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Design and Access Statement



Statement prepared for:

Ms Kate Dewhurst

Mulsford Cottage

Nr Sarn

Malpas

Cheshire

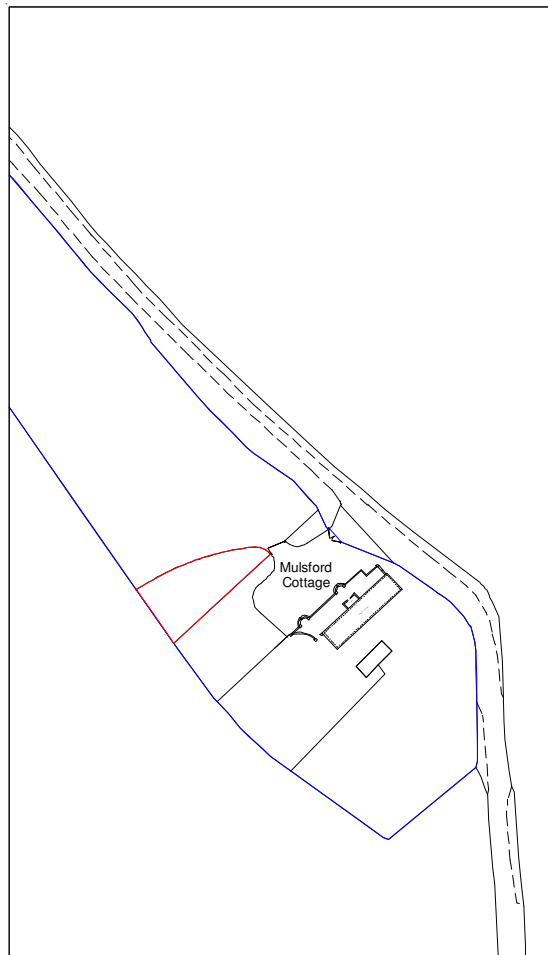
SY14 7LP

Statement required for:

Proposed change of use of land to the front of Mulsford Cottage, Nr Sarn, Malpas, SY14 7LP.

1. Brief

- 1.1** We have been employed by our client to prepare a planning application for the change of use of land to the front of their property.
- 1.2** Our client's intention is to convert a slither of land currently used as a paddock to commercial for the use of movable shepherd hut.
- 1.3** The proposal aims to diversify our client's business model, providing a self-catering arm to their business as well as the B&B that occupies the existing property.
- 1.4** The proposed scheme has been developed and considered with relation to national, regional and local planning policies and all relevant frameworks. All throughout there has been a working relationship between ourselves and the client.



1. Existing Site Plan

2. Access, including movement to and from the site

- 2.1** The site is accessed off Mulsford Lane. The current access arrangement is to remain unchanged as part of the proposal to change the use of the land.
- 2.2** Ample space is provided to the frontage of the existing property allowing parking arrangements to remain the same, with only minor amendments made to the landscape to provide an area for the Shepherd Hut.

- 2.3** The property is located Nr Sarn in Malpas an area located within the countryside providing an excellent opportunity for people to escape from the hustle and bustle town and city life.
- 2.4** Being within the County Borough of Wrexham there are many attractions available in close proximity of the site, attracting visitors to the area.
- 2.5** Mulsford Lane leads into the small village of Worthenbury. From the village a wider road network can be accessed such as the B5069 + A525 providing access to the towns of Whitchurch and Wrexham.
- 2.6** A few miles over the boarder located in Denbighshire the tourist town of Llangollen is present, many attractions are in this town, from a historic railway to highly acclaimed restaurants and activity centres that offer experiences such as white water rafting and kayaking.
- 2.7** As the existing property is an established B&B all road links and signage are in place to access the property, providing a 1 bedroomed Shepherd Hut would mean a minor increase in traffic movements to and from the site.



2. Aerial View of Site

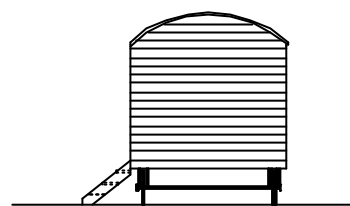
3. Character

- 3.1** Detached, individual properties are a clear characteristic of the area. Mulsford Cottage is a large double fronted property, traditional in its form and character.
- 3.2** Mulsford Cottage is a rendered property with clay tiles as the chosen roof covering, the property itself has been subjected to alterations over the years.

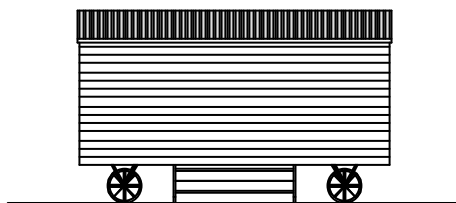
- 3.3** The property is located side on to the highway, boundary treatments for the cottage are noted as mature hedgerow which will remain undisturbed with only a pedestrian access point created to access the Shepherd hut from the parking area.
- 3.4** The site proposed for development is an existing paddock lined with hedgerows and stock proof fence, the paddock does benefit from a direct access off Mulsford Lane as well as access from the parking area for the B&B. The proposal put forward won't affect the current streetscape with the slither of land located beyond the street scene.
- 3.5** Changing the use of the land to commercial to place movable shepherd huts to let out to holiday makers will be in keeping with the surrounding area. This is due to the current use of Mulsford Cottage being a Bed and Breakfast.



