

Blueprint Architectural Services Ltd

Redwither Business Centre, Redwither Business Park, Wrexham. LL13 9XR

Tel: 01978 356500

design@blueprintarchitectural.com

www.blueprintarchitectural.com

Design and Access Statement **Rev A**



Statement prepared for:

Mr Stuart Brereton

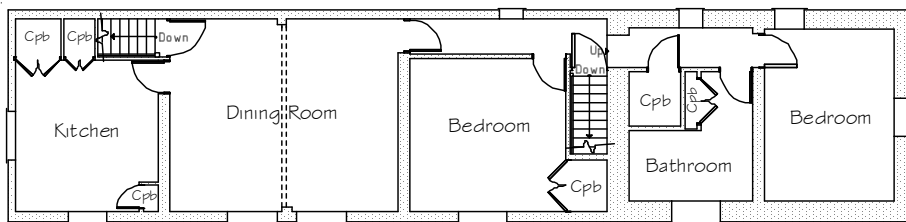
28 Headland Road,
Newquay,
Cornwall,
TR7 1HN.

Statement required for:

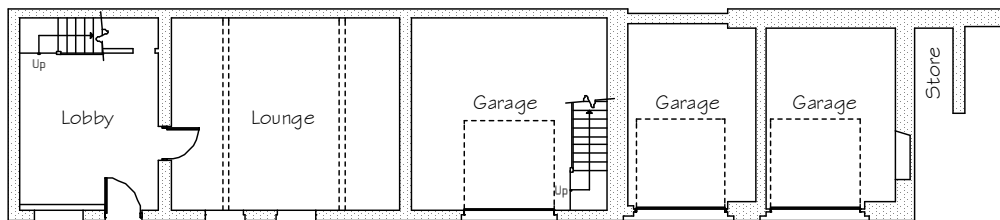
Proposed sub division of Nant Y Llandron Barn, Erbistock, Wrexham, LL13 0DD.

1. Brief:

- 1.1** We have been approached by our client to seek the planning permission required for sub dividing Nant Y Llandron Barn, Erbistock.
- 1.2** Nant Y Llandron is currently being used as one dwelling. However, the dwelling is presently unoccupied due to being in a state of disrepair.
- 1.3** It is our client's intention to sub divided the dwelling with internal walls to form two separate dwellings.



First Floor Plan



Ground Floor Plan

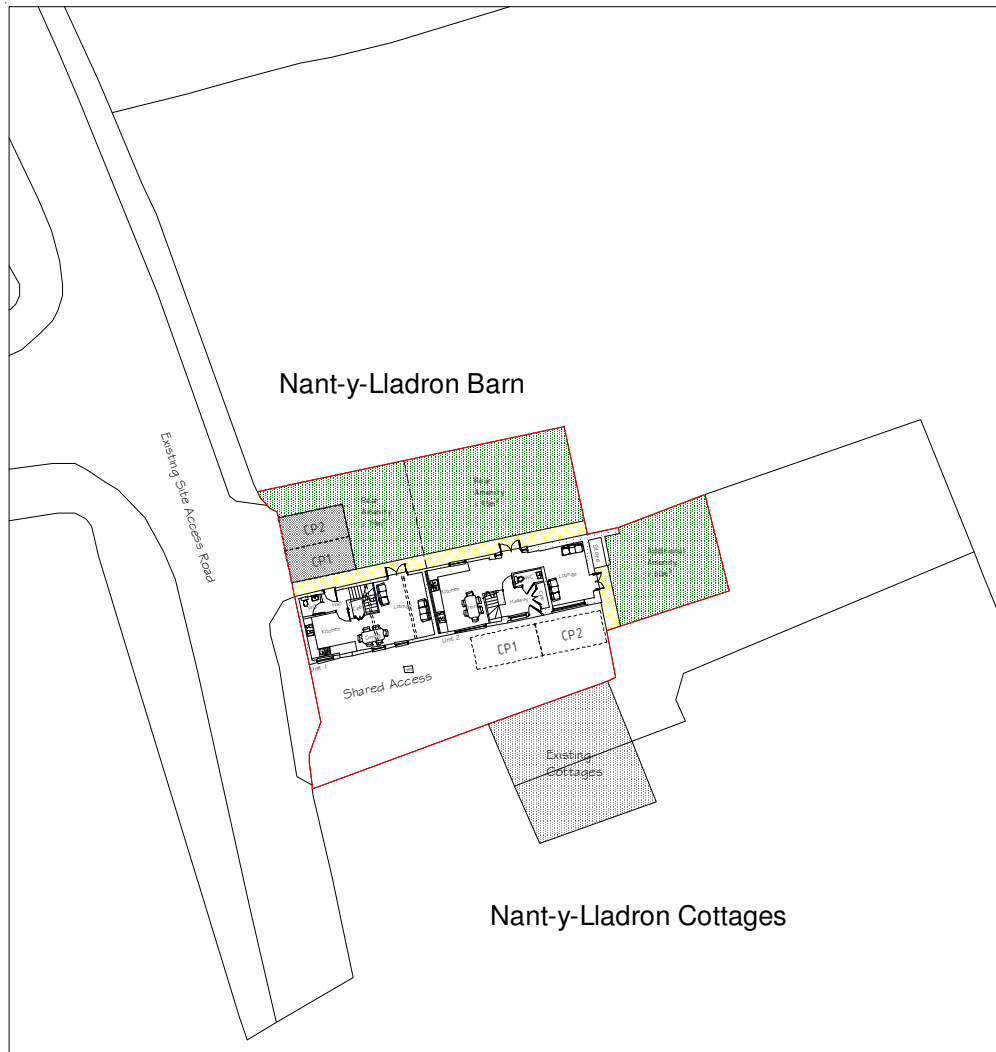
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1. Existing Floor Plans

