



GAMFORD FARM



hardie
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Appleton Deeley
Planning and Landscape

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Development Proposal

Development Proposal – Gamford Farm

Background

- The application site is a former working Pig Farm which ceased trading over 12 years ago, all buildings are redundant and dilapidated.
- The application scheme proposes 8no. Detached Dwelling Houses by converting and replacing existing agricultural buildings.
- The site is situated within an Area of Special Landscape and Green Barrier Designation.
- The extant approved planning application scheme P/2016/0384 for 8no. Semi-detached Dwelling Houses is due to expire November 2019.

Overview

- The Design & Access Statement submitted identifies proposed Building Footprint is 1,419m² less than existing buildings, Building Volume would also be reduced by 4,995m³ reducing floor areas and massing within Open Countryside.
- The Landscape and Visual Impact Assessment submitted identifies the proposed scheme would not have harmful nor significant impact on openness in the Green Barrier, the proposal is overwhelmingly convincing that openness is significantly increased by way of the proposed development.
- The Planning Statement submitted identifies a significant shortfall in the supply of housing and lack of a 5 year supply. The proposals constitute a combination of conversion of buildings in accordance with Policy H3 and infill development to achieve residential amenity with a rural character, in compliance with Policy H5.
- The Development Cost Appraisal Report & Red Book Valuation submitted identifies the approved planning application scheme P/2016/0384 for 8no. Semi-detached Dwelling Houses would consider Open Market Value of £3,810,000 providing Developer profit return at 5.8%. The proposed application scheme for 8no. Detached Dwelling Houses would consider Open Market Value of £7,110,000 providing Developer profit return at 23.5%.

Development Proposal – Gamford Farm

Recommendation

- Planning permission for 8no. Semi-detached houses expires in November 2019, the scheme is proven not to be financially viable and will not proceed. Unless the submitted application scheme proposed is approved or Policy changes, the site will remain vacant and derelict for the foreseeable future.
- The Applicant is an established Developer who resides in Rossett, using local workforce with financial means to commence building on receiving planning consent to deliver 8no. luxury family homes, this would assist Wrexham Local Authority to achieve meeting housing market objectives.

Our Vision:

- Exceptional design quality
- Sustainable development in a Sustainable Location
- Delivering housing to meet a need identified in the Local Housing Market Update 2017
- Responding to the challenge to meet five year supply targets
- Enhancing openness and landscape character
- Taking development pressure off Greenfield sites by redeveloping a Brownfield site
- Compliant with the objectives of National Planning Policy and the emerging Local Development Plan
- Facilitating economic regeneration aspirations by offering executive housing, attracting companies to locate in the County Borough

