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Design and Access Statement



Statement prepared for:



Statement required for:

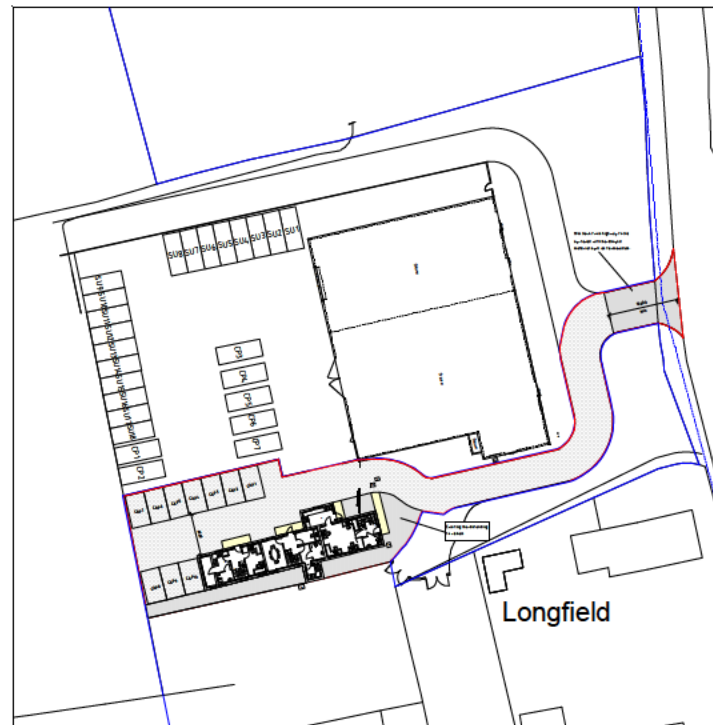
Altered access point to site with proposed conversion of the existing masonry barn at Buck Road, Commonwood, to create 3no commercial offices.

1. Brief:

- 1.1** We have been approached by our client to obtain planning permission for the conversion of the vacant barn to create 3 self-contained commercial offices.
- 1.2** Our client's main objective with this project is to develop the building to its full potential whilst maintaining the visual impression. The purpose of this application is to improve the appearance and make use of the existing structure.
- 1.3** The barn is currently underutilized and without repair and being brought back into use the structure is at risk of falling into a further state of disrepair.
- 1.4** The site as noted during the survey is unkempt, underutilized and is in need of some maintenance. With no fixed use or purpose it is difficult to invest in a parcel of land or building without a clear use that will create a return for the client/applicant.

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

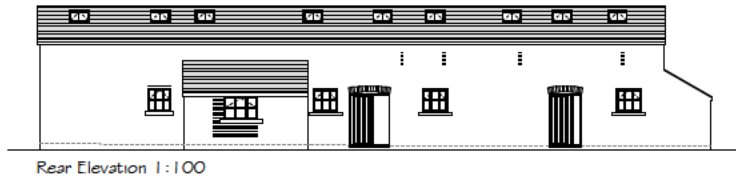
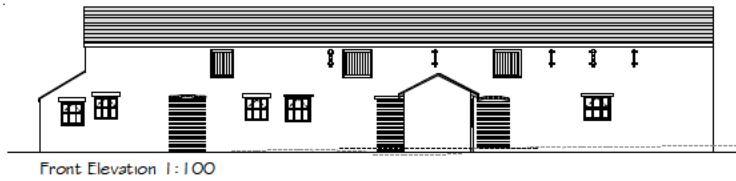
- 2.1** The site is currently located on its own grounds off Buck Road. The Barn is currently accessed by means of a shared access point with an agricultural workshop/shed and Residential dwelling.
- 2.2** As part of the proposal put forward we are aiming to improve the current visibility splays significantly to the south, splays are currently documented at just 2.4m x 16m. By altering the access point off the highway as documented within the supporting plans the southern splay can be increased to 69m which is a 330% improvement.
- 2.3** Due to the sites location opposite Bowland Tractors there are many commercial vehicles using Buck Road to gain access to Bowland Tractors these would of course include tractors and HGV's which are capable of transporting Tractors to their final destination.
- 2.4** Located in Commonwood, the site is in an excellent location to access the wider road networks such as the A534 Wrexham Road which is accessible from Shepherds Lane which provides an excellent link to the A5156 and A483.
- 2.5** The A483 provides a direct link to the City of Chester, and in the opposite direction Oswestry and Shrewsbury are located within 1 hr of the application site.
- 2.6** Wrexham City centre is located only 4.5mile away from the location of the proposed offices, many local conveniences can be found in the City such as supermarkets, eateries and leisure facilities.
- 2.7** Within the City centre the General and Central Stations can be found. Direct trains to Cardiff, Chester and Liverpool are available.



