

Blueprint Architectural Services Ltd

Office 3K4, Redwither Tower, Redwither Business Park, Wrexham. LL13 9XT

Tel: 01978 356500

design@blueprintarchitectural.com

www.blueprintarchitectural.com

Design and Access Statement



Statement Prepared for:

Stuart Edwards

Cae Brymer Farm,
Bowling Bank,
Wrexham,
LL13 9RL

Statement required for:

Proposed barn conversion to form four bedroom residential dwelling at Cae Brymer Farm,
Bowling Bank.

1. Brief

1.1 We have been employed by Mr Edwards to prepare a planning application to convert the barn at Cae Brymer to form a residential dwelling.

1.2 A site survey was conducted by the Blueprint team. Detailed measurements of the building were taken which enabled us to prepare the existing drawings. These were then developed into scheme drawings for the proposed conversion.

1.3 As part of the proposed development key policies were considered in determining the possibilities of conversion. Policy H3 of the adopted UDP confirms that the change of use or *conversion of a building to residential use outside settlement limits will only be permitted where;*

a) in the case of agricultural buildings, there is no longer an agricultural need and alternative non-residential uses have proved inappropriate; and

b) the building is structurally sound and capable of conversion without extensive rebuilding tantamount to the erection of a new dwelling; and

c) any inherent characteristics of merit in the building are retained; and

d) the proposed dwelling and the resulting curtilage does not constitute an undesirable intrusion into the landscape, create access problems, nor require the provision of services at public.

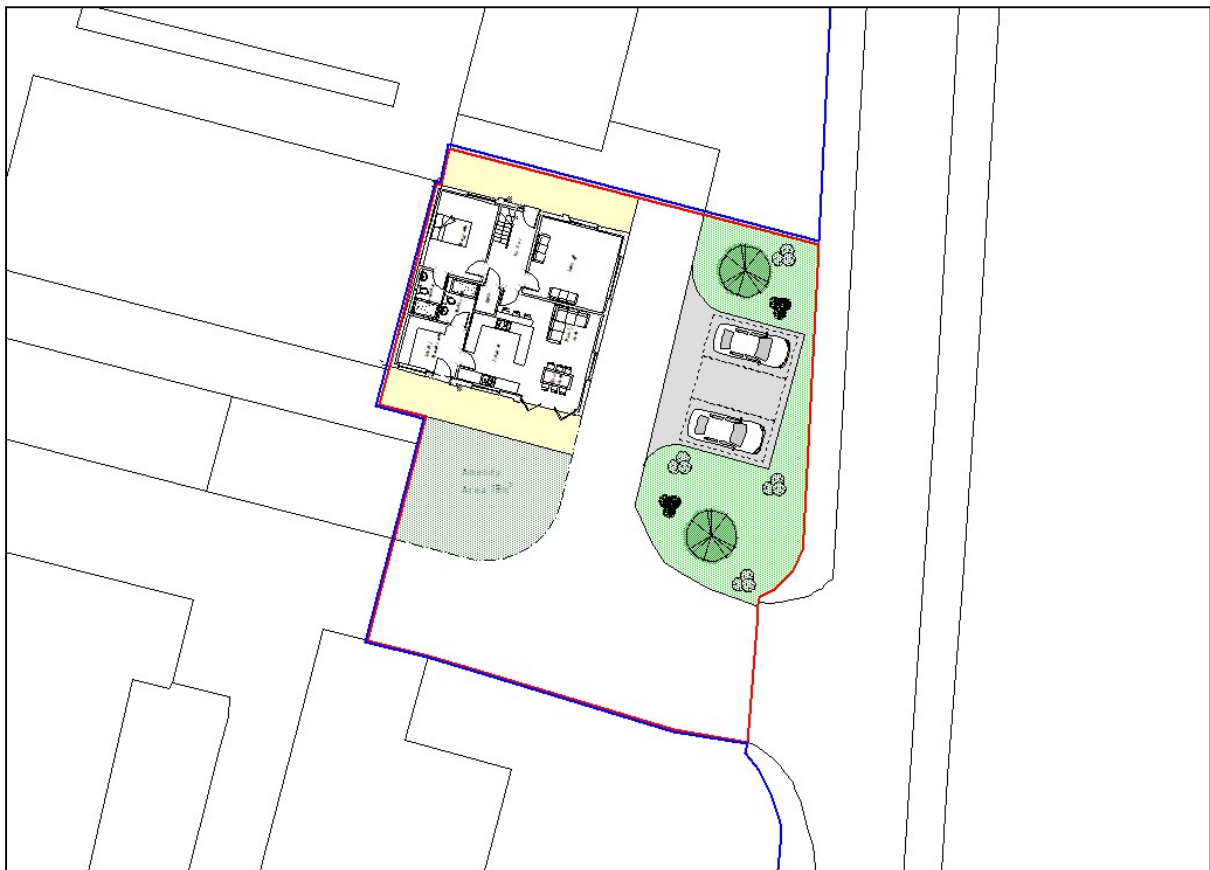
1.4 The overall scheme for conversion has been developed with careful consideration to specific policies within the UDP. The layout has been designed to ensure minimal overlooking into existing and the proposed residential building. Secondly, it was of paramount importance to ensure the conversion has minimal impact on the surrounding environment.