Aerial Perspective Existing Site
&
Proposed Residential Housing Scheme

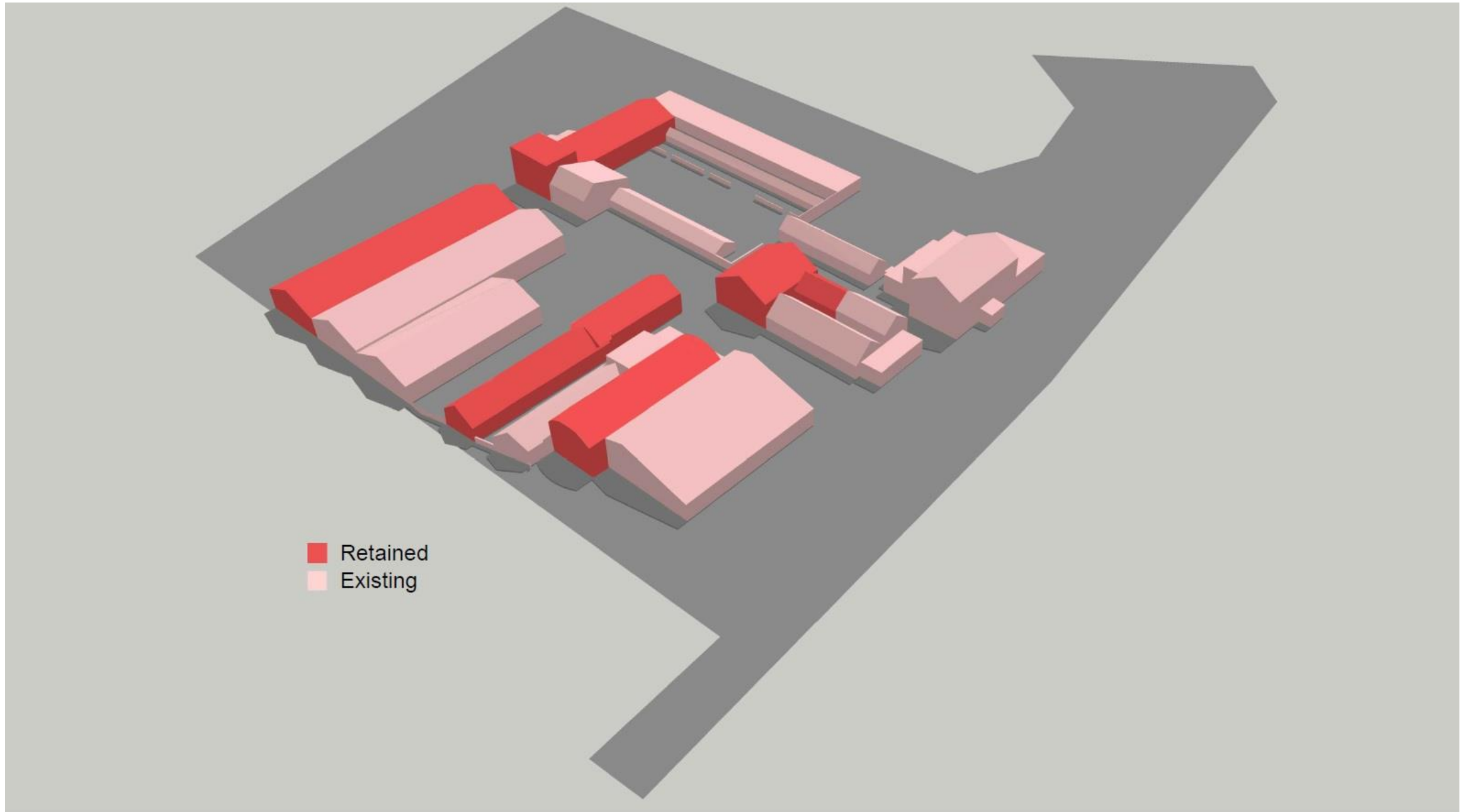


Existing Development site

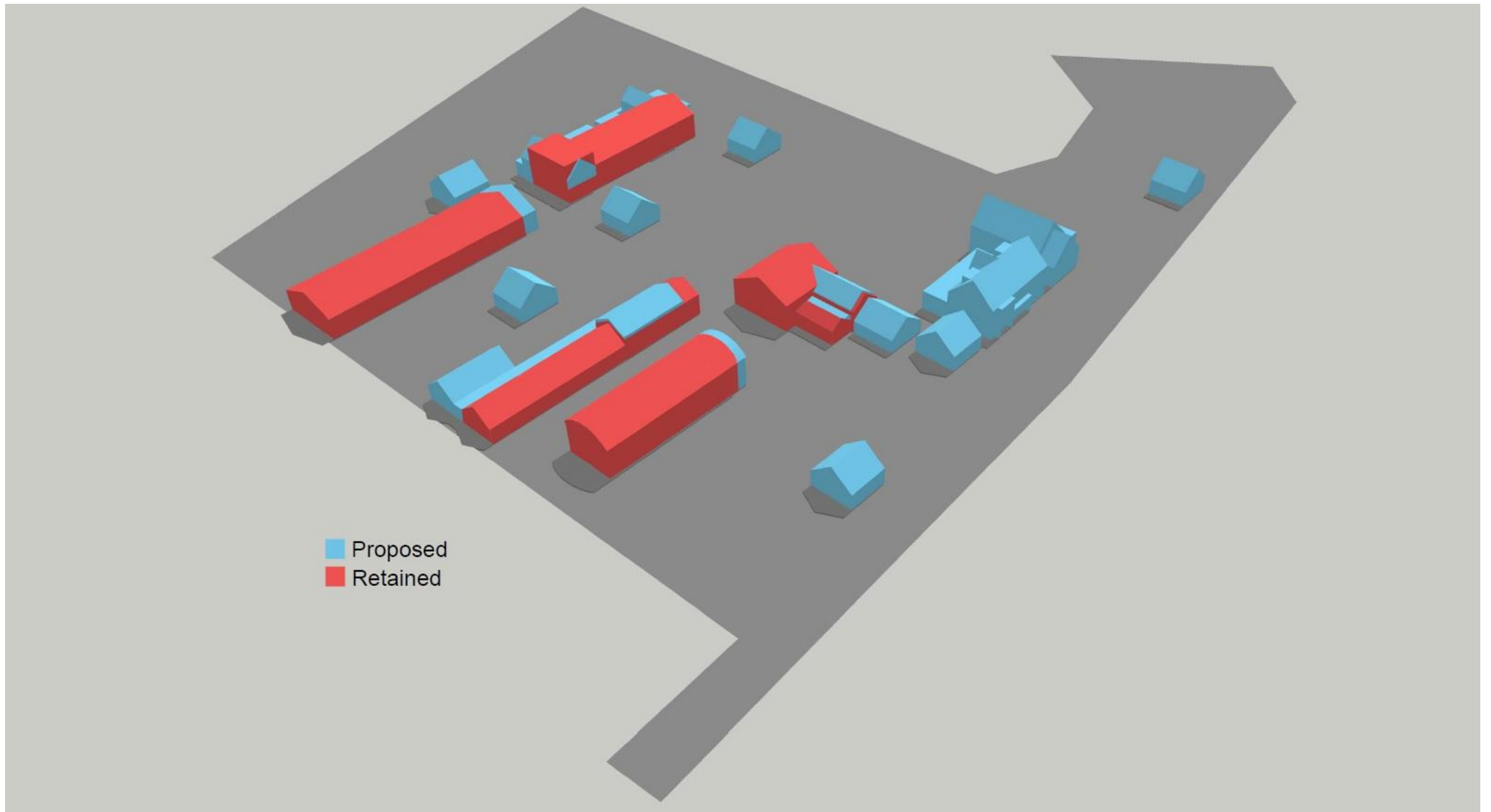


Proposed residential housing scheme

Retained Buildings
&
Proposed Development Massing



Proposed residential housing scheme



Proposed residential housing scheme

Site Context



Proposed front North-East facing elevation



Proposed left side North-West facing elevation



Proposed rear South-West facing elevation



Proposed right side South-East facing elevation

House Types

Trevalyn view

Plot 1



