

## **Blueprint Architectural Services Ltd**

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## **Design and Access Statement**



### **Statement prepared for:**

#### **Mr Simon Edwards**

Foxglove Lodge,  
Berse Lane,  
Bersham,  
Wrexham,  
LL14 4HT.

### **Statement required for:**

Proposed reconstruction of Grade II listed Bunkers Hill Cottages to form holiday let.

## **1.0 Brief**

- 1.1** This statement has been prepared to accompany the application which seeks permission to reconstruct the former cottages to a holiday let at the client's property.
- 1.2** Employed by Mr Edwards; our initial task was to obtain information relating to the existing listed building on site. An existing plan was then drafted up to provide a basis to develop with the client.
- 1.3** The site is home to a listed building which was in the form of a row of cottages. Since its deterioration only the remains of two are left, which show low level walls and chimney stacks.
- 1.4** To ensure the remains do not continue to deteriorate, the proposal is in place to safeguard the asset and its surroundings and rejuvenate a once active site.

## **2.0 Access, including movement to and from the site**

- 2.1** The application site is located within the Bersham Conservation Area. Bersham is a small village in the suburbs of Wrexham County Borough that lies next to the River Clywedog, and the community of Esclusham. The conservation area is located within the wooded part of the upper reaches of the Clywedog valley which runs from Minera to Wrexham.
- 2.2** Bersham, being a predominant residential area comprises mainly houses and a small pub which is located east of the application site.
- 2.3** The site is accessed off Berse Road, a link road which connects Bersham Road to the A525. This is within short distance of the A483, a main dual carriageway which connects Wrexham to Chester (Northbound). Destinations such as Oswestry and Whitchurch can also be accessed in the opposing direction (Southbound). Large employment bases can be found within these destinations which provides excellent opportunities for the residents. Station road sees only small number of traffic movements per day.
- 2.4** As part of the development, parking has been indicated on the proposed site plan (Figure 1), as two spaces which is ample for a proposal of this nature.
- 2.5** Excellent transport links can be found from Bersham. No. 5 bus travels to Ruabon from Wrexham, passing through Bersham and Nant Park, providing a good opportunity for non-car users. Terminating at Wrexham's Bus Station, further transport links can be found.
- 2.6** With the public transport links that are available in Wrexham, the site offers a prime location for use as a holiday let.
- 2.7** The site is surrounded by grassland to the North and West, with housing and heritage sites to the East and South. This again reiterates the excellent location for the proposal



**Figure 1- Proposed Site Plan**

### **3.0 Character**

- 3.1** Bersham is home to some superb architectural detail which can be seen walking through the heart of the village. The River Clywedog passes through the village and is seen as an important feature to the community.
- 3.2** A wide variety of residential dwellings can be seen in the area, ranging from single and two storey dwellings constructed from render, brickwork, and stone, with either tiled or slated roofs.
- 3.3** A variety of window styles are visible in the area ranging from both double and single hung windows, and fixed casement windows. Materials such as timber and uPVC can be seen on the street scene. It is our client's intention to use timber windows, doors, and fascias during the reconstruction.

- 3.4** Within the vicinity, gables and monopitch are the predominant roof type. The existing cottages were constructed with a gable roof. Our proposal is to incorporate a gable roof which would be constructed with loose cut rafters, purlins, and ridge beams which would likely be seen on the original construction.
- 3.5** As noted within the Heritage Impact Statement; the site is currently overgrown, with hedges and trees lining the front of the property.
- 3.6** As trees and planting is seen as important features within the conservation area, it is our client's intention to provide supplementary planting to the property to shield the building from the road which can be seen on the above figure.
- 4.0 Appearance/ design principles and concepts**
- 4.1** The appearance has been developed to vastly mimic the previously constructed cottages. Brickwork and slate have been specified to ensure the character of the building is not lost in the reconstructive process.
- 4.2** The positioning of where the existing windows would have been carefully incorporated into the designs to ensure the building is constructed back to its original form.
- 4.3** The internal layout of the property has been modelled around an open plan Kitchen and Dining Area; with a Lounge, Utility and Bedrooms. This design will work well with the use as a holiday let, ensuring adequate space is provided to the visitors.
- 4.4** Fenestration provided to the dwelling will allow habitable rooms to be flooded with natural light and ensure such rooms are adequately ventilated.
- 5.0 Community Safety**
- 5.1** According to information available to the public there has been 15 crimes reported in the locality in December 2020. This information has been obtained from the Police website ([www.police.uk](http://www.police.uk)).
- 5.2** There is very little reason to suggest why the addition of the holiday let would see an increase in these crime figures.
- 5.3** This development will see an increase of natural surveillance within the area, which could in turn help reduce crime figures.
- 6.0 Environmental Sustainability**
- 6.1** The existing remains is of poor condition and unattractive to the locality. The reconstruction of the cottages would have a positive impact on the visual setting of the village.

