

## **Blueprint Architectural Services Ltd**

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## **Design and Access Statement** **Rev A**



### **Statement prepared for:**

#### **Mr & Mrs Young**

Inglewidden,  
Horton Green,  
Malpas,  
Cheshire,  
SY14 7EY.

### **Statement required for:**

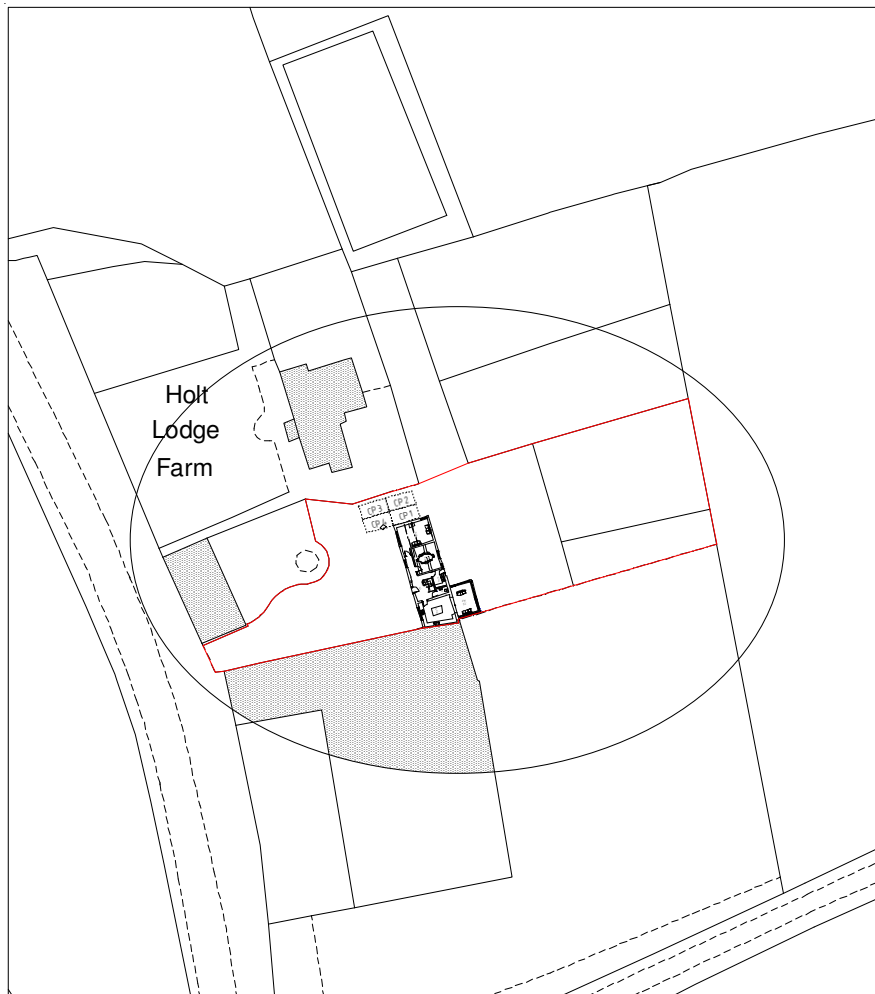
Proposed conversion and extension to Barn at Holt Lodge Farm, Hugmore Lane, Wrexham, LL13 9YE.

## **1. Brief:**

- 1.1** We have been approached by our client to apply for planning permission required for conversion of barn at Holt Lodge Farm to form 1no. dwelling.
- 1.2** The building that is subject to this application is within the curtilage of Holt Lodge Farm House, which is Grade II Listed. It should be noted that Holt Lodge Farm and all buildings within its curtilage are also Grade II Listed.
- 1.3** The barn has currently had planning approval for conversion into a dwelling alongside another barn, located to the West. Planning approval reference: P/2014/0511.
- 1.4** This application seeks to alter the previously approved drawings and extend to the rear to provide our client with a 4 bedroom dwelling.
- 1.5** Following an initial site visit it was found the existing building and site are of an adequate size to provide all the space required to incorporate all the works proposed.