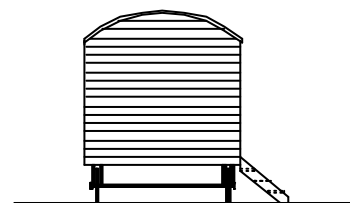
Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



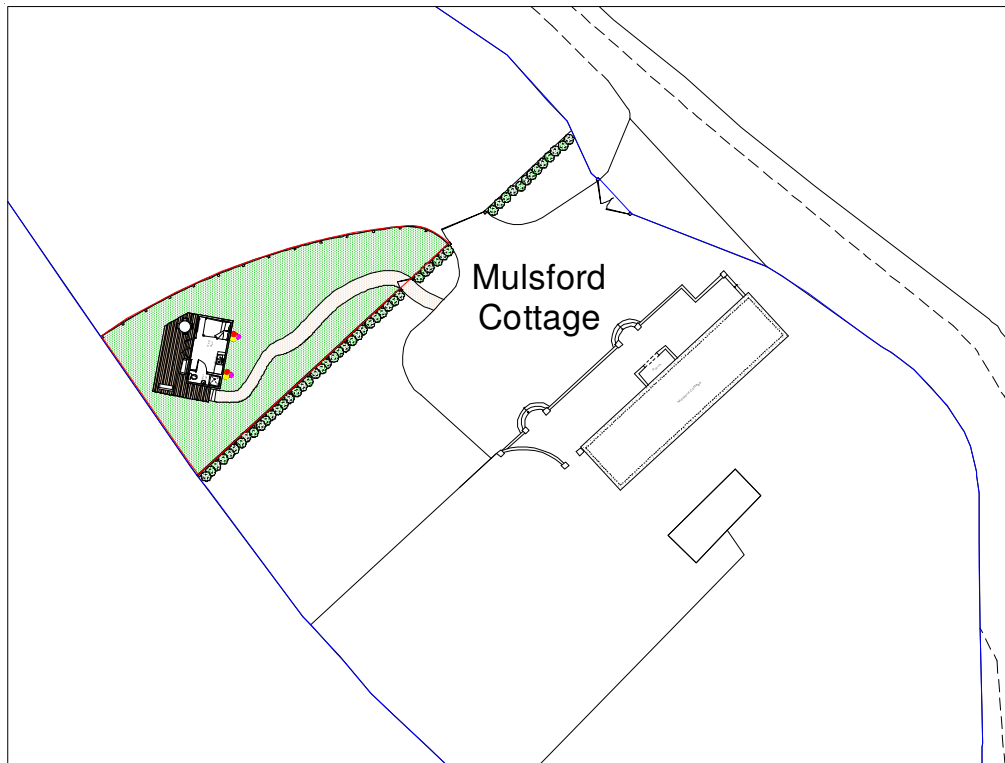
Side Elevation 1:100

3. Proposed Shepherd Hut

4. Appearance

- 4.1** The site layout had been determined by Mulsford Cottage, access to the site and the actual size of the site.
- 4.2** The external appearance of the shepherd huts will comprise of a timber cladding/corrugated steel for the walls to ensure the materials blend into the natural surroundings.
- 4.3** corrugated sheets are proposed for the curved roof construction. A curved roof construction will also enhance the overall appearance and charm of the development.
- 4.4** The shepherd hut has been located in such positions within the site to take advantage of the views over open farmland. This is a great feature that will attract the tourists to use this holiday let, we have also noted a decked area to the rear of the hut to encourage occupants to use and take in the external elements to this self-catering unit.

- 4.5** The proposal for a Shepherd Hut won't detract from the area, and fit in with the characteristics of the area, enhancing the sites appearance.



4. Proposed Site Plan

5. Community Safety

- 5.1** According to information available to the general public there has been 5 crimes reported in the locality in November 2020. This information has been obtained from the Police website (www.Police.uk)
- 5.2** There is no reason to believe this will be increased by the change of use of the land.
- 5.3** The development will improve on natural surveillance, with occupancy of the shepherd's hut by holiday makers, rather than an unused parcel of land.

6. Environmental Sustainability

- 6.1** It is thought the development of change in use will not affect the environmental sustainability of the immediate locality.
- 6.2** Double glazed windows will be installed throughout the shepherd huts. This will improve the heat loss of the building dramatically by retaining the warmth within the holiday let.
- 6.3** The units will be fitted with lighting outlets which take lamps of luminous efficacy of at least 40 lumens/circuit watt to ensure that the unit has efficient light fittings. 100% of light fittings installed are to be energy efficient light fittings.

7. Local And National Policies.

- 7.1** The proposed development is compliant with policy GDP1, the scale, design and layout, and use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.
- 7.2** The proposed development will not materially detrimentally affect countryside, landscape/townscape character, open space, or the quality of the natural environment in accordance with PS2.
- 7.3** The holiday let will be able to provide accommodation for visitors. Furthermore, the buildings will be used for short periods of time. All of these facts are compliant with TAN13 – Tourism of Planning Guidance Wales.

8. Conclusion

- 8.1** The proposed development is located within the County Borough of Wrexham. By supporting this application and allowing for the change of use to take place our client will be able to provide holiday accommodation to support the local tourism trade.
- 8.2** The B&B has proved popular prior to the pandemic, the addition of a self-catering unit will allow this established business to survive and appeal to a separate audience.
- 8.3** The parcel of land the front of our client's property is underused, it is currently home to several sheep which graze the land.
- 8.4** Many businesses are closing and not being replaced, the support of Wrexham County Borough Council in these difficult economic times will allow our client to maintain their business ambitions.
- 8.5** 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

Revision A:
Dafydd Edwards (ACIOB)