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

2.1 The existing access point which serves the site is to be retained within part of this proposal. The site is to be provided with a tarmac finish to enable suitable areas for parking and turning. This has been indicated on 'Planning Site & Location Plan- E072-005'.

2.2 The site is accessed off the B5130, which joins onto the A525. This provides an excellent road link into Wrexham Town's Centre where many conveniences such as shops, barbers, restaurants and bars can be found. From the town centre excellent links can be found to further destinations via both train and bus.

- 2.3** Within Wrexham's Town Centre both Wrexham General and Central train stations can be found. The rail networks provide excellent links to Chester and Liverpool, with further destinations such as Crewe, Manchester and Newcastle.
- 2.4** The site is within close proximity to Wrexham's Industrial Estate, which boasts a large employment base. Many factories, offices, and units are within walking distance to the site, or only minutes drive.
- 2.5** The A483 is accessed from the Ruabon interchange or north west of the industrial estate. The A483 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. Proposed Site Plan

3. Character

- 3.1** The existing street scene is very traditional in character, made up of a combination of farm houses, agricultural buildings, and two storey dwellings. Many of the structures are set back of the highway with hedgerows defining private boundaries.
- 3.2** The majority of the buildings within the immediate vicinity are constructed from brickwork. This is a common construction method in the locality.
- 3.3** The dominant roofing material within the area is slate. It is proposed to re roof the existing corrugated roof with slate.
- 3.4** The site survey revealed the Barn is in a surprisingly good state of repair, with maintenance upheld on the building regularly it is in good condition and is worthy of conversion in accordance with **HS3**.
- 3.5** As with most barns, a number of different floor levels are present within the structure. This is normally to provide designated feeding areas or walkways for livestock. Although characteristically a common feature for barns, this element of the building would be lost by the grubbing up of floors as their retention is not practical in terms of the proposed use of the building.



2. Existing Elevations

4. Appearance

- 4.1** To ensure the barn remains as original as possible, the building is being converted in its entirety. The space within the barn has been utilised well to ensure adequate living areas are achieved.
- 4.2** It is our intention to use all of the existing openings to the barn, so the scheme has been developed to ensure each room has the best use of natural light. Conservation style roof lights are to be installed to the side elevations to improve natural light and head height within the rooms.

- 4.3** Due to the varying floor levels on site, small parts of the existing ground floor openings will be blocked up with brickwork to ensure the new doors/ windows are level with the proposed floor level.
- 4.4** Softwood double glazed windows are to be installed to respect the existing buildings heritage and original construction methods. The windows are proposed to be painted off white to add to the characteristics of the conversion.
- 4.5** To ensure the space is maximised within the barn, the intention is to make use of the two storey element that the barn currently possesses. A new staircase is provided to ensure a safe, compliant route to upstairs is achieved.



3. Proposed Elevations

5. Community Safety

- 5.1** According to information available to the general public there has been 45 crimes reported in the locality in June 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 the dwelling, rather than the building being unused or occupied by animals.

6. Environmental Sustainability

- 6.1** The building will be fully insulated to meet the requirements of the current Building regulations, thus ensuring the dwelling 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 dwelling.

- 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 dwelling 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 utilising an existing resource and creating residential accommodation within an existing structure.
- 7.2** The proposal will enhance the structure and ensure the building is converted to the highest standard. The conversion 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** In line with **GDP1** of the adopted unitary development plan *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.*
- 7.4** We feel this planning application should be looked upon favourably as we feel there are no justifiable reasons for refusal.

Document Prepared by:
Jack Felgate
Architectural Technician
on behalf of Blueprint Architectural Services Ltd