Blueprint Architectural Services Ltd
Office 3K4, Redwither Tower, Redwither Business Park, Wrexham. LL13 9XT
Tel: 01978 356500
design@blueprintarchitectural.com
www.blueprintarchitectural.com

Design and Access Statement



Proposed Holiday Let at Drefechan Farm, Penycae, Wrexham

1. Introduction

1.1 This Design and Access Statement has been prepared in support of a planning application for the conversion of an existing building at Drefechan Farm, located in Penycae, Wrexham, into a single holiday let unit.

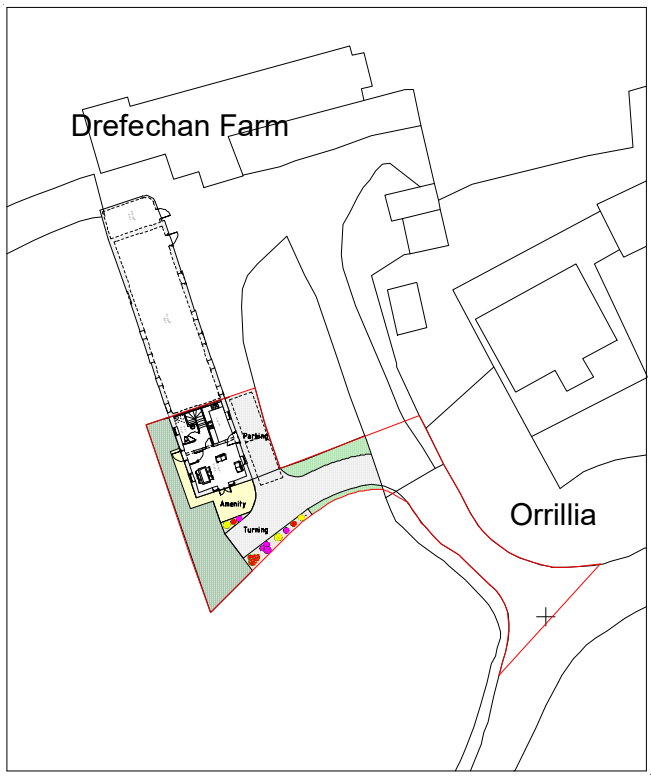
1.2 The proposal seeks to secure a viable and sustainable use for the building while preserving its rural character and contributing to the local tourism economy.

2. Site Context

2.1 Drefechan Farm lies within open countryside on the edge of Penycae and is characterised by a traditional agricultural setting comprising farm buildings, fields, and established landscaping. The site benefits from existing access arrangements and is well-related to the surrounding rural road network.

2.2 The building subject to this application is currently underutilised. Its conversion presents an opportunity to reuse existing built fabric without the need for substantial new development.

2.3 Maintenance of the structures has occurred during the last 10-15 years to preserve the buildings where the new slated roof was installed on the barns.



1. Site Layout

3. Design Principles

3.1 The proposal prioritises the preservation of the building's original form, scale, and agricultural character. Existing stonework, openings, and structural elements will be retained and repaired where necessary.

3.2 Alterations will be limited to those required to facilitate residential use, such as insulation, services, and internal layout changes. External alterations will be modest and sympathetic to retain the fabric and character of the building.

3.3 Traditional and locally appropriate materials will be used, including natural stone, timber joinery ensuring consistency with the existing farmstead.

