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DESIGN AND ACCESS STATEMENT INCLUDING A HERTIAGE IMPACT ASSESMENT

Replacement Oak porch, new UPVC windows, internal alterations and driveway lowering at Canton, Wrexham Road, Overton, Wrexham, LL13 0DY



Client: Steve Hembury
Design team: HDS Architectural services LTD

1. Introduction

This statement is provided in support of a planning permission application for a replacement Oak porch, new UPVC windows, internal alterations and driveway lowering at Canton, Overton on Dee, Wrexham.

To be read in conjunction with drawing No's and details;

- C/PD/01-As Existing Ground Floor Plan
- C/PD/02-As Existing First Floor Plan
- C/PD/03-As Existing Elevations
- C/PD/04-Proposed Ground Floor Plan
- C/PD/05-Proposed First Floor Plan
- C/PD-06-Proposed Elevations
- C/PD/07 Site Location Plan

2. Proposed development

Canton is a three-bedroom detached house in the village of Overton on Dee. The proposed works include;

Internal alterations so that an additional bedroom and ensuite can be created, replacing the dated timber porch with a new Oak framed construction, replacing the timber windows with UPVC units and lowering the existing gravelled garden so that an additional parking area will be created

3. Site assessment

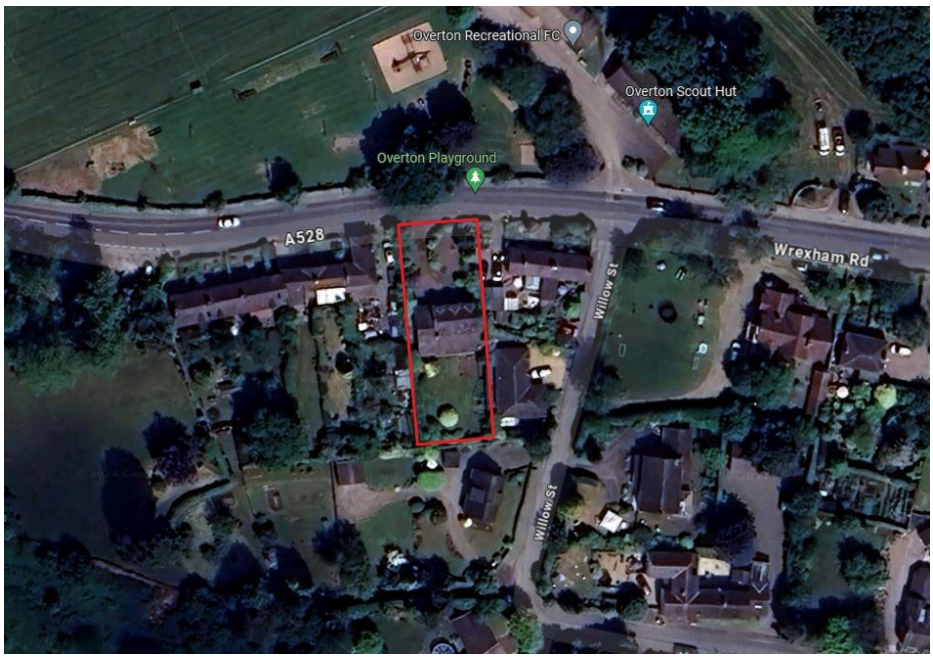


Fig. 1 – Location of Existing Site

The site is situated on the A528 (Wrexham Road) in the Village of Overton on Dee in Wrexham. The village is approximately 7 miles South East of Wrexham. The

property falls just within the Overton Conservation area and is bound by the Overton Conservation area character Assessment and Management Plan that was adopted in 2010.

4.Form, scale and appearance



Fig. 2 – Front View

The house is a one and a half storey high dwelling with low eaves and dormer windows. It has been constructed using cavity wall masonry with a slate roof. Given the architectural style of the house, the thickness of the external walls and weathering of the bricks and roof, I would estimate that the dwelling was built at some point between the late 1980's and early 1990's.

Internally the upper rooms are accessed off a large open hall area and upper landing from a ¼ turn staircase. The proposal for the upper floors is to create a new straight staircase with winders so that the space can be reused to create an additional bedroom with En-suite. On the ground floor internal walls will be removed so that a more modern open plan kitchen, living and dining area can be created.

The current porch is of its time and now looks quite dated. It is proposed to create a new Oak framed porch. The overall width and depth of the new porch would match the existing with the roof changed from hipped to gable ended to match and complement the existing dormer windows on the front elevation. The eaves height would remain the same with a slightly higher ridge.

The house currently has a mixture of metal, UPVC and wooden windows and doors. The application requests that new UPVC units may be installed throughout. The casement form and proportions would match the existing. There are UPVC units fitted to adjacent properties on Willow Street to the East, so would be in keeping with the president set by the neighbouring dwellings.





Fig. 3&4 – Part of the rear elevation and front garden gravelled area

As can be seen in Fig1 & Fig3, the front garden has a raised gravelled area that is approximately 400mm higher than the main driveway. The client would like to lower this area so that there is additional parking space for another car should they wish.

