

Design and Access Statement

for

The restoration of Outbuildings at
App-Chem Ltd., Hugmore Lane, Wrexham
LL13 9YE



JUNE 2016

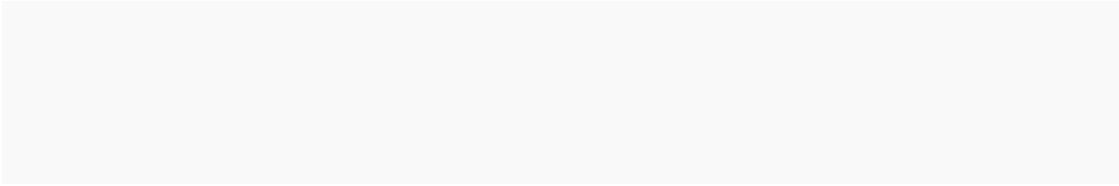
1.0 ACCESS

2.0 CHARACTER

3.0 ENVIRONMENTAL SUSTAINABILITY

4.0 COMMUNITY SAFETY

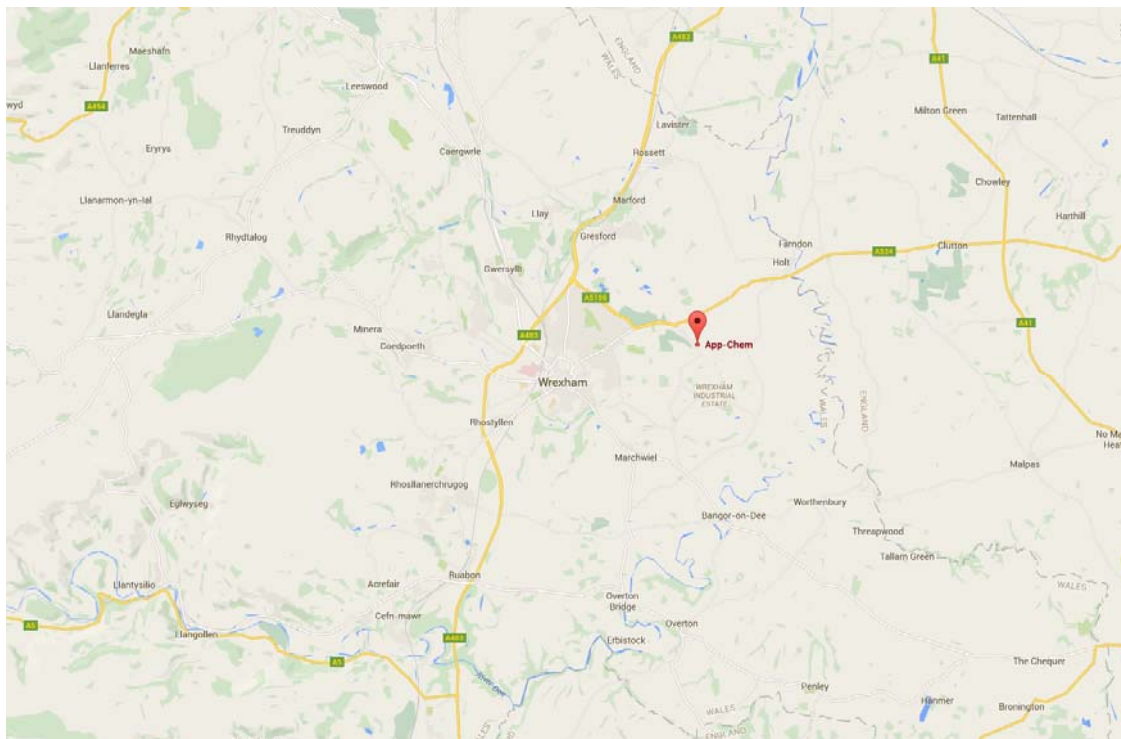
5.0 MOVEMENT



Site History

App-Chem Ltd was founded in 1981 was established in the large area of land to the south east of Holt Lodge Farm.

The site has been used historically as a farm, and the building is believed to have been converted to a motor vehicle workshop in the 1980's, used by a company called Demon Tweaks. App-Chem Ltd. bought the building and land in 2001.





The main farmhouse which originally owned the land and outbuildings is a Grade II listed detached farmhouse located on the Cheshire/Clwyd border. This predominantly 19th century farmhouse is set within gardens of approximately 1.2 acres and tennis court.