PLOT 1: Existing Farm House



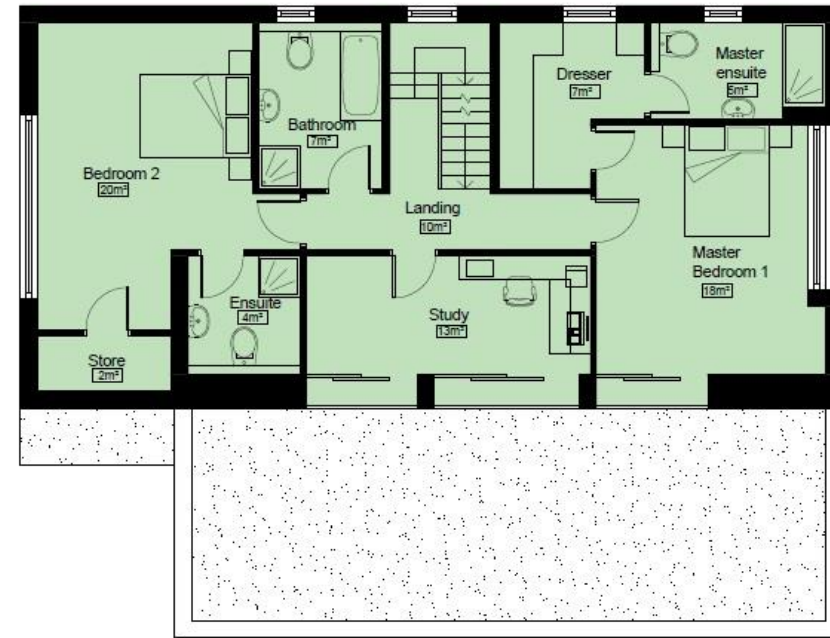
House name: Trevalyn view
No. storeys: Two and half
Gross internal floor area: 276m² (2,970sqft)



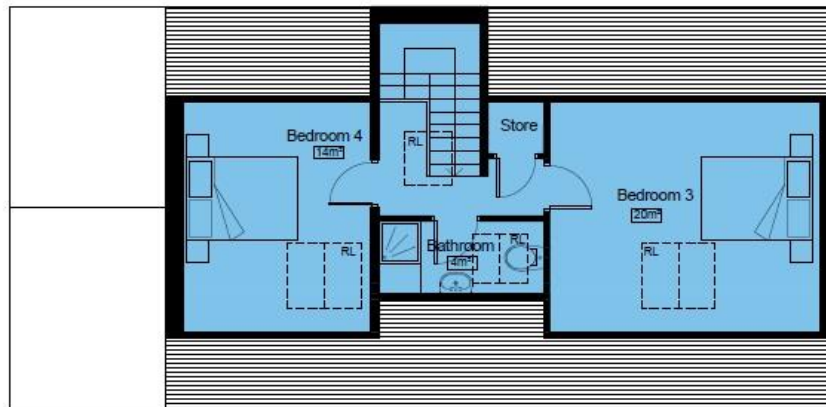
3D Visual Perspectives – Trevalyn view



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

PLOT 1:

Ground Floor Area: 138m²
 First Floor Area: 91m²
 Loft Floor Area: 47m²
 Total: 276m²

Garland house

Plot 2



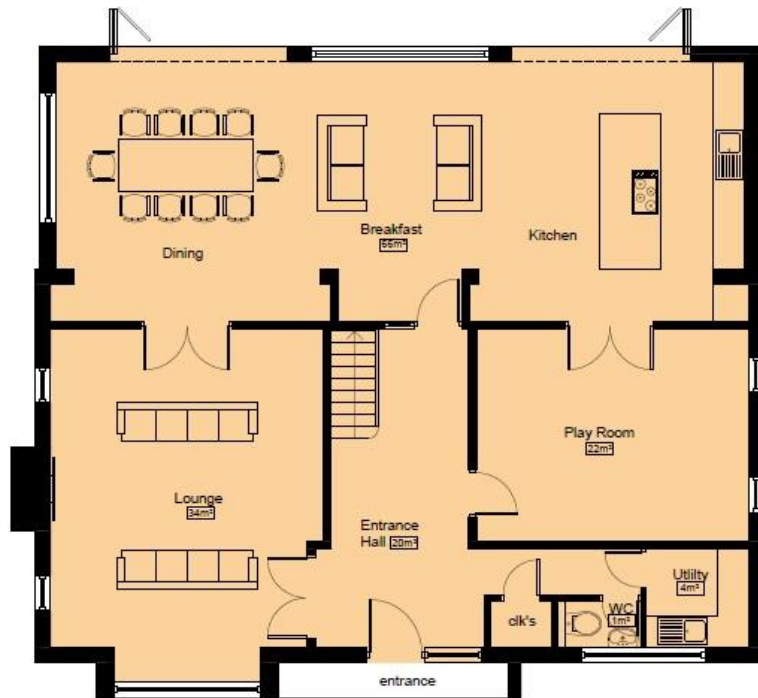
PLOT 2: Existing Farm House



House name: Garland house
No. storeys: Two and half
Gross internal floor area: 311m² (3,347sqft)



