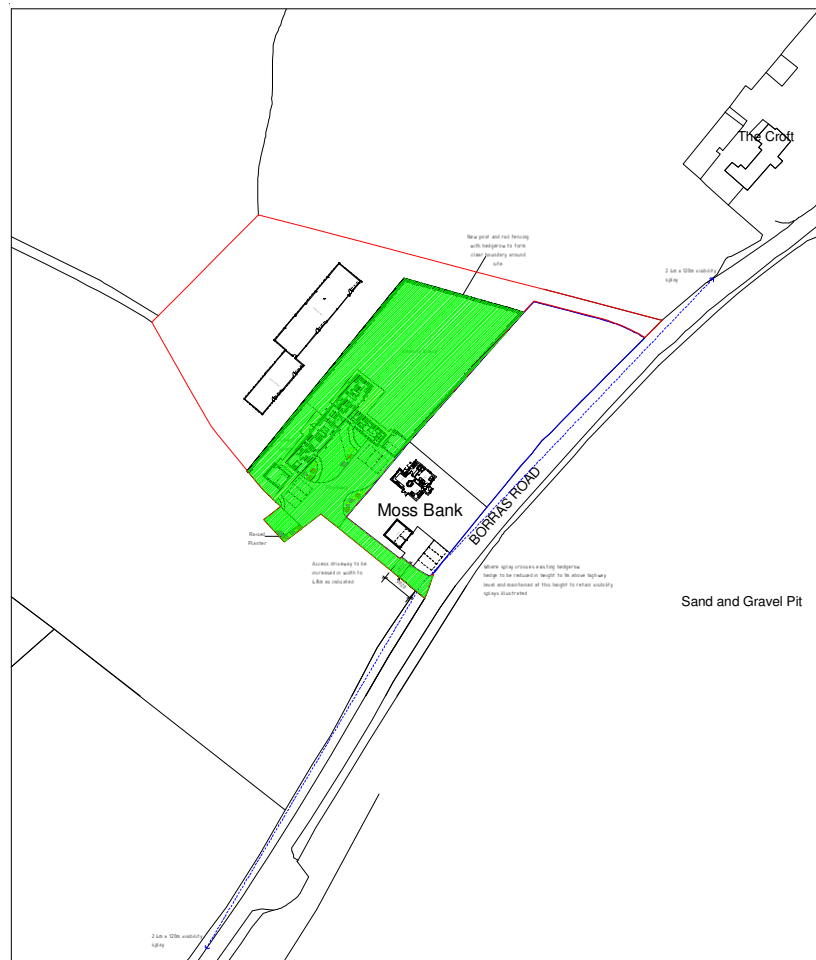
Proposed Barn Conversion to form 2 no residential dwellings & associated garages at Moss Bank Farm, Borras Road, Borras Head, Wrexham, LL13 9TN.

1. Brief

- 1.1** We have been employed by our client to prepare a planning application to convert a substantial barn at Moss Bank Farm to create 2no residential dwellings, the application is to include garages associated with both properties.
- 1.2** Extensions and alterations were recently approved for the existing farmhouse on the site, this work has commenced with works nearing completion.
- 1.3** We have recently obtained planning permission for the conversion of the Barn to create 1 residential dwelling under application no P/2020/0463. Having re-evaluated this approval we believe our proposal to convert the barn to form 2 properties maximises the existing structures potential.
- 1.4** Included in our submission is an ecology report, dusk/dawn survey results and a structural survey which is supplied to support the application.
- 1.5** The scheme for conversion has been developed following local authority planning guidance notes ensuring the building is converted within its original footprint and retaining existing openings, with a minimal amount new openings proposed.

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

- 2.1** The existing access point into the site is to be improved as noted on the site and location plan drawing S093/006. The access is to be increased in width to 4.8m minimum for a distance of 9.02m from the rear of the highway boundary to allow vehicles to pass one another on the private drive leading to the barn or farmhouse which has achieved planning permission previously.
- 2.2** Parking is to be provided to frontage of the properties as illustrated, the method of parking and area to turn vehicles on site will reduce the amount of hard standing currently to the frontage of the barn, allowing shrubs and greenery to be re-instated.
- 2.3** The site is accessed off Borrass Road, which joins onto the A5156, providing excellent road links from the application site to the town centre of Wrexham. Wrexham industrial estate is within a few minutes' drive of the site where a high level of employment can be found.
- 2.4** All conveniences can generally be found within Wrexham Town Centre in the form of supermarkets, high street stores, restaurants, public houses, takeaways and nightclubs. The town also boasts excellent public transport links to a variety of destinations.
- 2.5** The rail network is vast, direct trains to Cardiff from Wrexham general are available. Rail links to Chester and Liverpool are also available direct from Wrexham. From Chester there is a wide range of destinations, Such as Crew, Manchester, Newcastle etc.
- 2.6** The A483 is accessed north west of the industrial estate, which is the main dual carriageway linking Wrexham to Chester (northbound) and Oswestry (southbound). The A483 opens a larger road network up to road users in the form of the A55 coastal express way, linking the City of Bangor and the Island of Anglesey to the main land. The M53 and M56 are also within a 30min drive of the application site, providing excellent road links to the cities of Liverpool and Manchester.



