

DESIGN AND ACCESS STATEMENT

Extension of existing dwelling to form additional 3 bedroomed dwelling, conversion of disused garage to form single 2 bedroomed dwelling and conversion of stables complex to form 2No. 3 bedroomed and 1No. 4 bedroomed units with associated parking and turning at:

Glenmore, Higher Penley, Wrexham. LL13 0NB.

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- **1: INTRODUCTION**

- 1.1**

- 1.2 This statement forms part of a Planning Application for the extension of an existing dwelling to form additional 3 bedroomed dwelling, conversion of disused garage to form single 2 bedroomed dwelling and conversion of stables complex to form 2No. 3 bedroomed and 1No. 4 bedroomed units with associated parking and turning. The applicant is Mr. Robert Loughlin who resides in the existing dwelling.

- 1.3 The site is situated directly off the A539 leading into the village of Penley, the existing field which will become the garden/paddock area for the garage has its own existing access to the main road separate from the access to Glenmore.

- 1.4 The garage and stables block are generally derelict and used for storage purposes.

- 1.5 Both National and Local Planning policies support the redevelopment of under-utilised traditional buildings, particularly buildings considered non-designated heritage assets, subsequently it is hoped a sympathetically designed conversion of these buildings into residential dwellings will be supported by the Council.

- **2: STRUCTURE**

- 2.1 The buildings are structurally sound and will not require any demolition or major re-construction. The garage walls are of selected common brickwork under a natural slate roof on rafter and purlin construction. The stable block is of 150mm. blockwork lightly rendered and painted similarly under a natural slate roof on rafter and purlin sub structure. The existing house, Glenmore, is of selected common brickwork under a natural slate roof on rafter and purlin construction.

- 2.2 The ground floors are of concrete and are roughly 80mm. or so above ground level.

- **3: HISTORY**

- 3.1 The applicant and his family moved into what is now Glenmore, which is believed formerly to have been a Shop, in around 1973. The Stables were constructed around 1979 and were in use until about 1993/4. The house was extended to the West around 1982 forming Rooms 1,2 and 3 and the Garage was constructed. Due to there being no direct access to the Stable block it has not been possible or viable to let the buildings out for business, commercial or tourism purposes and they have remained unused except for storage to date.

- **4: THE PROPOSAL**

- 4.1 It is proposed to further extend Glenmore to utilise the hitherto unused Rooms 1-3 as shown on the plan and enable internal access to the first floor. All new materials will be to match that of the existing house. A garden area in excess of 300 square metres will be provided as shown on the Block Plan.
- 4.2 The garage is currently used as a convenient storage area for broken and disused agricultural equipment. It is proposed to extend the garage forwards by some 3.3 metres to align with the ground floor abutment of Room1 with the two storey part housing Room 2/3. All new materials will be to match that of the existing garage. A garden and paddock area will be provided with parking, turning and access from the existing field access to the main road.
- 4.3 It is proposed to convert the stables complex to form 2No. 3 bedroomed and 1No. 4 bedroomed units with the minimum of visual alteration. The existing inner courtyard walkway will be brought into the conversion by constructing external walls but with clerestory fenestration to allow in natural light. Roof lights will be utilised to provide natural light wherever possible. This will not be possible on the south elevation ground floor so windows are proposed to mirror the existing style of window. Each unit will be given a large paddock area for their own personal use.

- **5: ACCESS**

- 5.1 The existing access to Glenmore will be for the sole use of the existing house.
- 5.2 The existing access to the field adjacent to the garage will form the new vehicular access to the garage conversion. Parking and turning will be formed within the curtilage.
- 5.3 A new access from the main road is proposed as shown on the Block Plan to serve both the stable block conversion and house extension. Parking and turning will be formed within the curtilage.

- **6: DRAINAGE and FLOOD RISK**

- 6.1 Roof drainage will be taken to soakaways to the approval of the Building Control Officer.
- 6.2 Parking and turning areas will be of consolidated gravel and fully permeable.
- 6.3 The soil and ventilation pipe will be internally fixed and fitted with a “*nouveau*” or similar one way valve so as to remain hidden from external view.
- 6.4 It is proposed to have a dedicated “*Klargester*”, or similar, domestic sewage treatment plant to serve the unit.

6.5 The site does not fall within any areas of risk given in the flood risk map provided by Natural Resources Wales.

- **7: ECOLOGICAL CONSIDERATIONS**

7.1 A Recent survey has been carried out by Environmental Consultants and in their opinion the development will require further surveys with regard to bat activity prior to commencement of the works and that work should be carried out outside of bird nesting season. The development will not affect the conservation status of any protected species nor remove any favourable habitats.

- **8: PLANNING POLICY**

8.1 This Design and Access Statement accompanies an application for full Planning Approval and in so doing the application seeks to comply with all the requirements necessary to receive permission from the Local authority.

8.2 A sustainable development will be brought about chiefly by compliance with current Building Regulations and best practise.

8.3 National and local policies and guidance relating to the conversion of under-utilised traditional farm buildings are clear and reference to these has been made in preparing this scheme in particular GDP1, H3, TAN15, T20, T16, T13, T3.