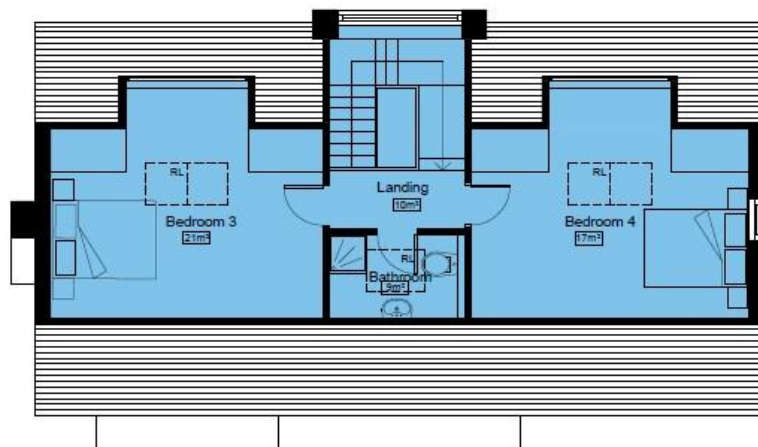
3D Visual Perspectives – Garland house



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

PLOT 2:

Ground Floor Area: 153m²

First Floor Area: 96m²

Loft Floor Area: 62m²

Total: 311m²

PLOT 2: Floor Plans

Dutch house

Plot 3



PLOT 3: Existing barn



<i>House name:</i>	<i>Dutch house</i>
<i>No. storeys:</i>	<i>One and half</i>
<i>Gross internal floor area:</i>	<i>325m² (3,498sqft)</i>



3D Visual Perspectives – Dutch house



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PLOT 3

Ground Floor Area: 160
First Floor Area: 165mm
Total: 325mm²

PLOT 3: Floor Plans

Longhouse

Plot 4



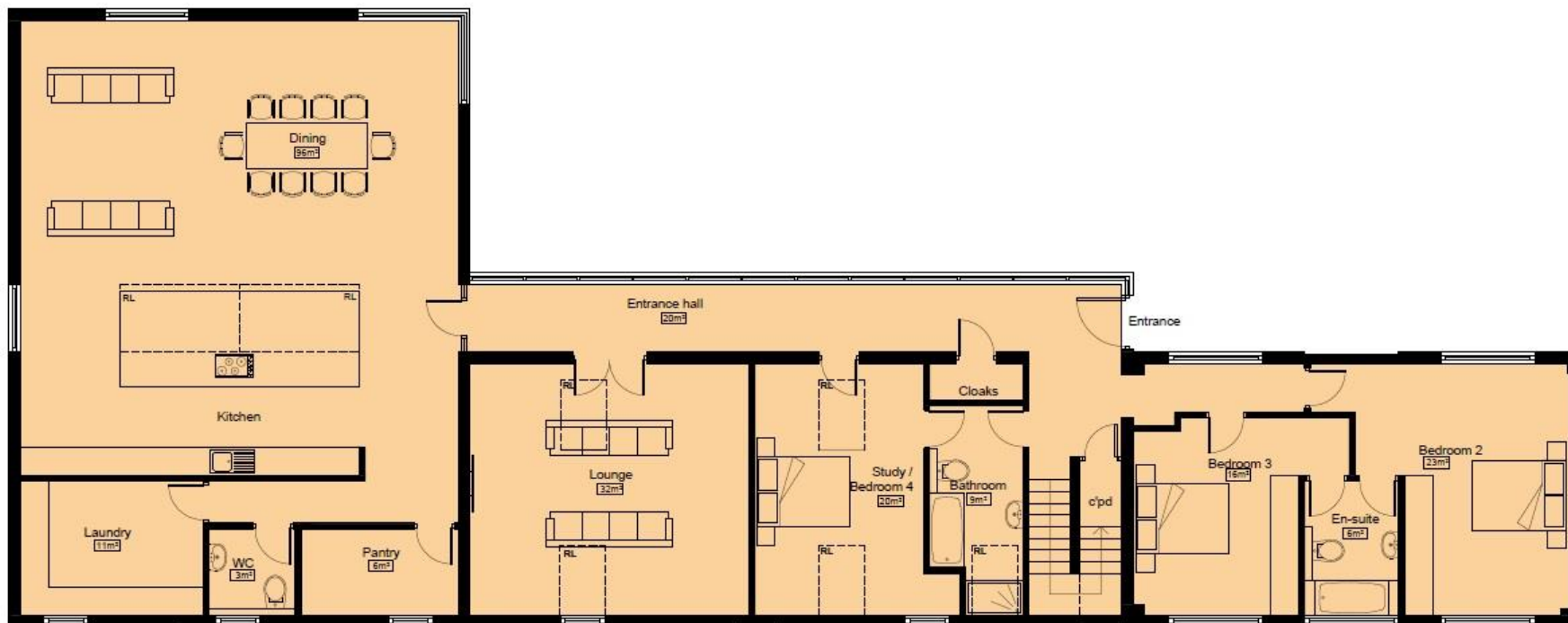
PLOT 4: Existing barn



<i>House name:</i>	<i>Longhouse</i>
<i>No. storeys:</i>	<i>One and half</i>
<i>Gross internal floor area:</i>	<i>329m2 (3,541sqft)</i>