1. Site Plan

3. Character

- 3.1** The existing street scene is very traditional in character, made up of a combination of farm houses, barns and other agricultural buildings alike. The built form of the street scene would remain unaltered with the barn located to the rear of the farm house, screened by structures and boundary treatments, access improvements would be the only visual change to the site when viewed off the highway.
- 3.2** The main brickwork structure has undergone many changes during the course of its life, additions added to the building to increase its footprint to produce additional storage for animals or agricultural equipment.
- 3.3** Although finished in render, the farmhouse would have been constructed from facing brick. The rendering is thought to be an addition to the property possibly to protect the facing brick below. This alteration has certainly meant the farmhouse has lost its originality something we would look to avoid on the Barn, the intention of the alterations proposed is to be in-keeping with the existing structure.
- 3.4** Brick arched openings are to be retained together with brick bull nose cills, sizes of existing opening to be retained where possible. Brickwork buttresses have been constructed to the external walls of the barn to stabilize the external walls, these will be retained as part of the conversion.

- 3.5** Slated roofs are present on the existing barn, roofs are in a poor state of disrepair as can be seen on the photograph below. This form of construction is extremely traditional in character.



2. Existing roof coverings

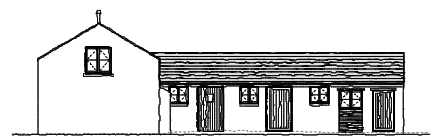
4. Appearance

- 4.1** The Barns have been used for a number of years to house farm animals and equipment associated with Moss Bank Farm. Their appearance is to remain as existing with minimal change proposed to structures.
- 4.2** In line with planning policy the barns are to be converted within their existing footprint without the need to extend. Following the policy means the structure will not be detrimentally affected by the conversion proposed.
- 4.3** New window openings are proposed to increase the amount of natural light available to occupants creating a comfortable home and making the best use of space available. Any opening not to be used as part of the conversion will be retained externally and finished off with a barn style door as noted on the elevations drawing S093/004.
- 4.4** The barn will require re-roofing, this is due to the poor state of the existing slated roof, the slates are to be stored on site for re-use on the conversion. Natural re-claimed slates to be purchased as required to ensure the character and appearance of the barn is retained.
- 4.5** Softwood timber windows are to be installed to retain the character of the barn, these are to be painted in a colour at the digression of the owner. Bi-fold doors to be installed in aluminium.

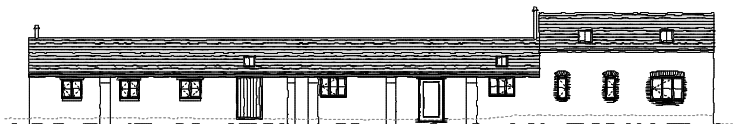
- 4.6** The internal design has been accommodated around existing external openings, to ensure each room is provided with natural light. Rooflights are proposed to increase lighting levels within bedrooms & other habitable and non habitable rooms such as the utility and lounge.
- 4.7** Making use of the 2 storey element to the barn a staircase is to be installed to provide accommodation at first floor level, this is to include 2 bedrooms.
- 4.8** Externally ground levels are to be reduced where possible to avoid any potential damp issues caused by ground levels being above internal floor level.



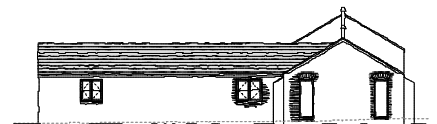
Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

4. Proposed Elevations.

5. Community Safety

- 5.1** According to information available to the general public there has been 25 crimes reported in the locality in December 2020. This information has been obtained from the Police website (www.Police.uk)
- 5.2** There is no reason to believe the proposed conversion will see an increase in these crime figures.
- 5.3** The proposal will improve on natural surveillance, with occupancy of 2no dwellings, rather than the building being unused or occupied by animals.

6. Environmental Sustainability

- 6.1** The buildings will be fully insulated to meet the requirements of the current Building regulations, thus ensuring the dwellings will be thermally and acoustically efficient.
- 6.2** Double glazed windows will be installed throughout the building. This will improve the heat loss of the building dramatically by retaining the warmth within the dwellings.
- 6.3** The building will be fitted with lighting outlets which take lamps of luminous efficacy of at least 40 lumens/circuit watt to ensure that the dwellings has efficient light fittings. 100% of light fittings installed are to be energy efficient light fittings.
- 6.4** This development can be considered as sustainable as it is reusing an existing building rather than constructing from new. Where new materials are to be used, materials are to be reclaimed and/or sourced locally.

7. Conclusion

- 7.1** We are utilizing an existing resource and creating 2 residential units within an existing structure.
- 7.2** The proposal will enhance the structures and ensure the building is converted to the highest standard. The conversions will ensure the buildings are overhauled and are in a good state of repair, ensuring maintenance on the structures will not be needed for a number of years.
- 7.3** Following approval obtained under application P/2020/0463 the Local Authority have accepted the principle of conversion, our intention is to make better use of the site and create 2 comfortable family homes using an existing resource.
- 7.4** We feel this planning application should be looked upon favourably as we feel there are no justifiable reasons for refusal.

*Document Prepared by:
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on behalf of Blueprint Architectural Services Ltd*