The outbuildings



Viewed from the front entrance courtyard to AppChem



Viewed from Holt Lodge Farm Courtyard



Outbuildings from Hugmore Lane



Extant buildings viewed from the rear



The existing industrial buildings have no architectural merit and form an incongruous and unsightly mass against the outbuildings

Internal views of outbuildings



Views showing large structural elements







Views showing large structural elements

View showing roof trusses to be retained on first floor



1.0 ACCESS

Access to the site is excellent and is served essentially from the same road network which serves the much larger Wrexham industrial Estate. Hugmore Lane branches off Wrexham Road and its links to the A483, A55 to North Wales and M53 / M56 serving Liverpool Chester and Manchester.

Hugmore Lane is a quiet side road, predominantly residential running parallel to Industrial Estate Road.



The main access to the site has excellent visibility splays



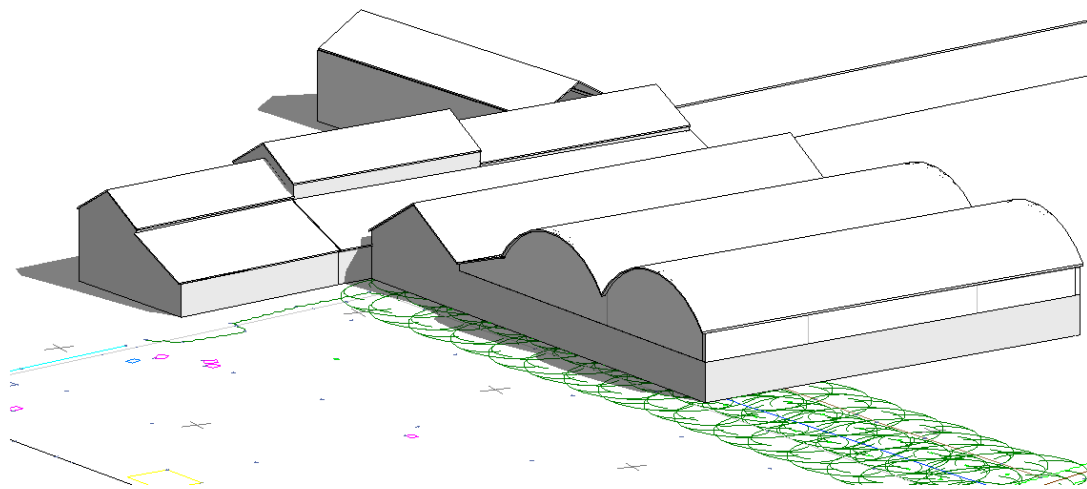
The buildings have been designed to be fully Part M and *DDA compliant*.

2.0 CHARACTER

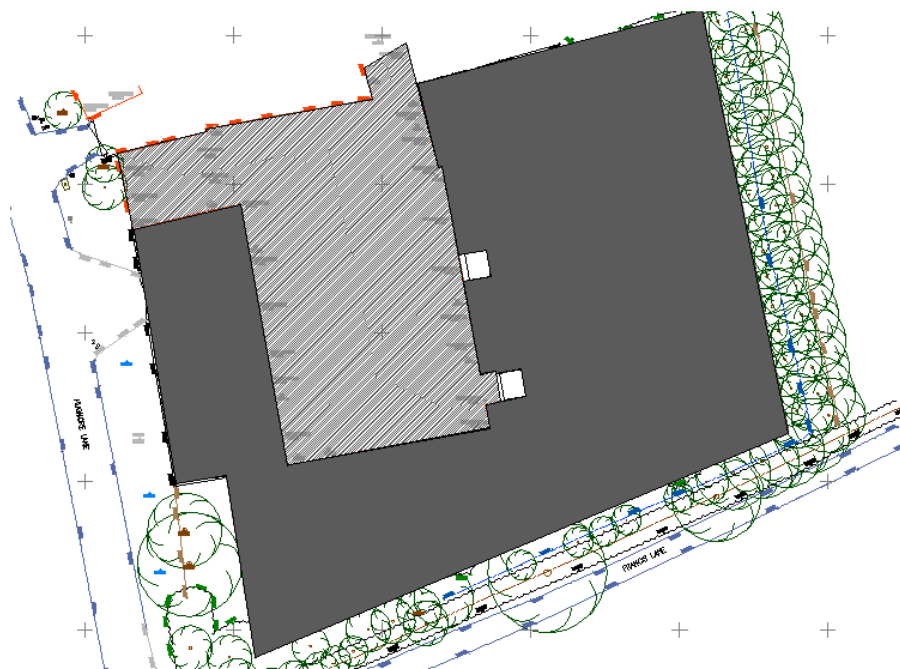
Sustaining and enhancing local character

The site was originally developed as a working Farm with outbuildings . Over time the outbuildings were adapted and AppChem developed a range of large Industrial sheds to supplement the conversion of the outbuildings on the side facing away from Holt Lodge Farm.