3D Visual Perspectives – Longhouse



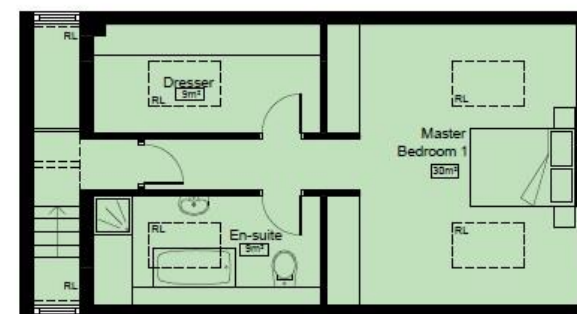
GROUND FLOOR PLAN

PLOT 4 PROPOSED:

Ground Floor Area: 273m²

First Floor Area: 56m²

Total: 329m²



FIRST FLOOR PLAN

Shippon Lodge

Plot 5



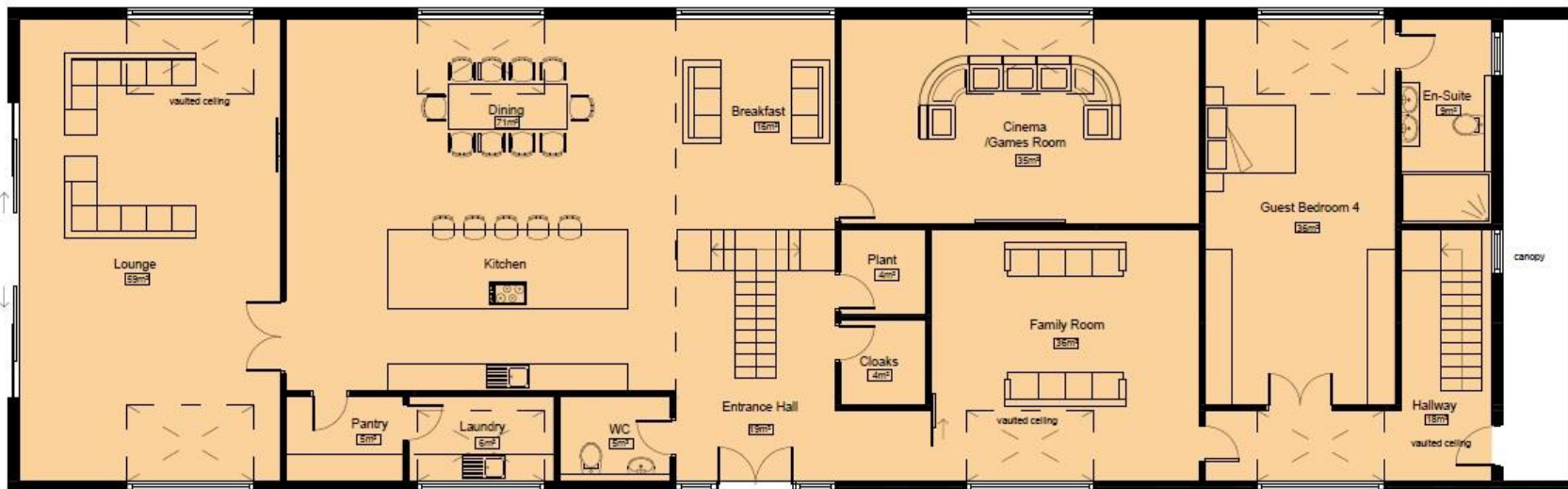
PLOT 5: Existing shippons



<i>House name:</i>	<i>Shippon Lodge</i>
<i>No. storeys:</i>	<i>One and half</i>
<i>Gross internal floor area:</i>	<i>512m² (5,511sqft)</i>



3D Visual Perspectives – Shippon Lodge



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PLOT 5:

