

Structure&Design Service LTD

Local Authority:
Wrexham Council

Development location:

1 The Stables
Bowling Bank
Wrexham
LL13 9QF

Date: 25/03/2019

ACCESS STATEMENT

Proposed outbuilding conversion into living accommodation.

Description of Application:

Retrospectively apply for planning permission for the wooden fence setting out the land boundary as per the land registry title deeds and the driveway into 1 The Stables.

Type of Application:

Full retrospective planning application

Site Designation:

The site is located in the Village of Bowling Bank. Wrexham.

Roles of this Design and Access Statement:

Provides evidence to justify the proposals in terms of National and Local Planning Policies. Explanations relating to the objectives of good design have been applied and giving reasons where they may not have been applied. Set out the established vision and principles of the scheme. Demonstrates that the principles of sustainability have been addressed. Illustrates how conflicting demands have been considered and how these have influenced the proposal. Ensures that designs issues have been considered and potential problems have been solved

Policies considered:

The policies considered relate to the Wrexham Local Development Plan

- Development Policy: General Development Principles.
- Strategic Policy: Natural Environment
- Development Policy: Development and Landscape.
- Development Policy: Sustainable Design and Materials.
- Strategic Policy: A sustainable Rural Economy.

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Heritage:

1 The Stables is located on the outskirts of the Bowling Bank, there are a number of brick barn conversions in the surrounding areas, the subject building is not intended to replicate the surrounding houses and farm buildings but consideration has been given to proportion, height, massing, bulk, use of materials, alignment and treatment of setting.

Accessibility:

Requirements, were applicable, and with regard to The Workplace (Health, Safety and Welfare Regulations 1992) will be applied. Building Regulation approval is required for the building, and approved document (Access to and use of buildings,) does not apply. The setting and design of the building is such that access to and from the building and circulation within the building by disabled persons may be considered acceptable under The Disability Discrimination Act 1995 (as amended 2005) as reasonably may be expected with consideration to the building use.

Character and Design:

The design of the Building considers the following:

- Existing buildings, infrastructure and rural landscape.
- Landscape, culture and biodiversity.
- Locally distinctive patterns and forms of development.
- Boundaries and building lines.
- Easily recognizable and understood features and landmarks.

Proximity to dwellings:

1 The Stables is a detached residential house, locate adjacent to a development of converted farm outbuildings. The nearest property is Oakwood Barn, the fence which is subject to this planning application is the dividing boundary as set out on the Land registry title deeds.

The subject driveway

The existing driveway which is subject to this retrospective planning application is formally a used farm entrance, its located adjacent to a country lane.

Community Safety:

All access routes are fit for purpose considering the building use.

Should the planning permission be granted it would improve public safety of the col-de-sac as children play outside on the road, the proposed drive would remove the possibly of four additional cars making numerous journeys in and around the children as the proposed driveway is not on the col-de-sac and is directly off the country lane.

Proximity to dwellings:

1 The Stables is a detached residential house, locate adjacent to a development of converted farm outbuildings which were all previously outbuildings for Rodans Hall, before they were all developed into living accommodation.

Materials and resources:

The boundary fence is made from a vertical shiplap timber, the timber is tanalised to protect it from degrading, it has not been stained or painted.

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The driveway is adjacent to an extremely quiet country lane with minimal traffic flow, visibility from the driveway is more than 34 meters in both directions. The drive is made from hardcore compacted stone chippings. The driveway is level with the lane and does not obstruct or interfere with it.

The driveway will be fitted with a ACO drain to prevent any possible surface water entering the country road. The Gates are 5 meters setback from the road to ensure visibility is achieved.

The verge crossing will be covered with Tarmac to ensuring there is a hard bound material entering the public road.

Movement:

Movement to and from the site has been considered and found to be safe.

Social, Economic and Physical Contexts:

Social:

The social context has been considered in relation to its design and location which will not have a negative impact on people living within the locality or to visitors of the area.

Other information forming part of this Planning Application:

1. Boundary treatment document.
2. Rodans Hall historic entrances.
3. Access Statement.
4. Driveway drawing
5. Visibility improvement.
6. Statement of intent.

Construction Traffic:

Not Applicable due to the application being retrospective.

Surface water:

ACO drain fitted to drive to ensure no surface water goes onto the road.

Parking

Not applicable. The development has four allocated parking locations, which is sufficient for the property size.

Planning obligations

Not applicable. The development does not add additional burden on infrastructure.

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