The extant site therefore has a very large and unsightly industrial building juxtaposed next to the outbuildings.



View showing massing of existing buildings and below site plan outlining large area of building and hardstanding



Promoting Legible Development

The proposed development within the site responds to the site by sitting comfortably alongside both the existing retained buildings. Areas of the site have been carefully considered and respond to the extant buildings in a way which allows the space to be fully appreciated whilst the proposed houses enhance the setting significantly when viewed in the context of the current built form.



Promoting a successful relationship between public and private space

The proposed development allows for residents to enjoy the benefits of both private and public space. The spaces have been carefully considered to both respect the essential setting of the Listed Building whilst providing for privacy within an integrated landscape setting. The layout allows for residents to enjoy the vistas of both the existing outbuildings and the green space central to the scheme

Promoting quality choice and variety.

The proposed development allows for residents to choose from a wide range of dwellings from small 2 bedroomed terraces up to four bedroomed detached houses.

Use of materials, boundary treatments, landscaping

The existing boundary to the east and south is heavily tree-lined complimented with low level hedging and these will be retained.



The proposed housing has been designed to provide a village vernacular using warmer materials than those of the Listed Building.



Granite setts will be used to inform changes of road pattern





High quality landscaping and careful use of materials will produce a Development which will both frame and enhance the Listed Building



3.0 ENVIRONMENTAL SUSTAINABILITY

Existing and proposed drainage systems

It is proposed to connect the rainwater via existing mains but also the use of storm water and rainwater harvesting will be explored.

Use materials of low environmental impact

The proposals will involve the use of locally sourced facing materials used in harmony with locally sourced slate.

Materials sourced locally to reduce transport emissions

The bulk of the facing materials are sourced locally and the renewable energy materials are also sourced from a local and renewable source.

Reclaimed or recycled materials

Recycled materials are already stored on site and it is proposed to reuse as much of the existing recycled stock in the proposed development as possible.

Promote efficient land use

The proposed development makes full and efficient use of parts of the site which are of least sensitivity given the constraints posed by various restrictions.

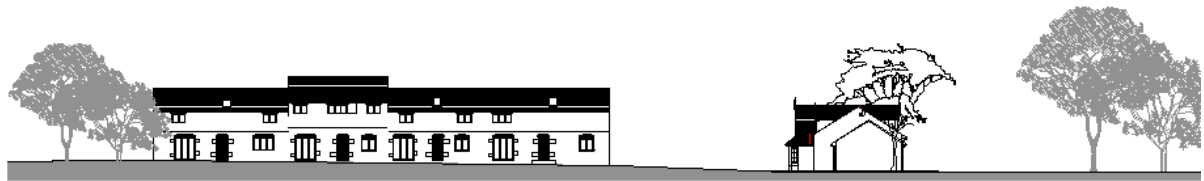
4.0 COMMUNITY SAFETY

Ensuring attractive, safe public spaces

By virtue of the location and the natural barrier presented by the current boundaries and buildings, the site has an inherent element of security. The development provides a safe secure environment for living similar to that of a gated community.

Security through natural surveillance

Street scenes



View across towards outbuildings looking North

The image above shows the listed building and the new builds. It also shows the relationship between the two at the site entrance, with the new builds being sympathetic towards the setting of the listed building.



View looking South

The natural topography of the site means that almost all areas of the site are visible from areas occupied by residents.

5.0 MOVEMENT

- Parking has been kept to a minimum to encourage the use of alternative means of transport to the building other than private car, thereby helping to reduce transport related emissions and traffic congestion.
- A minimal number of parking spaces have been proposed
- There is adequate access and turning areas for deliveries and refuse pick up and also good access for emergency vehicles.
- Access splays to standard requirements ensure safe and clear connections to, from and within the development