Ground Floor Area: 329m²
 First Floor Area: 183m²
 Total: 512m²

PLOT 5: Floor Plans

The Hayloft

Plot 6



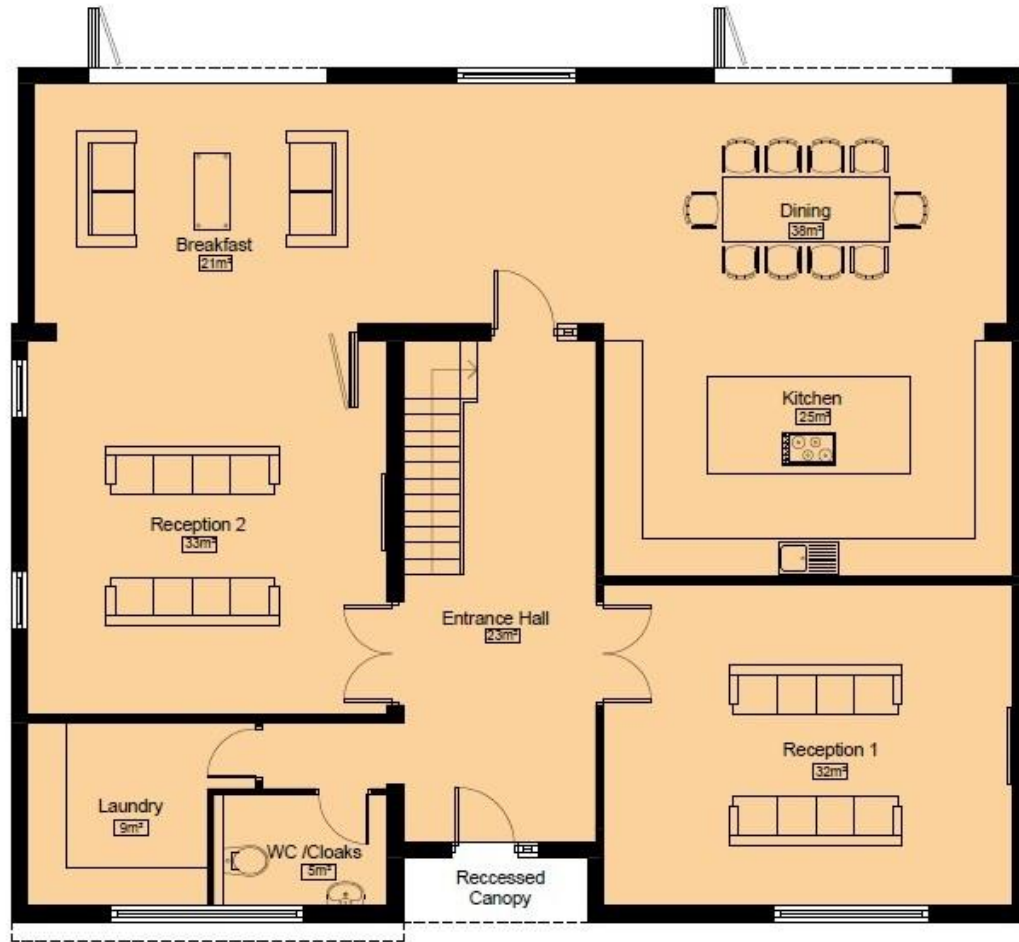
PLOT 6: Existing barns



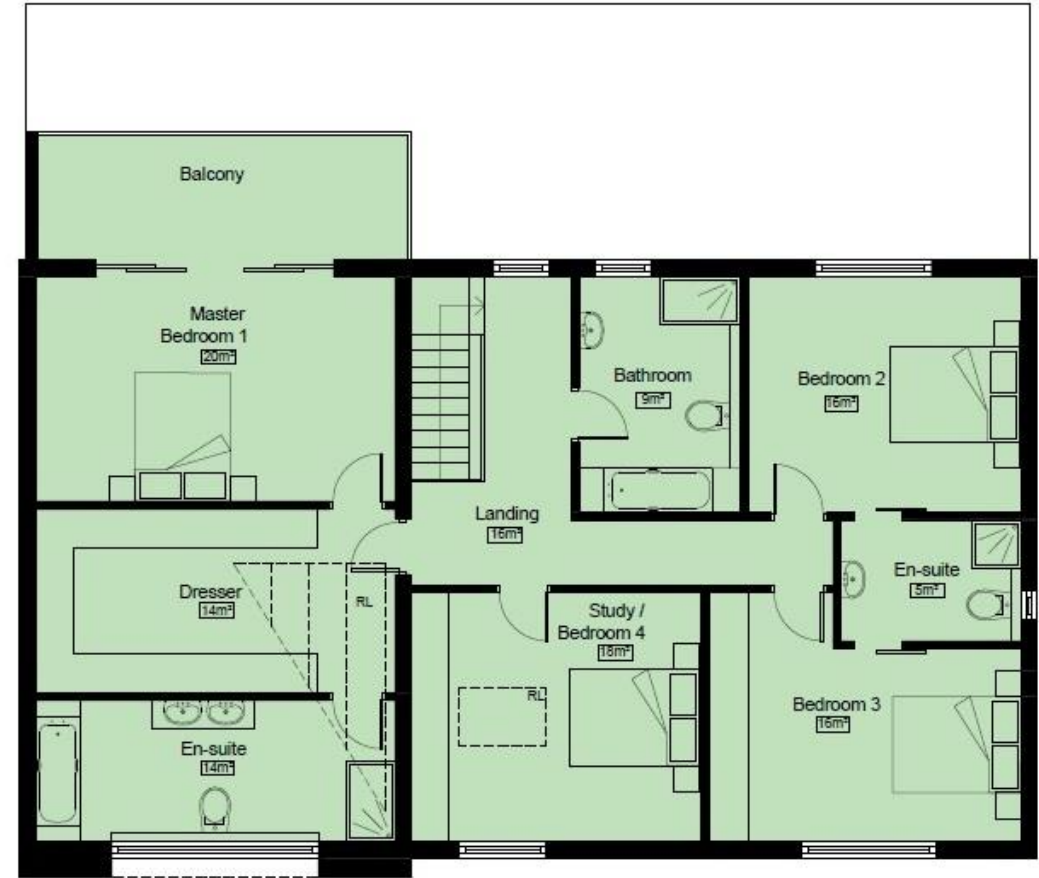
<i>House name:</i>	<i>The Hayloft</i>
<i>No. storeys:</i>	<i>Two</i>
<i>Gross internal floor area:</i>	<i>328m² (3,530sqft)</i>