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

- 2.1** It is our client's intention to create a new vehicular access on to the site to gain access to Unit 1. This will be from existing private road running to the site. The existing shared vehicular access is to remain, continuing to serve the existing neighbouring cottages and Unit 2 of our proposed dwellings.
- 2.2** Erbistock is a small village located right on the border of England/Wales. With Erbistock on the bank of the River Dee, it is located within the local borough of Wrexham.
- 2.3** The site has good road links to the town centre of Wrexham via A528. The A483 is also easily accessible from the site via the A539, which joins onto A55. These two main dual carriageways provide easy road links to the major City of Chester and the rest of North Wales.
- 2.4** Regular bus services are provided that run through the neighbouring village of Overton. These services provide easy access to the local towns and villages without the aid of a car.

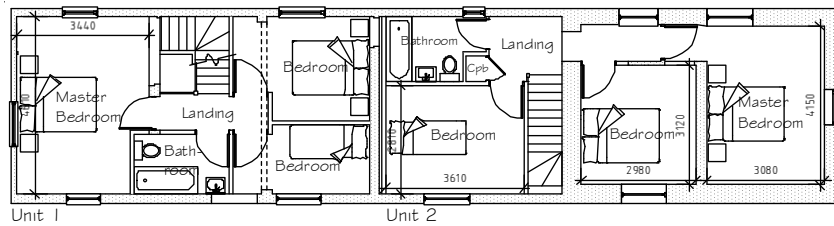
- 2.5** Two parking spaces have been provided for both properties within the sites boundaries. This will ensure highways safety within the area is kept to a high standard.
- 2.6** Ramped access & level access thresholds are to be provided at main entrance points of the dwellings to comply with Part M of the current Building Regulations.



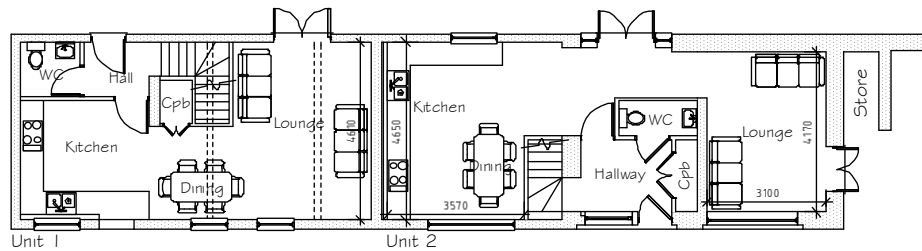
2. Proposed Site Plan

3. Character:

- 3.1** Additional openings are required to accommodate the sub division of the dwelling.
- 3.2** The majority of the openings on the existing front elevation are to remain. However, one of the windows is to be blocked up to accommodate for the new internal layout. New windows and door to be install within the existing garage door openings.
- 3.3** Existing blocked/partly blocked up openings to be reinstated to their former state. New windows to be installed within the original openings. This will restore the original character of the barn.
- 3.4** The design will retain the character and charm already present in the existing converted barn.



First Floor Plan



Ground Floor Plan

3. Proposed Floor Plans

4. Appearance:

- 4.1 The appearance of this sub division does not have a detrimental impact on the existing converted barn. The circular opening to the first floor side elevation, which faces the access road, is to remain and glazing is to be introduced within the opening. This will be re-introducing former character of the barn.
- 4.2 No demolition or extension works are required to accommodate the additional dwelling.
- 4.3 The layout of the dwellings allow the properties to have sufficient space for a modern way of life whilst using the existing dwelling footprint. Each property provides an open plan Kitchen, Lounge and Dining Area along with 3 Bedrooms, Bathroom and a downstairs WC.
- 4.4 All new windows and doors are to be of similar characteristic and of suitable design to coincide with the barn's original features and the appearance of the existing building. This will allow for the original characteristic to be preserved.



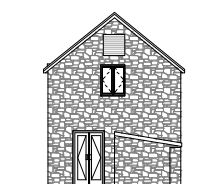
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

4. Proposed Elevations

5. Community Safety

- 5.1** According to information available to the general public there has been 6 crimes reported in the vicinity for the month of January 2015. This information has been obtained from the Police website (www.Police.uk)
- 5.2** There is very little reason to suggest why the sub division of the dwelling would see an increase in these crime figures.
- 5.3** Natural surveillance will be increased due to there being two sets of occupants instead of just the one.

6. Environmental Sustainability

- 6.1** It is thought the sub division of the unit will not affect the environmental sustainability of the immediate locality.
- 6.2** Sub dividing the dwelling will allow the two separate dwellings to be heated quicker due to the fact that each dwelling will be a smaller area. This, in turn, will decrease the environmental impact in the long run.
- 6.3** New separate energy efficient heating systems are to be installed to heat the dwellings sufficiently.

7. Conclusion:

- 7.1** We feel this planning application should be looked favourably upon as we feel there are no justifiable reasons for refusal.
- 7.2** The sub division of the dwelling would be providing additional housing within the growing village without the increase of any building footprint.
- 7.2** The existing dwelling has been unoccupied for several months due to the very poor state of the property. By agreeing to this development the local authority will ensure the site becomes a usable residential development within a village community.

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

Rev A: 30/03/15