
Mr. David Harding

Gwynt Farm Barn, Hollybush Lane, Bangor LL13 0BH.

DESIGN & ACCESS STATEMENT

For

**Conversion of Barn to Dwelling &
New Build Garage.**

at

<u>Gwynt Farm, Hollybush Lane, Bangor-on-Dee, Wrexham.</u>
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(D&A Rev. A – Issued 18:10:17)

ADS

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Gwynt Farm Barn, Hollybush Lane, Bangor LL13 0BH.
Conversion of Barn to Dwelling & New Build Garage / Garden Store.

DESIGN & ACCESS STATEMENT:

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APPENDIX: -

- Photographs of Barn and surrounding site as existing.
 - Structural Report on Barn: September 2017.
 - Ecological Report on Barn & Site: September 2017
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DESIGN & ACCESS STATEMENT:

Section One : Introduction.

This 'Design & Access Statement' is to be read in conjunction with the drawings, as scheduled below and all other Consultants / Specialists Reports appertaining to the proposed works (refer to appendix docs.)

Gwynt Farm (The Gwynt) is a small family farm, rearing beef cattle and dealing in hay & straw production / sales.

David & Emma Harding together with their two children have been sharing the existing small farmhouse with David's parents, but now hope to move into the converted barn as their independent home, while maintaining a presence on the family farm.

The West frontage of the brick & slate built barn is currently concealed by a large timber framed & metal sheet clad storage barn which is to be demolished and removed to open up the site frontage. The removal of this barn provides the opportunity for the construction of a new private vehicle access drive and turning area with a new build garage and frontage gardens to the converted barn.

The private access drive and frontage allows for the new dwelling to be securely fenced off from the existing farm yard access drive and similarly a portion of the yard to the rear is to be fenced off and landscaped to make the development entirely safe for their young children.

To the North of the barn within an area of redundant farmyard there is a disused concrete slurry pit which is to be broken out and backfilled and the ground reinstated as an orchard garden as part of this proposal.

The new garage will provide covered parking for three vehicles and the courtyard hardstanding is sufficient to provide a further three car parking spaces for visitors.

The conversion of the traditional brick & slate barn is sympathetic to the existing form, the majority of the internal structural walls are to remain and the existing door and window openings are utilise with only minor alterations. A few new roof-lights have been introduced to the rear roof slope of the main roof and to the lower roof to enhance the penetration of natural daylight.

The windows and doors will be double-glazed set in painted / stained timber frames, with the main entrance door and canopy in natural oak.

The proposed external works include a new concrete farm entrance drive with improved turning radius off the lane and secure entrance gate sets (shown hatched on site plan), the recovery and re-landscaping of the new garden areas to lawn, the laying of a gravel finished

courtyard /parking bays, a natural stone footpath to the main entrance and raised planting beds to the fenced off area of the rear courtyard.

A new section of 'mixed species' hedgerow will be planted to the length of the new entrance drive fronting the barn and existing hedging made good where the entrance turning radius is improved. New trees mainly ornamental and fruit species will be planted to locations as indicated on the proposed site plan. The rear courtyard garden will be a simple 'kitchen garden' with raised planting beds for growing vegetables and herbs.

The following drawings accurately record the layout of the barns as existing, the proposed alteration works and the associated external landscaping works.

Schedule of Scheme Drawings: -

- | | | |
|------------------|---|--|
| • Drg. 407/EX01- | - | Location & Existing / Proposed Site Plans. |
| • Drg. 407/EX02- | - | Ground & First Floor Plan As Existing. |
| • Drg. 407/EX03- | - | Elevations As Existing. |
| • Drg. 407/PD01A | - | Ground Floor Plan As Proposed. |
| • Drg. 407/PD02A | - | First Floor Plan As Proposed. |
| • Drg. 407/PD03A | - | Elevations As Proposed. |
| • Drg. 407/PD10 | - | New Garage / Garden Store As Proposed. |

Section Two : Proposed Scope of Works.

The proposed scope of work to be undertaken is as follows: -

- Construct new 'bat loft' to existing barn to facilitate relocation.
- Dismantle and remove corrugated metal sheet clad storage barn.
- Break out and backfill old slurry pit and reinstate ground.
- Construct new farm access drive with gate sets positioned away from highway.
- Hand-dismantle remaining roof sections to be repaired to the barn.
- Reconstruct window / door structural openings.
- Break out existing floors and reconstruct to a single level.
- Refurbish barn shell and renovate to form a new dwelling.
- Construct 'stock proof' boundary fence and install hedge planting.
- Construct new garage / store.
- Turf lawns and plant new trees.

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Section Three : Design Statement.

Local Authority Development Control: Planning Policy Context:

National Planning Policy & Local Planning Policy applicable to a development of this type: -

National Policy:

Planning policy Wales.

Technical Advice Note 5: Nature Conservation & Planning.

Technical Advice Note 12: Design.

Technical Advice Note 18: Transport.

Development Plan Policies:

Wrexham Unitary Development Plan.

Policy PS1: Strategic Policy.

Policy EC6: Biodiversity.

Policy H3: Change of Use

Policy H5: Housing in the Countryside.

