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Design and Access Statement



Statement prepared for:

Mr & Mrs Adams

Charity Farm
Halghton Lane
Bangor on Dee
Wrexham
LL13 0BW

Statement required for:

Proposed Barn Conversions to improve existing converted barn and provide 2no additional residential dwellings at Charity Farm, Haughton Lane, Bangor on Dee, Wrexham. LL13 0BW.

1. Brief

- 1.1** We have been employed by our client to prepare a planning application to improve and convert barns at Charity Farm.
- 1.2** Part of the existing barn has been converted to a residential dwelling, creating a 1 bedroomed property. Part of the scheme is to include further conversion of the barn to provide additional habitable space for this property as part of the proposal.
- 1.3** Additional to the improvement to the existing converted element of the barn, we are aiming to provide an additional residential property within the existing structure, as can be seen the Barn is sizable enough to accommodate this proposal.
- 1.4** A separate building also proposed for conversion (The Shippon) is to provide a 2 bedroomed detached property within the grounds of Charity Farm.
- 1.5** The overall scheme for conversion has been developed following local authority planning guidance notes, with careful consideration to potential overlooking issues that could arise with the structures being in close proximity to one another.

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

- 2.1** The existing access point into the site is to remain unaltered as part of the proposal. Parking is to be provided to each individual property as noted on drawing no: A043/004. We have also noted the residential curtilage proposed on the block plan noted on drawing no: A043/003. Turning areas are provided to ensure vehicles enter and vacate the property in a forward motion.
- 2.2** The site is accessed off Halghton Lane, which joins onto the A525, providing excellent road links from the application site to the town centre of Wrexham. Wrexham industrial estate is within a few minutes' drive of the site. In the opposite direction Whitchurch can be accessed which is approximately 25min away.
- 2.3** All conveniences can generally be found within Wrexham Town Centre in the form of supermarkets, high street stores, restaurants, public houses, takeaways and nightclubs. The town also boasts excellent public transport links to a variety of destinations.
- 2.4** The rail network is vast, direct trains to Cardiff from Wrexham general are available. Rail links to Chester and Liverpool are also available direct from Wrexham. From Chester there is a wide range of destinations, Such as Crew, Manchester, Newcastle etc.
- 2.5** The A483 is accessed from Wrexham town centre or north west of the industrial estate, which 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 Anglesea 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.



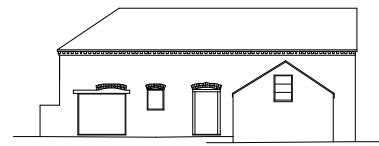
1. Site Plan

3. Character

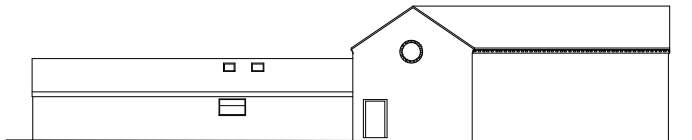
- 3.1** The existing street scene is very traditional in character, made up of a combination of farm houses, detached bungalows, barns and other agricultural buildings alike.
- 3.2** Majority of the buildings within the immediate vicinity are constructed out of brickwork. This is a common construction method in the locality.
- 3.3** The appearance of the farmhouse suggests it was once a smaller dwelling, possibly a double fronted cottage symmetrical in character. Timber sash windows are present on the dwelling, which have detailed brickwork around the masonry openings, in the form of arched brickwork headers and shaped brickwork cills.
- 3.4** Slated roofs are present on the farmhouse and adjacent barns. This form of construction is traditional in character. The Shippon however is clad with sheets which will need to be removed as part of the proposal. The structure will be replaced and clad with natural slates to enhance the characteristics of the Shippon.



