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Heritage Impact Statement



Statement prepared for:
Craig & Emma Williams
Ty Newydd
School Lane
Overton
Wrexham
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Statement required for:

Proposed Conversion of 2 no outbuildings to form 2 no holiday lets at Ty Newydd, School Lane.

Explaining Objectives

Our client's main objective with this project is to develop the existing stable and coach house to its full potential whilst improving the appearance of the existing structures. The purpose of this application is to create 2 no holiday lets.

The Coach House and Stables are located within the Overton Conservation Area; the main goal is to ensure the structures are suitable to be converted in the manner proposed as documented within our plans and statements to support the application. The conversions will secure the future maintenance of the buildings allowing them to have a positive impact on the conservation area.

The structures have been altered over the course of a number of years, with former window openings blocked up rather than installing new windows. At some stage the Coach house appears to have been re-roofed with modern concrete roof tiles as opposed to the natural slate it would have been clad with originally.

Converting the structures to create 2no holiday lets will generate an income for our client, currently the structures are used as storage buildings. The proposed conversions will unlock their potential and allow the buildings to be fully utilized.

The conversions are intended to provide a base for holiday makers. The County Borough and beyond offer a real variety of attractions, from the world heritage site in Froncysyllte to the Llangollen heritage railway and Llandegla mountain bike centre. This type of accommodation will assist in supporting attractions such as those listed allowing them to prosper.

Understanding Significance

Overton Village was first designated as a conservation area in 1971, this is likely due to number of listed buildings lining the High Street in the village centre. In 1999 the conservation area was extended. Article 4 direction being adopted in 2011 ensuring all works proposed within the conservation area would be subject to a planning application to control all prospective projects including general home improvements such as replacement windows.

The dwelling associated with the 19th century stable, and Coach House is Ty Newydd, a modern addition to the area dating back to the early 2000's. The Coach house and stable block which was originally associated with Quinta House which is located on the High Street.

Part of an extensive walled garden associated with Quinta House was sub-divided to create a separate Plot allowing a new dwelling named Ty Newydd to be constructed in 1997, a relatively modern addition to the conservation area the new dwelling has aimed to improve the characteristics of the area by means of its positioning and chosen external appearance/facing materials.

As stipulated in the **explaining objectives** section above alterations to the structures have not respected the conservation area. By converting the structures to become habitable significant appearance improvements to the existing structures is seen as a key consideration to justify the proposal put forward.

The Coach house and stables are marked up on the Overton conservation area assessment as Buildings of Visual Interest/Important Townscape Group. Understanding their significance to the conservation area is partly the reason the client has chosen to develop the structures preserving their status and ensuring a renovation occurs to secure their future.

Identifying Proposed Changes including Assessing the Impact and Reasoning

The main objective of this application is to create 2 no holiday lets whilst respecting and being sympathetic to the characteristics of the Conservation Area.

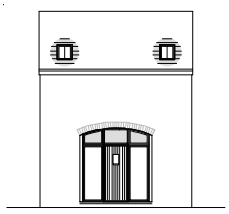
The changes we are proposing as part of the application will allow us to preserve the existing structures, ensuring the buildings are renovated to a high standard enabling them to be utilized as top-quality bases for holiday makers wanting to visit the area.

Unlike the dwelling that was constructed in 1997, our aim is to use materials which are in-keeping with the character of the surrounding area. All gutters and downpipes are to be retained as existing, with any alterations to openings to be completed using reclaimed bricks from site, if possible, to retain the rustic appearance of the structures.

Although not a traditional material it is proposed that windows fitted are to be softwood decorated off white, the use of softwood windows will provide the flush casement which will replicate and respect the existing characteristics of the buildings.

Internal alterations to the properties are required to create the internal spaces that are needed for the formation of usable and attractive holiday lets. The fit out is to be quality to attract tourists to the area and ensure an income is generated for the client. Internal alterations include the reduction of floor levels to improve head height of the first floor where existing timber trusses are present.

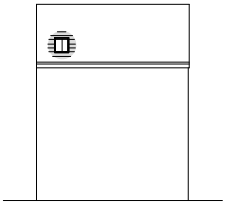
Staircase/ladders are to be removed which currently provide access to the first floors, with the installation of new staircases to comply with current building regulations in terms of rise and going and also head heigh restrictions.



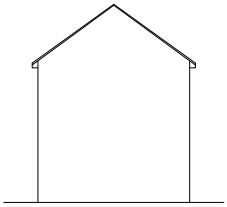
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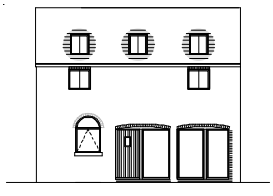
Side Elevation 1:100



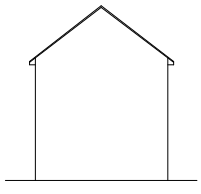
Rear Elevation 1:100



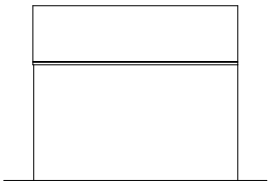
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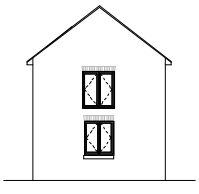
Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

2.
Proposed Elevations

Conclusion

Justification has been provided within this document and the design and access statement to ensure the local authority are provided with information to support our proposal.

The Coach house will provide a quaint attractive 1 bedroomed property with the stables providing a 2 bedroomed unit ideal for a small family to reside for a period of time. The variation of property size will broaden the audience for our client.

As stated within this document, the additions proposed will provide the existing historic structures a purpose, utilizing their footprint whilst renovating and preserving the buildings respecting their character and appearance.

The conversion will have a positive impact on the conservation area enhancing the buildings appearance.

Document Prepared by:
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