

New Door & Internal Staircase at The Hay Barn, Gatewen Road, Wrexham.

## Design & Access Statement (DAS/01)

**Site Address:** The Hay Barn, Gatewen Road Wrexham

**Date:** August 2020

### Applicants Details

**Name:** Mr Andy Dallimore

**Address:** The Hay Barn  
Gatewen Road  
Wrexham

**Post Code:** LL11 6YZ

---

### GENERAL

#### Introduction

This Design and Access Statement should be read in support of a listed building planning application for the installation of one ground floor door and first floor spacesaver staircase to the first floor.

#### Description of Development

It is proposed to install one ground floor door at the above property along with a spacesaver staircase.

The door manufacturer is to provide 1:20th scale sectional drawings for approval by the L.A. Conservation Officer of head, jamb, mullion & cill profiles.

#### Physical Context

The site is located off Gatewen Road near the Grade II listed Gatewen Hall.

Location plan 727/L(-)01 identifies the application site in context of its surroundings.

### DESIGN

By instating the new door to match those existing it is intended that the works will enhance the Grade II Listed Property and by providing 24mm double glazing will increase the thermal efficiency of the dwelling and ensure the building is sustained in use. The staircase will improve access to the existing loft office which will in turn increase the likelihood of it being used more often.

#### Sustainable Building Standards

National recognised and quality assured standards have been used to demonstrate that environmentally sustainability design solutions (as set out above) have been incorporated into the refurbishment. These include but are not limited to the aforementioned Building Regulations, specifically Part L of the Approved Document.

### CONCLUSION

This statement has identified that all Design and Access matters have been fully considered at the design stage and that the scheme presented offers a sustainable form of development that compliments its surroundings and a building that will be accessible by all its users.

For the reasons set out above it is therefore concluded that the proposed development can be supported for approval.