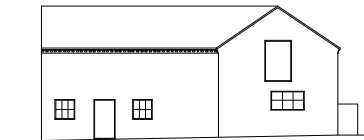
Front Elevation 1:100



Side Elevation 1:100



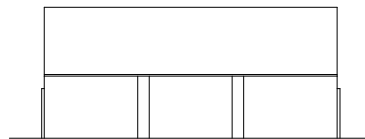
Rear Elevation 1:100



Side Elevation 1:100



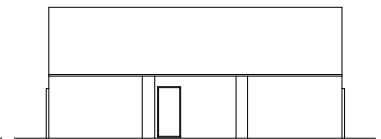
Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



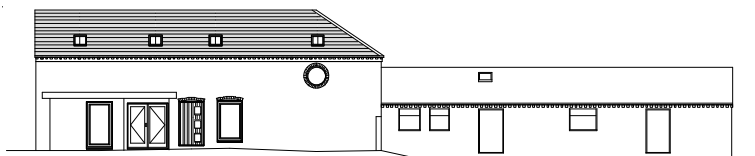
Side Elevation 1:100

2. Existing Elevations

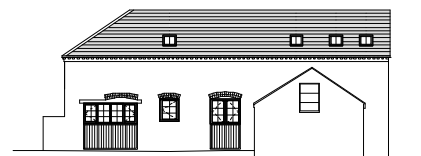
4. Appearance

- 4.1** The Barns have been used for a number of years to house farm animals and equipment associated with Charity Farm. Their appearance is to remain as existing with minimal change proposed to structures.
- 4.2** In line with planning policy the barns are to be converted within their existing footprint without the need to extend. Following the policy means the structures will not be detrimentally affected by the conversions proposed.
- 4.3** New window openings are proposed to increase the amount of natural light available to occupants creating comfortable homes. As well as new proposed openings, existing openings are proposed as being blocked up to avoid overlooking issues in the adjacent Shippon. Openings that are to be blocked up are to be done sympathetically to the existing structure with brickwork recessed ensuring the characteristics of the openings are retained.
- 4.4** As part of the proposal the existing converted barns footprint is to be increased into the 2 storey barn attached. Forming additional accommodation, without affecting the existing structure. Larger openings are to be reduced by constructing panelling below new proposed windows retaining the larger masonry opening.
- 4.5** uPVC Windows are to be installed to match the previous conversion. This will reduce the maintenance required on the structures.
- 4.6** The internal design has been accommodated around existing external openings, to ensure each room is provided with natural light. At first floor level rooflights are proposed to increase lighting levels within bedrooms & bathrooms within the 2 storey barn.

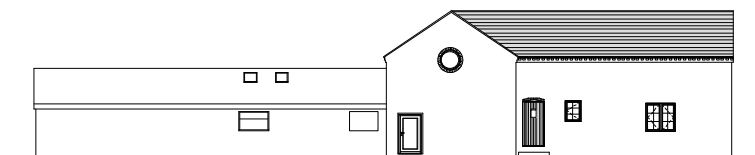
- 4.7** The Shippon is proposed to have a mezzanine floor level installed within the structure to enhance its internal features. The mezzanine level will have roof lights installed within the roof slope above to provide natural light and take in the outlook available from the property. Sun pipes are also proposed to serve bedrooms/bathrooms the use of sun pipes are proposed in the locations indicated to avoid overlooking issues from the adjacent barn.



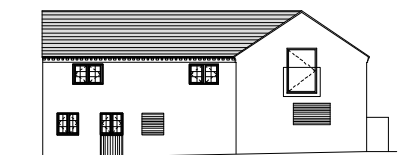
Front Elevation 1:100



Side Elevation 1:100



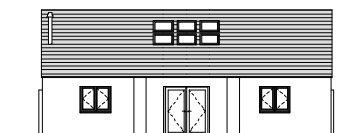
Rear Elevation 1:100



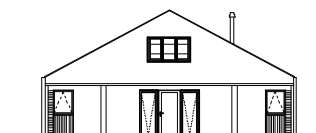
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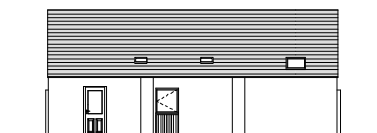
Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

4. Proposed Elevations

5. Community Safety

- 5.1** According to information available to the general public there has been 13 crimes reported in the locality in May 2017. This information has been obtained from the Police website (www.Police.uk)
- 5.2** There is no reason to believe the proposed conversions will see an increase in these crime figures.
- 5.3** The proposal will improve on natural surveillance, with occupancy of the dwellings, 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 utilizing an existing resource and creating residential accommodation within existing structures.
- 7.2** The proposal will enhance the structures and ensure the buildings are converted to the highest standard. The conversions 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** 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