3D Visual Perspectives – The Hayloft



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PLOT 6:

Ground Floor Area: 192m²
 First Floor Area: 136m²
 Total: 328m²

PLOT 6: Floor Plans

Pastures Corner

Plot 7



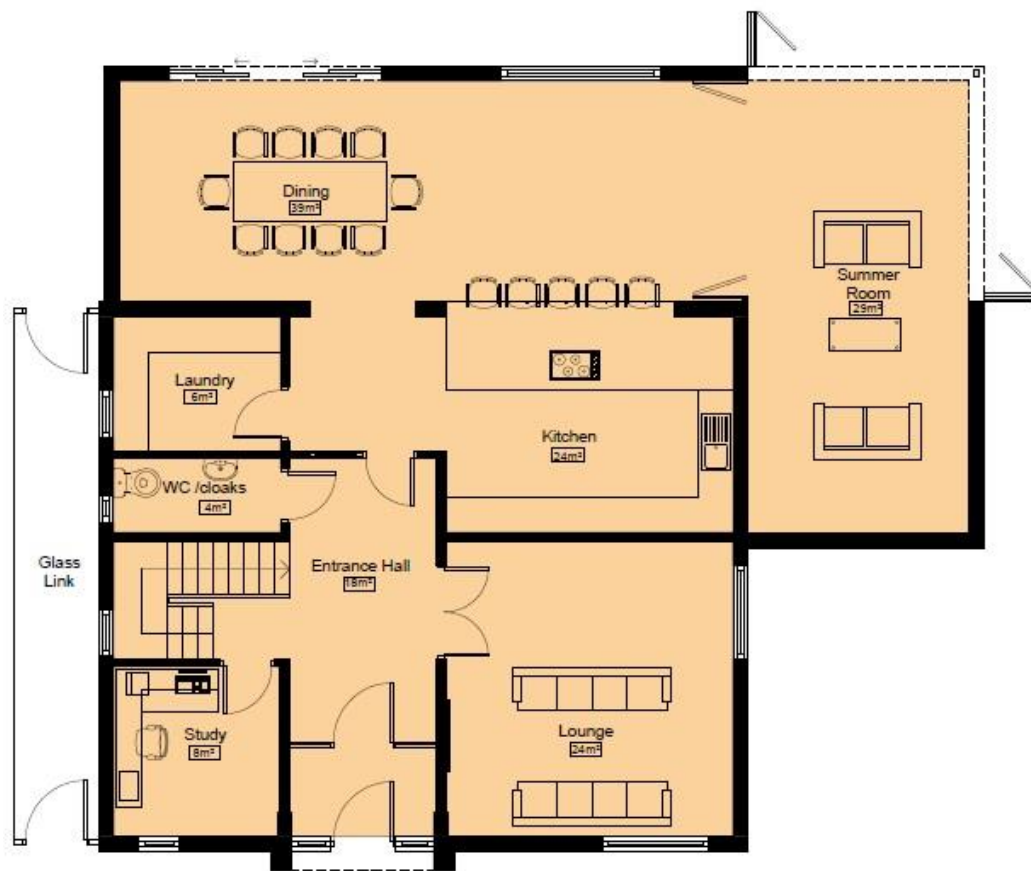
PLOT 7: Existing barns



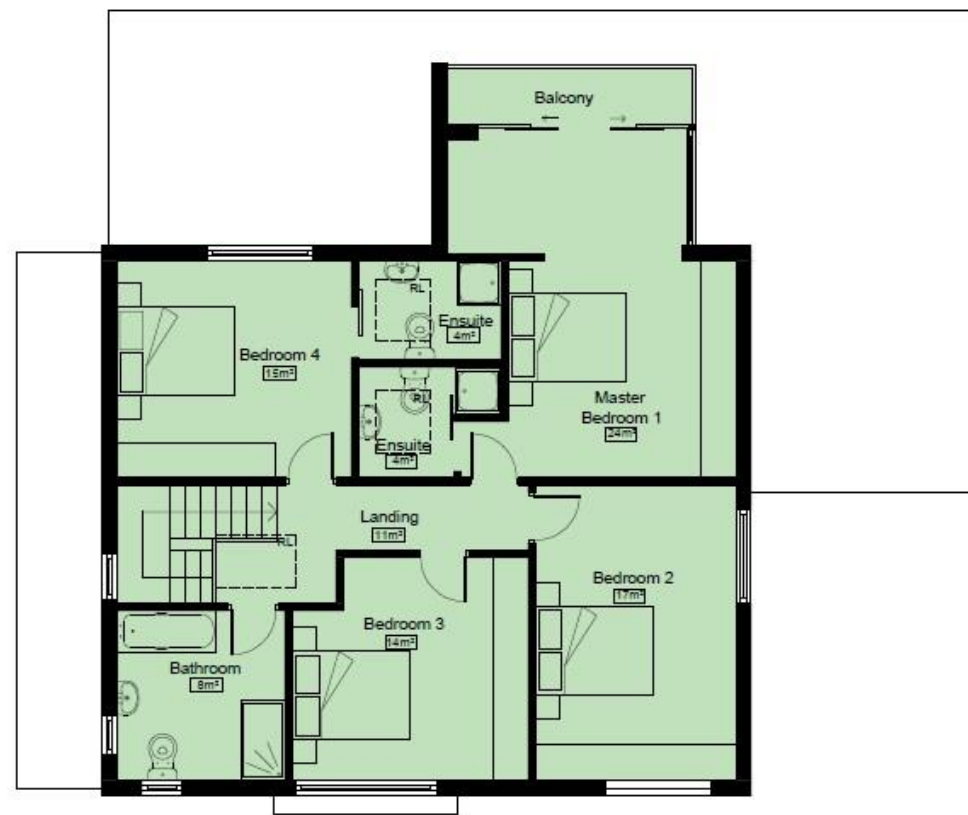
<i>House name:</i>	<i>Pastures Corner</i>
<i>No. storeys:</i>	<i>Two</i>
<i>Gross internal floor area:</i>	<i>267m² (2,874sqft)</i>



3D Visual Perspectives – Pastures Corner



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PLOT 7:

Ground Floor Area: 166m²

First Floor Area: 101m²

Total: 267m²

PLOT 7: Floor Plans

Coach house

Plot 8



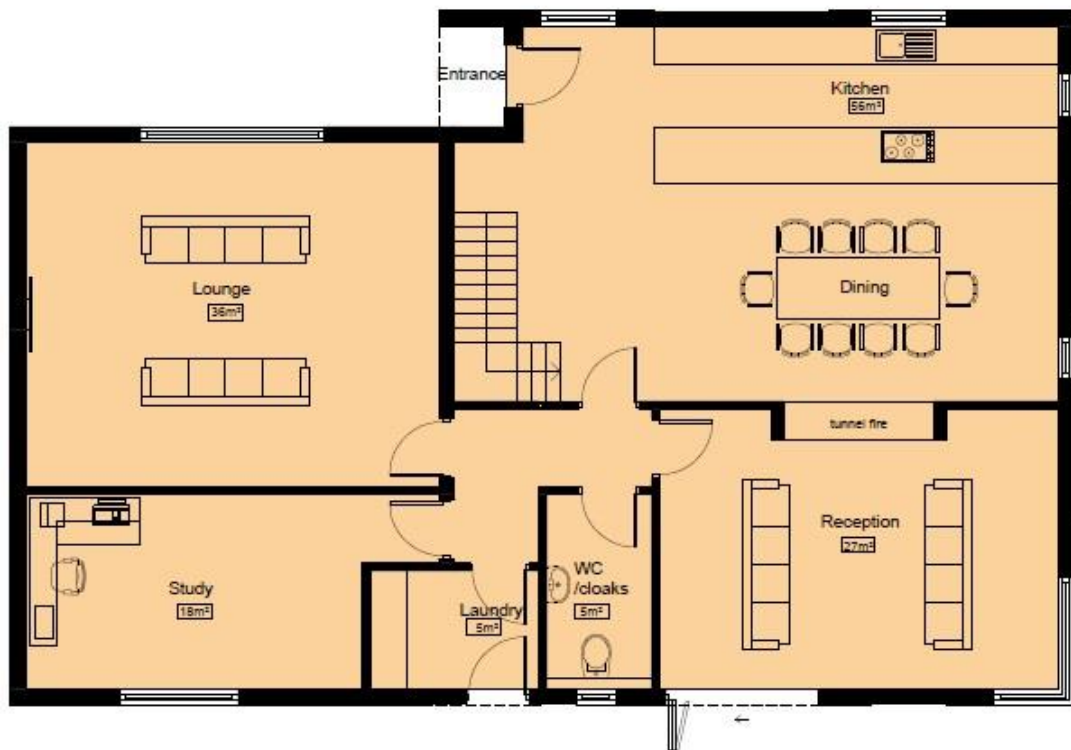
PLOT 8: Existing barns



<i>House name:</i>	<i>Coach house</i>
<i>No. storeys:</i>	<i>One and half</i>
<i>Gross internal floor area:</i>	<i>294m² (3,164sqft)</i>



3D Visual Perspectives – Coach house



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PLOT 8:

Ground Floor Area: 160m²

First Floor Area: 134m²

Total: 294m²

PLOT 8: Floor Plans

Streetscene



Proposed residential housing scheme – Gamford Lane



Proposed residential housing scheme – Gamford Lane



Proposed residential housing scheme – Gamford Lane



Proposed residential housing scheme – Gamford Lane



Proposed residential housing scheme – Gamford Lane



Proposed residential housing scheme – Gamford Lane

Gamford farm

“A place of elegance”
Buildings that simply belong

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