Policy T8: Parking.

Local Planning Guidance Notes:

Local Planning Guidance Note 3: Converting Rural Buildings – Barn Conversions.

Local planning Guidance Note 7: Landscape and Development.

Local Planning Guidance Note 13: Housing in the Countryside.

Relevant Planning History:

The following planning applications / approvals have been made historically: - N/A

Assessment of Proposed Development in Compliance with Planning Policy:

- This proposal has been developed in consideration of National and Local Planning Policy and Local Planning Authority Guidance Advice Notes.
- The scheme has been enhanced by the demolition and removal of old redundant structures.
- The proposed Barn conversion has been designed with the absolute minimum impact on the character of the existing building and its surrounding context.
- All of the proposed works are of low visual impact and high architectural merit using materials matching those of the existing buildings.
- The footprint of the existing barn has not been extended.
- The new garage is built on the footprint of the demolished barn.
- None of the proposed works will have a detrimental environmental impact.
- The site vehicular entrance has been improved in accordance with usual Highways Authority Requirements.
- The new garage block provides adequate covered car parking and the new courtyard additional visitor parking.

- The site is separated from the main farm by a boundary fence and gates for safety.
- More than adequate external space is provided to support basic domestic activities.

Compliance with UDP: Policy H3 – Change of Use.

The proposed 'change of use' of this redundant agricultural barn is fully compliant with the requirements of the 'Unitary Development Plan: Policy H3' for the conversion of a former agricultural building set outside of 'settlement limits' to residential use, as follows: -

- a) The existing cellular loadbearing brickwork barn with slate roof can no longer serve the requirements of any modern farming practice as it cannot accommodate access for modern machinery or provide a basic building footprint size to allow a profitable enterprise. Alternative commercial uses with their associated vehicular movements would also not be appropriate in this instance due to the close proximity of the existing family residential accommodation to the barn.
- b) The building structure has been inspected by a Structural Engineer who deemed it suitable for conversion without significant structural repair, see report in appendix.
- c) The building lends itself to a simple conversion utilising original door and window openings to best use and so by retaining the inherent character of this traditional brick barn.
- d) The proposal for the conversion of this barn includes for the demolition and removal of a large storage shed fronting the public highway and for the recovery of former associated hard-standings.
Consequently this proposal represents a nett recovery of 'green space' as even the only new build element, a proposed garage is within the footprint of the former shed.
Access to the site is also improved by the construction of a new entrance drive with turning radius and finish compliant with the Highway Authority requirements and for the physical separation of the new domestic vehicular access from that of the main farm.
This proposed change of use will created no additional demand on public services as the family are already resident on site (in the main farmhouse) and already integrated into the community.
All building services will be privately arranged with no increased load on any public services.
- e) The two storey barn is of generous proportions and has easily satisfied the accommodation needs of this growing family unit without (at this stage) any intention to extend the original building shell and indeed with little internal alteration to the existing structure.

Design, Character & Appearance:

- The proposed conversion is of minimal impact to the existing barn form & structure.
- The proposed conversion is sympathetic in design, style and selection of materials to complement its rural setting.
- The appearance of the development is vastly improved by the removal of redundant building structures

Environmental Sustainability:

- The materials specified for the extension / alteration works will be from salvaged / recycled supply wherever possible or otherwise derived from naturally occurring or managed sources, obtained without the use of energy intensive processes.
- The new dwelling will be designed to exceed the requirements of the Building Regulations Part L for environmental performance.

Movement within the Development:

- The ground floor of the new dwelling will be constructed to a single level throughout for ease of access.
- The farmhouse will have ground floor toilet facilities adjacent to the main entrance point as per the requirements of the Building Regulations Part M for the provision of ancillary accommodation for disabled persons at entrance storey level.

Community Safety:

- No aspect of the proposed works will detract from the current provision for community safety externally to the site.
- Vehicle access into the site will be significantly improved by the reconstruction of the main entrance drive with suitable clear visibility splays to the public highway and vehicle circulation within the site will be clearly defined.
- In the event of unauthorised access these development proposals present no risk to community safety.
- The provision of new domestic security lighting (wall mounted to the dwelling and garage) will provide safe access and security within the site. The lighting will be arranged in such a way so as not to cause a nuisance to passing traffic.

External Landscaping:

- The proposed works do not significantly affect the established trees or hedgerows.
- This proposal represents a recovery of soft landscape by the removal of a large redundant building structure.
- The planting of new 'mixed species' hedgerow and new fruit trees will enhance the setting and reinforce ecological development within the site.

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Section Four : Access Statement.

This Planning Application has been prepared in consideration of the following existing provisions for access and in respect of the further necessary requirements to satisfy the 'needs of all people' in compliance with the Approved Documents.

Existing & Proposed Provision for Access:

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- Access from the courtyard to the new dwelling will be via a hard surfaced footpath.
 - The ground floor of the new dwelling will be constructed to a single level throughout for ease of access.
 - The farmhouse will have ground floor toilet facilities adjacent to the main entrance point as per the requirements of the Building Regulations Part M for the provision of ancillary accommodation for disabled persons at entrance storey level.

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