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Design and Access Statement



Statement prepared for:

Mrs Joanna Gould
The Barn,
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LL12 0BT

Statement required for:

Proposed change of use and addition to footprint to create stables at The Barn, Trevalyn, Rossett, Wrexham, LL12 0BT.

1. Brief

1.1 We have been employed by our client to prepare a planning application to change the use and extend a barn at Meadow Farm to form stables.

1.2 It has been brought to our attention the site was once occupied by a significant number of structures which supported the previous use at the site of a farm.

1.3 The site has an interesting planning background and has since been left vacant following enforcement action against the previous owner who had altered the building without obtaining planning permission.

1.4 Having studied the area and clients' requirements it has been determined that a stables with associated tack room/feed room and hay store would have positive impact on this area, ensuring an unoccupied and unkept site is brought back into use and properly maintained.

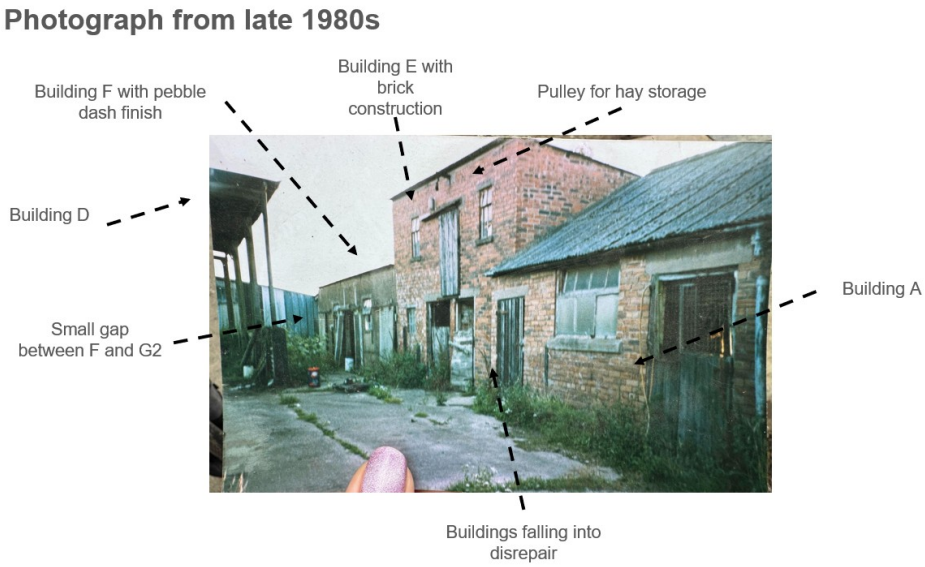
1.5 Some original features to the structure have been lost such as a single storey wing which is intended to be re-introduced as part of the proposal put forward.

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

2.1 The existing access point into the site is shared by the neighbouring property and will be retained as indicated on the site and location plan drawing G101/006.

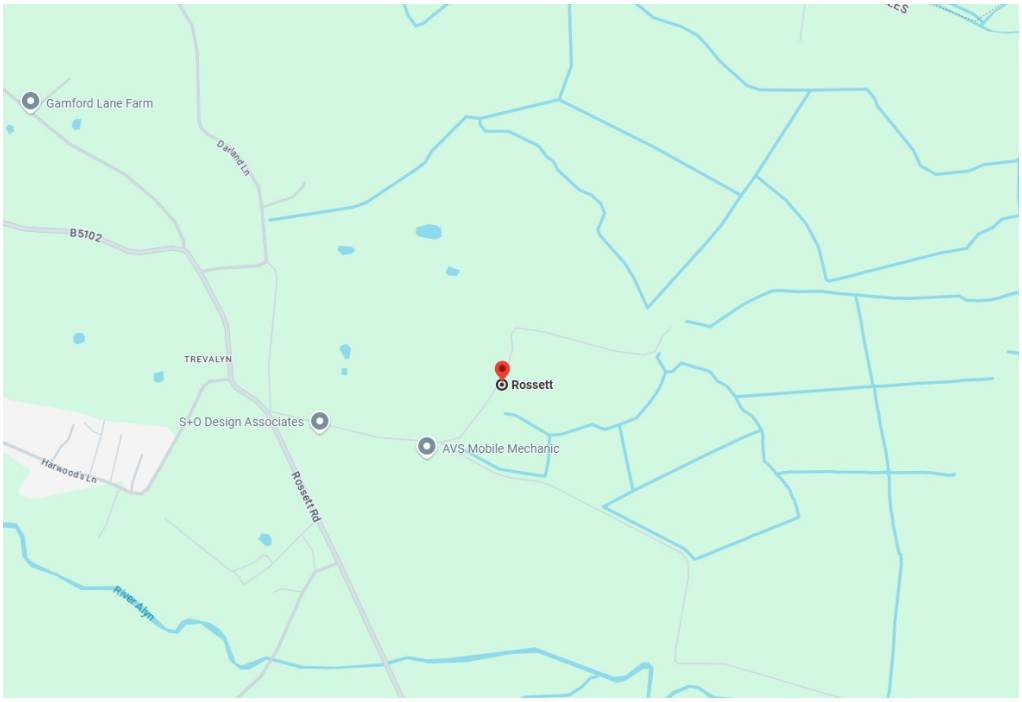
2.2 There is plenty of space to manoeuvre and park vehicles associated with the use should there be a requirement to do so.