5. Access

The property is accessed directly off the A528 by a splayed access. This would be unaffected by the proposal but the lowering of the gravelled area would provide additional space for off road turning and parking.

6. Green infostructure and net Biodiversity

Green infostructure would be unaffected by the proposal. The couple of shrubs that need to be removed to lower the gravelled area are common evergreen garden plants and not pollinator species, they are of low ecological value. To increase net biodiversity for the site, it is proposed that No.3 x Vivara Pro Woodstone ® House sparrow nest boxes should be installed on the side elevation by the eaves, at no lower than 3m's high.



Fig. 5 – Woodstone bird box

7. Hertage Impact assessment

Canton falls within the Wrexham Road Conservation Character Area of the Overton Conservation Area map. It is not listed or designated as a building of visual interest. There is no mention or reference made to the dwelling within the Conservation Area assessment and Management Plan. There are no important views, important areas or tree preservation orders at the property or adjacent to it.

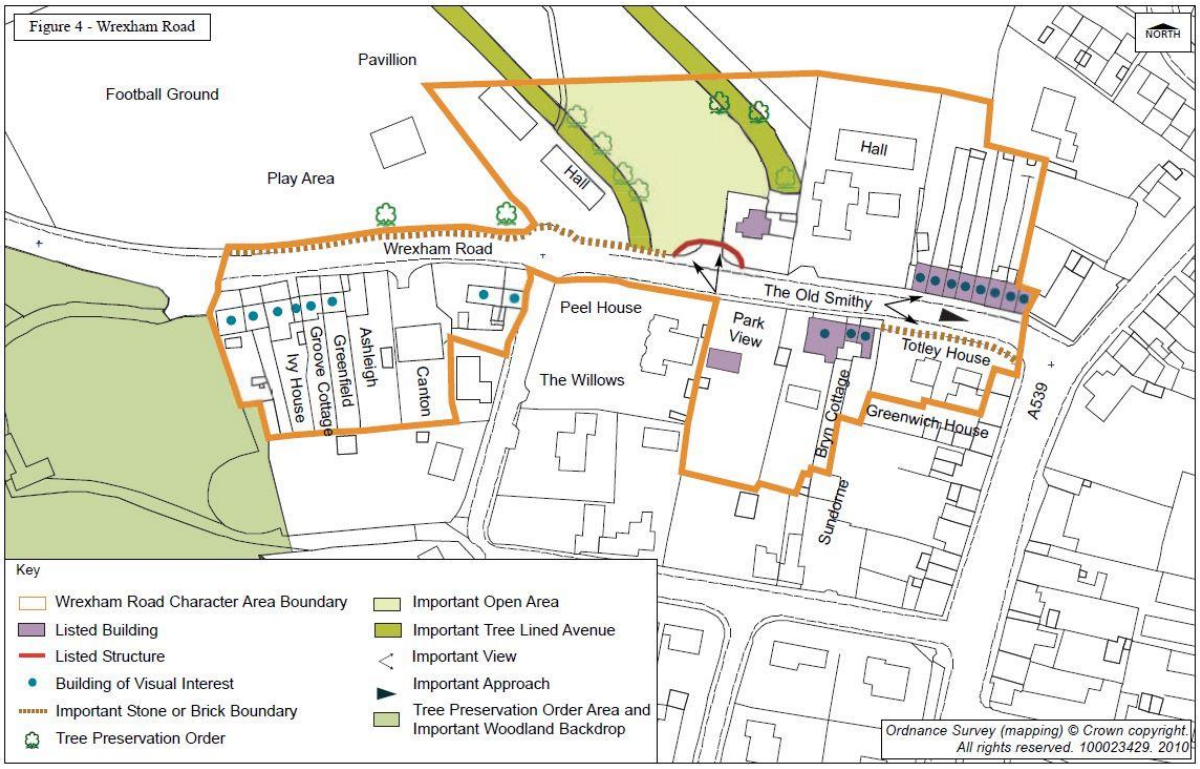


Fig. 6 – Overton Conservation zone map extract

Porch

The proposed porch will be constructed from wood, brick and slate so would match the existing architectural detailing and materials. The scale, form and proportion of the new porch would also closely match the existing so would not differ that significantly from what is currently approved. There would be no change to the current building line.

Driveway

The lowered driveway would be finished in gravel to match the existing so would have no detrimental effect on the character of the dwelling, existing surfaces or the highway.

Windows and Doors

The replacement of timber with UPVC is not usually permitted within the guidance of the Area Character Assessment and Management Plan. We propose that given the

age of the dwelling and the fact that it is not listed as a building of visual interest an exception may be appropriate. The proportions and style of replacement glazing would match the existing. Given that there is already UPVC and aluminium windows and doors present onsite, regularizing to one material would not adversely affect the character of the dwelling or its surroundings.

8. Conclusion

The proposed changes to the external appearance of the dwelling and driveway are all very minimal and would have no detrimental effect on the character of the building, its neighbouring properties or the Overton Conservation area.