- 6.2** By approving the proposal; the works will be compliant with current building regulations thus ensuring excellent thermal values can be obtained.
- 6.3** Boilers that are to be installed to heat the holiday let must have a Sedbuk rating of at least 89%. By installing such boilers, it will help reduce the carbon footprint of the building.
- 6.4** The building will be fitted with lighting outlets which take lamps of luminous efficacy of at least 40 lumens/ circuit watt. Contractors will have to ensure that the dwellings are fitted with 100% efficient light fittings.
- 6.5** The windows which are to be installed are to be set in uPVC frames which will ensure little maintenance over the coming years. Sealed double glazed units are to achieve a minimum U-value of 1.2 W/m<sup>2</sup>K.
- 6.6** Any materials which are to be used on the project are to be sourced from local providers to contribute to the sustainability of the project.

## **7.0 Local and National Policies**

### **Policy EC4**

*Development proposals should provide for the conservation and management of hedgerows, trees, orchards, woodland, wildlife and other natural landscape and water features, and include new planting in order to enhance the character of the landscape and townscape. Development which results in the loss or significant damage to valuable trees, important hedgerows or ancient woodland sites will not be permitted.*

An important feature within this proposal was to retain as many trees and hedgerows as feasible. As noted on the arboricultural impact assessment, several trees are of poor quality and are of no loss to the environment. Where good quality trees are present on the site, they are to remain in situ to preserve the character of the site.

### **Policy EC5**

*Within Special Landscape Areas, priority will be given to the conservation and enhancement of the landscape. Development, other than for agriculture, small-scale farm-based and other rural enterprises, and essential operational development by utility service providers, will be strictly controlled. Development will be required to conform to a high standard of design and landscaping, and special attention will be paid to minimising its visual impact both from nearby and distant viewpoints.*

By allowing the proposal to take place it will allow the enhancement of a since deteriorated listed building, to return to its former beauty. This in turn, will have a positive visual impact on the area as the existing parcel of land is unused and unkept.

## Policy EC7

*Within, and in close proximity to, conservation areas, the priority will be to preserve and/or enhance those buildings, structures, streets, trees, open spaces, archaeological remains, views, and other elements which contribute to the unique character of the area. New buildings and alterations or additions to existing buildings in conservation areas, whether listed as of special architectural or historic interest or not, must reflect the design and character of the area as a whole and the form, scale, detailing and materials of existing buildings.*

The designs put forward reflect the scale, materials and character of both the area and the existing cottages.

## Policy EC9

*Alterations or additions to, and development or redevelopment within the curtilage of, buildings or structures listed as of special architectural or historic interest must respect the setting and character of the listed buildings or structures.*

The proposal reflects the heritage of the existing building which once occupied the site.

## Policy PS2

*Development must not materially detrimentally affect countryside, landscape/townscape character, open space, or the quality of the natural environment.*

As the proposal is to utilise the existing walls, the works would see a building which reflects what previously housed the site. With this in mind, we believe it does not materially detrimentally affect both the countryside, character, open space, or the quality of the natural environment.

## 8.0 Conclusion

- 8.1** Support of this application would see an existing dilapidated listed building be reconstructed.
- 8.2** The works will will vastly improve on the current characteristics of the site recapture a strong piece of Welsh history.
- 8.3** The scale, aesthetics, and layout of the site has all been developed to ensure the development enhances the features of the conservation area. It is a vital aspect of the application to ensure we are improving the site and the conservation area.
- 8.4** The holiday let would provide an additional income for the client. Support of the application would also show backing of local businesses during this Coronavirus pandemic. Support of this application will also encourage tourism to the area. As there are a selection of walks, monuments and historic locations within the county, the holiday let will provide welcome accommodation to people visiting the locality.

- 8.5** We feel this planning application should be looked favourably upon as we feel there are no justifiable reasons for refusal.

*Document Prepared by:*

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