1. Proposed Site

3. Character:

- 3.1** The barn at some stage no doubt will have been used for agricultural purposes. As land has been sold off, this original use has ceased. The masonry structure is traditional and typical of the area, brick built and clad with natural slates the structure is thought to date back around 100 years.
- 3.2** The building has a first floor, historically the first floor of these structures were used as hay lofts with the lower levels used to house livestock, the use of the building by livestock is normally evident by troths within the floor or subdivisions of the barns to create smaller pens.
- 3.3** Externally the building has some character in the form of openings which aren't necessarily symmetrical to one another. First floor windows are typically at odds to the ground floor openings. Windows to the ground floor are glazed set within aluminium frames with first floor openings which are effectively hatches finished with a timber slatted door.
- 3.4** Set back from the main street scene the changes that are proposed will have little impact on the wider area, with only one elevation visible from the Street scene being the side elevation.
- 3.5** The change of use from a currently unused barn to commercial office will benefit the area by maintaining an existing building bringing it back into use, with additional people working within the area will also benefit local companies.



2. Proposed Elevations

4. Appearance

- 4.1 The appearance of the existing structure will be improved significantly with the removal of more modern steel structures which currently surround the structure.
- 4.2 New windows have been proposed to replace existing windows. As seen from images, existing windows are damaged and in poor condition. New windows are to be in styles to match existing.
- 4.3 The internal design has been accommodated around the existing openings. Existing will be retained where possible to ensure the character of the barn is not adversely affected.
- 4.4 At first floor level offices have been proposed within the space available, supplied with conservation style roof lights to ensure the characteristics of the building are preserved, allowing natural light to flood in.
- 4.5 Softwood double glazed windows are to be installed to respect the existing buildings heritage and original construction methods.

5. Community Safety

- 5.1 According to information available to the general public there has been 30 crimes reported in the vicinity of the month Dec 2022. This information has been obtained from the Police website (www.Police.uk)
- 5.2 There is very little reason to suggest why the proposed conversion would see an increase in these crime figures.
- 5.3 Additional natural surveillance is provided with the occupation of an existing structure.

6. Environmental Sustainability

- 6.1** The building will be fully insulated to meet the requirements of the current Building regulations, thus ensuring the converted barn to offices will be thermally and acoustically efficient.
- 6.2** Double glazed windows will be installed throughout the building. This will improve the heat loss of the building dramatically by retaining the warmth within the offices.
- 6.3** The unit will be fitted with lighting outlets which will take lamps of luminous efficacy of at least 40 lumens/ circuit watt to ensure that the unit has efficient light fittings. 100% of light fittings installed are to be energy efficient light fitting.
- 6.4** This development can be considered as sustainable as it is reusing an existing building rather than constructing from new.

7. Local and National Policies

- 7.1** The proposed residential development is compliant with policies PS2, PS3 & PS6 of the Wrexham UDP.
- 7.2** Our Scheme to develop this Structure will be compliant to Policy GDP1.

8. Conclusion:

- 8.1** We are utilizing an existing resource and creating commercial offices within an existing structure, which is sustainable to the wider area.
- 8.2** The proposal will enhance the structure and ensure the building is converted to the highest standard. The conversion will ensure the building is overhauled and is in good state of repair, ensuring maintenance is not needed for a number of years.
- 8.3** We feel this planning application should be looked favourably upon as we feel there are no justifiable reasons for refusal.
- 8.4** Improvements proposed by altering the existing access will improve highway safety considerably by granting permission for this development.

Document prepared by:
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On behalf of Blueprint Architectural Services Ltd