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

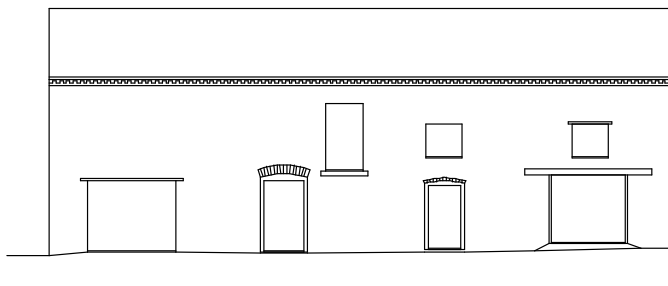
- 2.1** The property is within the grounds of Holt Lodge Farm, which is located on the corner of Hugmore Lane and Francis Lane.
- 2.2** These two roads are situated on the outskirts of the Wrexham Industrial Estate. Up until the Industrial Estate Road was opened in 2012, Hugmore lane was one of the main access road onto the Estate. Since then, Hugmore lane has become a very quiet track with minimal traffic movements.
- 2.3** The existing access to the barns is to remain as existing, off Hugmore Lane. The access leads onto an existing courtyard which is to serve both our barn and the previously approved barn conversion. This was also the original access to the farmhouse.
- 2.4** Prior to this application, Holt Lodge Farm has had planning approval for an additional access off Hugmore Lane Ref:P/2014/0296. This is now been implemented and provides the farmhouse its own access separate from the two barns.
- 2.5** The site is situated in the village of Llan-y-Pwll near the market town of Holt, which is within the growing county of Wrexham.
- 2.6** There are good bus routes throughout Wrexham. Regular bus services are provided that run from Llan-y-Pwll to Wrexham. This provides easy access of public transport to the local towns and villages in the surrounding area.
- 2.7** New parking facilities and turning areas are provided within the site grounds to allow occupants to manoeuvre their vehicle to enable them to vacate the site in a forward motion.



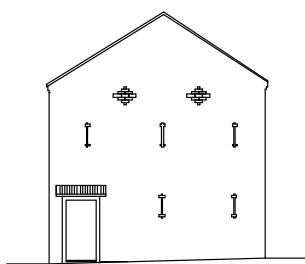
**1. Site Plan**

### **3. Character:**

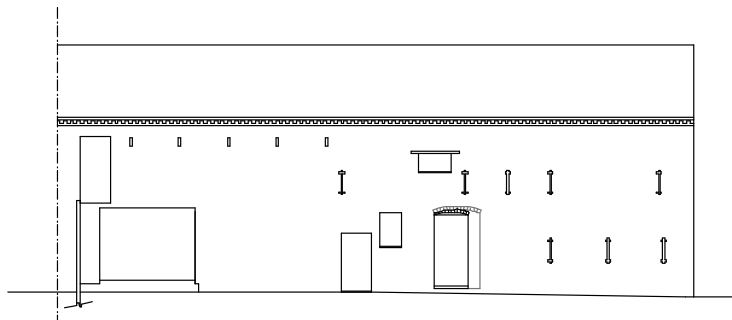
- 3.1** Holt Lodge Farm and buildings within its curtilage were listed in 1952, cementing these buildings importance to the local community.
- 3.2** As expected the buildings have been altered over the years due to the different uses. It is assumed that originally the building was used by the farm for agricultural purposes. The previous owner of the site was using the building for the sale of car parts. This is evident from the former portal frame outbuildings that were attached to the barn.
- 3.2** The local authority have granted permission previously for these outbuildings to be demolished Ref: P/2014/0511. The previous owner has put this into action and has since demolished these outbuildings.
- 3.3** The elevations of the building are made up of brickwork walls with slate roofs. The materials of the building are to be maintained and repaired where necessary to ensure the original character is preserved.
- 3.4** The brickwork walls and slate roofs are traditional in character for agricultural buildings of this era. Therefore, retaining and restoring where applicable is in the best interest of the project.



Front Elevation



Side Elevation



Rear Elevation

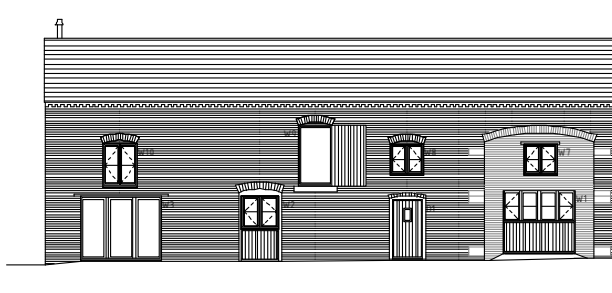
## 2. Existing Elevations

- 3.5** The existing openings at present boast character of a traditional agricultural building. Majority of the opening are wider than the average door. However, it is evident that a large/tall archway opening was present at some point in history. This would suggest the original use of the building was for stables. The two part doors elsewhere on the building also backs up this assumption.
- 3.6** Hinge brackets, decorative soldier and split brick heads can be found throughout the barn. Thus continuing the traditional stable theme throughout the barn.
- 3.7** The visual impression of the building is determined by the existing. The appearance of the external elevations have been retained and will not adversely affect the character of the building.

