

**Proposed new dwelling and detached garage at
Fields Farm,
Old Wrexham Road,
Gresford,
Wrexham**

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1.0 Introduction

- 1.1 The details enclosed within this statement have been prepared to support the planning application for the replacement dwelling at Fields Farm, Old Wrexham Road, Gresford. The application proposes to demolish the existing farmhouse and adjacent barns. The barns benefit from a previous application to convert to 2 no dwellings.
- 1.2 The dwelling is currently vacant following purchase by our clients but was used a main residence by the previous owners . The redevelopment of the site will replace the previous permission as the barns are to be demolished to allow for the new position of the dwelling. The existing barns have no architectural quality. The whole site presents an awkward appearance of contrasting styles between the two large structures of barns and farmhouse as well as the various outbuildings and steel clad buildings to the rear.
- 1.3 Therefore the proposal will provide a much higher quality dwelling and superior appearance in this prominent setting. Due to the form of the larger barns the basic form of these have been used as a basis for the design and the position of same.
- 1.4 This maximises the opportunity to enhance the site and the surrounding landscape while being sympathetic to the existing overall form. This has been continued with the detached garage which with it's simpler construction and roof form, is located in the position of the simpler farmhouse.

2.0 Proposal

- 2.1 The initial feasibility included careful study of the existing barns with a view to a new scheme being developed to allow these to be converted. Due to the restricted width of each section of the various structures and the small window openings, the property would not match the performance of a new build property.
- 2.2 The new dwelling has been designed to achieve a Code 3 level of sustainable homes. The conversion would have been far from such performance levels. As our clients are building a lifetime home, the benefits of a sustainable project and high levels of insulation and low energy consumption were key factors during this feasibility work.
- 2.3 The volume of the existing dwelling and barns amount to 2775m³. The replacement dwelling approximately two thirds of this at 1860m³. While I appreciate that the council policies state that the volume of adjacent structures will not necessarily be taken into account, the barns benefit from a current planning approval and they are an unsightly aspect of the landscape. Therefore I believe that the inclusion of this volume is justified.
- 2.4 The overall form of the barns has been closely reflected in the design; the main section of roof being split between differing levels with ridge orientated South to North. The front projection again has been strongly influenced by the existing structure with both ridge and eaves being set lower than the main roof pitch. The

proposed main roof coverings are reclaimed welsh slate and roof pitches replicate the existing structures.

- 2.5 As the barns are the largest of the structures, these have had a greater influence of on the final design than the existing farmhouse. While policy states that the character and form of the existing dwelling should be reflected, in this location and with the initial start point, the site as a whole has been considered.
- 2.6 Access to the proposed dwelling will remain unchanged from the junction with the Old Wrexham Road highway and parking areas of the site. The driveway, currently lined with established hedgerows will be retained to maintain the matured finish and soften the frontage of the development. The hedgerows also provide significant screening of the structures which will further add to the minimal effects of the proposal. The existing residential curtilage is also defined by these existing features.

3.0 Planning Policy

GDP1

- 3.1 The proposal complies with the development objectives of the Wrexham Unitary Development Plan.
- 3.2 The scale, design and layout makes a positive contribution to the locality, removing unsightly, unkempt structures while being reflective of the current form.
- 3.3 Conforms with the latest Code for sustainable homes legislation ensuring that the dwelling conserves water and energy.
- 3.4 Retains the original access to which has proved to remain incident free and avoids change of roads and junctions for other local road users.

Policy H10

- 3.5 The existing dwelling is habitable and is a permanent structure.
- 3.6 The council have agreed following site visits that the existing dwelling is not of architectural or historic interest.
- 3.7 The proposed development is within the existing curtilage and located on the site of the original buildings.
- 3.8 Reflects the floor area, form and bulk of the original structures.

4.0 Conclusion

- 4.1 The proposed redevelopment has been designed with careful consideration to the existing structures on the site and the planning policies of Wrexham UDP.
- 4.2 The new dwelling will be located in a prominent position as per the existing structures but with the reduced size and improved design will enhance the landscape and visual amenity of the locality.
- 4.3 Produce a sustainable development which would not be possible by implementing the previous permission granted on the site.