Blueprint Architectural Services Ltd
Office 3K4, Redwither Tower, Abbey Road, Wrexham. LL13 9XT
Tel: 01978 356500
Design@blueprintarchitectural.com
www.blueprintarchitectural.com

Design and Access Statement



Statement prepared for:

Mr William Jones
Hafod y Bryn
Old Road
Bwlchgwyn
Wrexham
LL11 5UH

Statement required for:

Proposed change of use from derelict house to a holiday let.

1. Brief:

1.1 This application seeks planning permission for the change of use of a derelict dwelling at Hafod y Bryn, Old Road, Bwlchgwyn, Wrexham, LL11 5UH to a single holiday let.

1.2 The proposal includes the conversion of the existing building, demolition of an attached derelict stone structure, and associated external works including access, parking and amenity space.

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

2.1 A new vehicular access will be formed from Roman Road to the rear of the property, providing safe and suitable access for the proposed development. Roman Road experiences significantly lower traffic volumes, making the proposed access change both safer and more beneficial for the public highway network.

2.2 The new access and driveway will be constructed using gravel and/or hardcore to maintain a rural character while ensuring practical use.

2.3 The existing access from Old Road will be closed off and reinstated with hedgerow planting to improve visual amenity and site enclosure.

2.4 The site benefits from connectivity to the local road network, with links to Bwlchgwyn, Wrexham and surrounding areas.

2.5 Two on-site parking spaces will be provided, which is considered sufficient for the scale and use of the proposed holiday accommodation. Adequate space will be available within the site to allow for safe vehicle manoeuvring and turning.

2.6 The scale of the development is modest and is not expected to result in a material increase in traffic or impact on highway safety.

3. Character:

3.1 The proposal seeks to retain and respect the existing character of the building, which currently sits in a dilapidated condition within a rural setting.

3.2 The conversion will preserve the scale, form and general appearance of the original structure, ensuring it remains in keeping with the surrounding area.

3.3 The removal of the attached partially collapsed stone structure will improve the overall character and visual quality of the site.

3.4 The site is characterised by open, grassed areas and low-density development, and the proposed use as a single holiday let is considered compatible with this setting. External amenity areas, including patio and paving, will be modest in scale and integrated within the existing plot.

3.5 Overall, the proposal will enhance the character of the site by bringing a derelict building back into active and appropriate use.

4. Appearance:

4.1 The proposed development will retain the existing form and external appearance of the building, ensuring it remains in keeping with its rural setting.

4.2 Existing openings will be reused wherever possible to minimise alterations to the building's elevations. Windows will be replaced where necessary with thermally efficient units, designed to respect the proportions and character of the original openings.

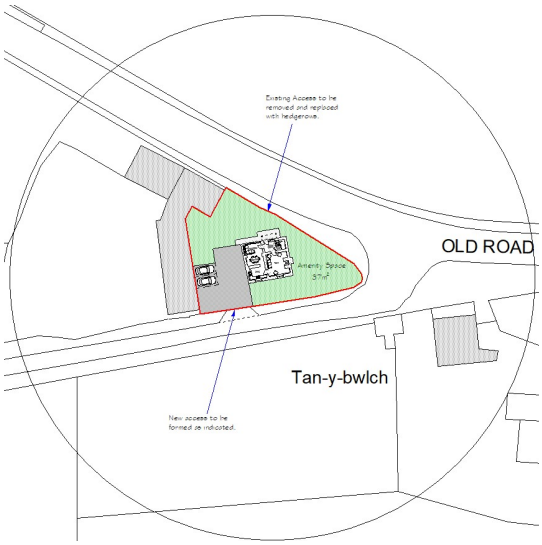
4.3 A modest timber porch supported on posts will be introduced above the front entrance, providing a simple and functional feature appropriate to the building's character.

4.4 The external walls will be rendered to improve the overall appearance and improve the appearance of the street scene.

4.5 The demolition of the attached derelict stone structure will improve the overall visual appearance and remove an unsightly element from the site.

4.6 Any new external works, including patio and paving areas, will be modest and sympathetic to the character of the site.

4.7 Overall, the proposal will result in a visual improvement to the building while maintaining its simple rural appearance.



Site Layout

5. Community Safety

5.1 According to the Police website (www.police.uk) the crime records for the area indicate 12 crimes had been reported for the month of February 2026. These crimes vary from Violence and sexual offences, Anti-social behaviour, public order and burglary.

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

5.3 The change of use would provide an increase in the natural surveillance of the area.

5.4 The removal of the partially collapsed stone structure will eliminate a potential hazard and improve overall site safety.

6. Environmental Sustainability

6.1 The dwelling will be fully insulated to meet the requirements of the current building regulations, thus ensuring the dwelling is thermally and acoustically efficient.

6.2 Double glazed units are used throughout, and energy-efficient heating system are installed to heat the dwelling.

6.3 100% of light fittings installed are to be energy efficient light fittings.

6.4 The proposal promotes sustainable development through the reuse and conversion of an existing building rather than new-build development.

7. Local and National policies

7.1 The proposal complies with Policy GDP1, as it respects the character of the site, provides appropriate access and parking, and does not adversely impact on surrounding amenity.

7.2 Access arrangements and parking provision have been designed in accordance with Policy T8, ensuring adequate and safe on-site provision.

7.3 The scale and nature of the development are appropriate to the site and its rural context, and the proposal represents an acceptable form of development under the Wrexham Local Development Plan.

7.4 The proposal has been developed in accordance with national planning policy, including Planning Policy Wales and Technical Advice Note 6, which support the reuse of existing buildings in rural areas where appropriate.

8. Conclusion:

8.1 The proposal will bring a derelict building back into beneficial use as a holiday let.

8.2 The development retains the character of the existing structure while providing appropriate upgrades.

8.3 The proposal supports rural tourism and complies with relevant planning policies.

8.4 Overall, it represents an appropriate and sustainable form of development.

Document Prepared by:
Luke Fowles
Architectural Technician
on behalf of Blueprint Architectural Services Ltd