2.3 Travelyn is a rural location which can be accessed of the B5102 which provides access to Wrexham City and Harwood Road directly from Rossett. The A483 which is within a 6 minute drive, provides excellent road links from the application site such as Wrexham and Chester.



1.Historic image of Unit.

2.4 The A483 is the main dual carriageway linking Wrexham to Chester (northbound) and Oswestry (southbound). The A483 opens a larger road network up to road users in the form of the A55 coastal express way, linking the City of Bangor and the Island of Anglesey to the main land. The M53 and M56 are also within a 30min drive of the application site, providing excellent road links to the cities of Liverpool and Manchester.



2. Map of road network

3. Character

3.1 The existing street scene is fairly traditional in character made up of a combination of farmhouses, barns and other agricultural buildings alike. The proposal put forward will vastly improve the visual aspects of the site and tidy up the sites appearance from the street. The majority of proposed alterations are to the rear of the property meaning significant impact on the street scene is avoided.

3.2 The existing structure comprises facing brick with elements of render and stonework detailing which provide a traditional appearance and will be retained where suitable. The roofing of the building consists of slates roof tiles alongside a flat roof which is a later addition to the unit as we understand from historic evidence.

3.3 The surrounding properties vary in appearance with brickwork and render commonly used throughout, although there is a lack of consistency in the character of the buildings as you walk along the lane.

3.4 As existing, the barn hasn't been maintained for several years and therefore has a negative impact on the appearance of the area.

4. Appearance

4.1 The buildings appearance to be significantly altered to be more in-keeping with historic photographic evidence.

4.2 The flat roof element will be removed with a shallow pitched zinc roof added to the element, it is understood this would have been cladded with corrugated sheets as original, we are aiming to improve the aesthetics by introducing this roof covering to this prominent building.

4.3 The internal design has been accommodated around existing external openings, ensuring the stables provide the space that is needed to keep horses at the site which include Feed Room/Tack Room and Hay store at first floor.

4.4 The addition of the stables to the footprint to the Eastern side of the unit brings originality back to the site, many of the buildings that once stood at the site have been demolished and lost, the stables provide an opportunity to re-establish some of the lost character.

4.5 The additional element to the footprint is to be rendered matching the image from the 1980s as can be seen above.



3. Proposed Elevations.

5. Community Safety

5.1 According to information available to the general public there has been 16 crimes reported in the vicinity for the month of October 2025. This information has been obtained from the Police website (www.Police.uk)

5.2 There is very little reason to suggest why the change of use to form stables would see an increase in these crime figures.

5.3 Ensuring the site becomes usable and is regularly visited will ensure that natural surveillance of the site is improved.

6. Environmental Sustainability

6.1 Brining a disused structure into use has to be seen as sustainable to the wider area and local community.

6.2 It will ensure an existing structure and site is utilized and will avoid any new stables having to be erected in other green spaces.

6.3 The image below illustrated the previous buildings occupying the site, the additions proposed are seen as sustainable given the additional footprint proposed would still be below the original area occupied by structures on the site.

Development on the site in 1999



Ref	1999 Description	Construction	Size	Footprint	Fate
1	Farmhouse	Brick, multiple gables, slate roof	n/a	n/a	Rebuilt as Meadow Farmhouse
2	Tin barn - unknown height	Insulated Tin on a steel frame	n/a	n/a	Demolished
A	Stable and Cattle Shippen- single story with double height roof, diesel tank adjacent.	Brick walls, corrugated asbestos roof	10m x 3m	30m2	Intact, partially converted. Slate roof added.
B	Cattle Shippen, double pitch, 2.2m to gutter, a further c2m to apex.	Brick walled, slate roof	12m x 12m	144m2	Converted to residential then demolished
C	Dutch Barn used for hay,triple height semi-circular roof	Tin roof, open sides	9m x 8m	72m2	Demolished
D	Tripe height open sided dutch barn	Tin roof	14m x 3m	32m2	Intact
E	Granary - 2 stories	Brick walls, tin roof	6m x 3m	18m2	Intact, render and stone facade added
F	Shippen single story	Brick walls with pebble dash finish,, tin roof	8m x 3	24m2	Demolished and made into access
G1 & G2	Enclosed tin barn with c.7m height. G1 was constructed in the early 1980s. G2 was constructed prior.	Insulated tin walls, tin roof	22m x 8m	176m2	Intact in poor condition, not weatherproof or secure
H	Hardstanding	Concrete and stone, the muck pile was adjacent	n/a	N/A	Gravel, 3ft walls added

4. Historic Map of Site.

7. Conclusion

7.1 The proposed stable benefit the local community by making use of a parcel of land that is un-kept and disused.

7.2 Due to the previous history at the site and historic evidence now provided we see no reason for the LPA to look at the proposal negatively. The site can be brought into use and utilized for a purpose as opposed to being left to deteriorate.

7.3 We feel this planning application should be looked favourably upon and granted permission as we feel there are no justifiable reasons for refusal.

Document Prepared by:
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on behalf of Blueprint Architectural Services Ltd.