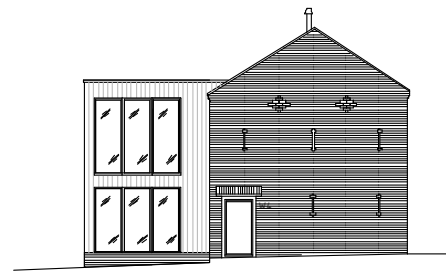
## 4. Appearance:

- 4.1** The main external aspect of the building will remain as existing with a few alterations of openings and additional openings to allow natural daylight in. An extension to the rear of the property is the only additional aspect to the external appearance of the building.
- 4.2** Existing external openings are to be retained and repaired where necessary in conjunction with the Listed Building Justification Statement. The main proposed alterations to the building are to be internal.
- 4.3** It can be seen that a few openings have been blocked up previously. It is our clients intension to reopening some of these openings and reinstate the original appearance of the barn.

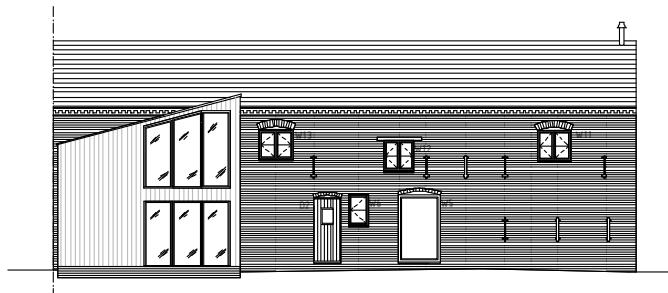
- 4.4** The layout of the building will also be affected by the introduction of internal insulation to the external walls of the barn. This does affect the sizes of the rooms, however the insulation will decrease the impact on the environment whilst maintaining the visual appearance.
- 4.5** Alterations to existing floor plans will mean the installation of lintels/steel beams to support existing loadbearing walls. Contractor to make good where necessary.
- 4.6** New partition walls that require installing will be formed in studwork to minimise the potential damage to the existing internal features that could occur during the construction stage.



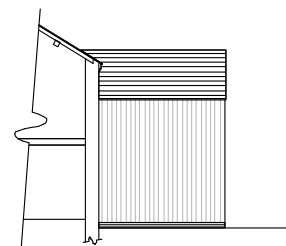
Front Elevation



Side Elevation



Rear Elevation



Part Elevation

### 3. Proposed Elevations

#### 5. Community Safety

- 5.1** According to information available to the general public there has been 20 crimes reported in the vicinity for the month of August 2015. This information has been obtained from the Police website ([www.Police.uk](http://www.Police.uk))
- 5.2** There is very little reason to suggest why the conversion of a barn would see an increase in these crime figures.
- 5.3** Community safety plays a minor role within this project due to it being a private development. However, where possible the development has been designed to improve the occupants safety and promoting a sense of ownership and responsibility.
- 5.4** Due to the conversion proposed, natural surveillance for the area will be vastly improved with the occupation of the currently disused building.

#### 6. Environmental Sustainability

- 6.1** It is thought the renovation will not affect the environmental sustainability of the immediate locality.

- 6.2** This development can be considered as sustainable as it is reusing an existing building rather than demolishing it. Where new materials are to be used, materials are to be reclaimed and/or sourced locally.
- 6.3** The existing barn will be insulated to meet the requirements of the current Building Regulations, thus ensuring the renovation will be thermally and acoustically efficient.
- 6.4** The dwelling 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 of more than one per 75m<sup>2</sup> or 100% of fixed lighting units.
- 7. Conclusion:**
- 7.1** We are utilizing an existing resource and creating new accommodation within an existing structure.
- 7.2** Due to the current dilapidated state of the building, the works needs to be carried out otherwise the building could potentially go into a state of disrepair.
- 7.3** Existing openings such as windows and doors to be retained and repaired where necessary to ensure the character is maintained.
- 7.4** To allow the buildings to facilitate the modern living requirements, new openings have been integrated into the design, all of which are believed to positively enhance the elevations of the properties.
- 7.5** An extension is proposed to the rear of the property to provide additional living space. We feel this addition is sensitive to the existing building on site and aims to maintain the character and charm already present. Therefore, we believe this will enable the council to validate an approval.
- 7.6** We consider this planning application should be looked favourably upon as we feel there are no justifiable reasons for refusal.

*Document Prepared by:*  
*Steven Michael Eltham*  
*Architectural Technician*  
*on behalf of Blueprint Architectural Services Ltd*

*Rev A: 16/12/15 by S.M.E.*