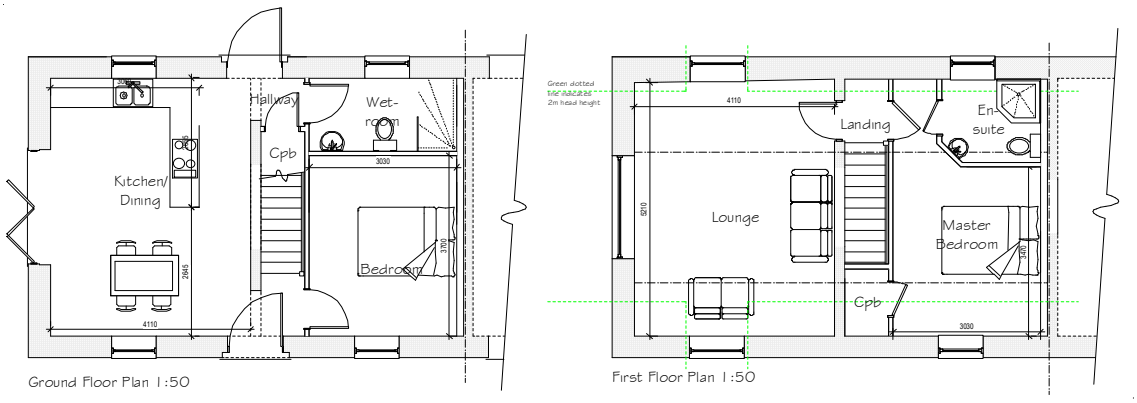
3.4 The proposal does not involve extension or enlargement that would alter the building's footprint or prominence within the landscape.

4. Layout and Use

4.1 The proposed holiday let will provide short-term accommodation suitable for visitors to the area. The internal layout will be designed to:

- Maximise the use of existing openings for natural light
- Provide functional and comfortable living spaces
- Respect the structural integrity of the building

4.2 External areas will be modest and contained within the existing curtilage, avoiding encroachment into surrounding agricultural land



2. Proposed Layout.

5. Access and Parking

5.1 The development will utilise the existing farm access, which is considered adequate for the low level of traffic associated with a single holiday let.

5.2 On-site parking will be provided, ensuring no adverse impact on the surrounding landscape.

5.3 Two number parking spaces will be allocated to the development with ample turning area on site to ensure vehicles can enter and vacate the site in a forward motion.

5.4 Access to the wider road network is a simple task from Drefechan farm with the A483 dual carriageway approximately 2.5mile way, access to the town of Oswestry and Cities of Wrexham and Chester is a simple task.

6. Planning Policy Context

The proposal has been developed in accordance with relevant national and local planning policies, including:

6.1 National Policy

- **Planning Policy Wales (PPW):**
  Encourages sustainable rural development and supports the reuse of existing buildings where it contributes to economic diversification and protects the environment.
- **Technical Advice Note 6 (TAN 6): Planning for Sustainable Rural Communities**
  Supports the conversion of rural buildings for tourism accommodation where it enhances rural economies and respects local character.

6.2 Local Policy – Wrexham Local Development Plan (UDP)

Relevant policies include:

- **Policy H3 – Conversion of Rural Buildings:**
  Supports conversion where the building is structurally sound, the proposal retains its character, and the use is appropriate to its rural setting.
- **Policy CLF9 – Visitor Accommodation:**
  The building is of Pre-1948, brick stone construction and is structurally sound, the floor plan of the building is sufficient to provide accommodation without the need to extend.
- **Policy GDP1 – General Development Management:**
  Requires high-quality design that respects local distinctiveness, landscape, and amenity.

7. Impact on Character and Appearance

7.1 The proposal will have a **positive impact** on the site by:

- Bringing an underused building back into active use
- Preserving traditional agricultural architecture
- Avoiding the need for new-build development in open countryside

7.2 The design ensures that the building remains visually consistent with the surrounding farmstead and wider rural landscape

8. Sustainability

8.1 The scheme incorporates sustainable principles by:

- Reusing existing building fabric (reducing embodied carbon)
- Minimising new construction
- Supporting rural tourism and local economic activity

8.2 Energy efficiency measures will be incorporated internally where possible without affecting the building's external character, solar panels are being considered for the property to ensure its sustainability in the future.

9. Conclusion

9.1 The proposed conversion of the building at Drefechan Farm into a holiday let represents a sustainable and policy-compliant form of development. It:

- Retains and enhances the character of the existing building
- Supports the rural economy through tourism
- Aligns with both national and local planning policies

9.2 The scheme is therefore considered appropriate and acceptable in planning terms.

Prepared by:
Dafydd John Edwards
Senior Architectural Technician
on behalf of Blueprint Architectural Services Ltd