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Design and Access Statement



Statement prepared for:

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Ty Newydd
School Lane
Overton
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LL13 0ES

Statement required for:

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

1. Brief:

1.1 Our client has approached us to prepare and submit a planning application for the conversion of their outbuildings to create 2no holiday lets within the village of Overton.

1.2 Located within the conservation area specific elements of design need to be considered when developing schemes that ensure the protection or enhancement of the existing structures.

1.3 Designated as a conservation area in 1971 and amended in 1999 the village of Overton is recognised as retaining some historic properties that require a level of protection to ensure their traditional character isn't lost.

1.4 As stated within the conservation assessment and management plan: *Ty Newydd is set back from the road between two symmetrically planned 19th Century outbuildings linked by a swept brick wall with stone copings. The outbuildings originally comprised the stables and coach house for the Quinta situated beyond the rear of the site and display a similar styled entrance as that to the Quinta. The original cart opening is visible to the southern building. The building to the north displays an original, attractive round arched window with radial lights.*

1.5 It was discussed initially with the client that schemes to convert buildings would have to respect the character of the existing buildings, this is to follow local planning guidance and specific planning policies.



1.
Existing Property.

2. Access, Movement to and from the Site:

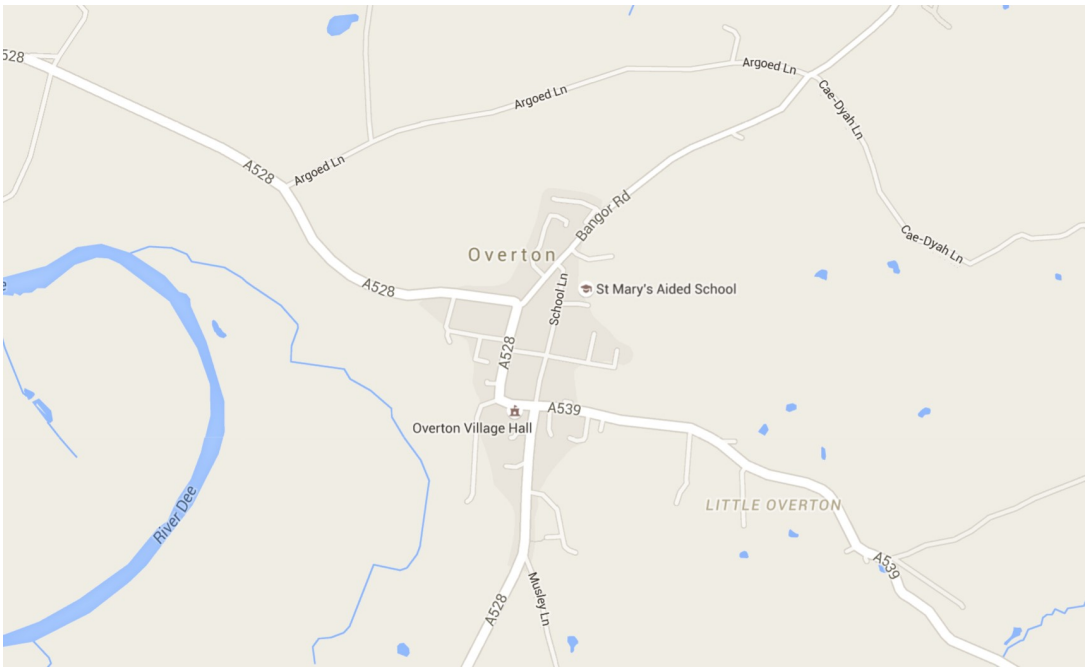
2.1 The site address is School Lane, Overton. This Lane provides access to St Marys school and a number of residential dwellings.

2.2 Access into the site is to remain unaltered with parking provision to be provided as noted on drawing WC186/009. 2 no parking spaces are to be provided one to the frontage of Barn 2 and the second to the side of Barn 2, ensuring ample off street parking is provided for the converted structures.

2.3 The A528 and A539 Link the village of Overton to the towns of Wrexham and Whitchurch. Following the A528 through the village centre, heading towards the town of Wrexham, the A528 intersects with the A525 at Marchwiel. The A525 provides a direct route to the town centre of Wrexham. In the opposite direction the A525 provides another route into the English town of Whitchurch is easily accessible.

2.4 Access to the larger road networks is a key consideration for holiday makers. The A483 is a short distance away from the site and can be accessed off the Twining Hill junction (A539), providing access to the A483 at the Ruabon intersection.

2.5 The A483 by-pass will provide occupants direct links to the town of Oswestry in a southerly direction & the City of Chester via the north bound carriageway. As well as accessing the locations as stated above the A483 also provides access to the larger road networks of the A55, M53 & M56 meaning the cities of Liverpool, Manchester are approximately an 1hr 1hr 30min from our application site.



2.
Map of road network.

2.5 Due to the central village location access to the wider county borough is excellent, good road links to the world heritage site of Pontysyllte Aqueduct for example are in place.

2.6 The main road through the village centre is known as High Street, there are 2 bus stops present in the village centre providing non car users with a public transport service accessing the towns of Wrexham and Whitchurch and the surrounding villages and hamlets

3. Character:

3.1 Overton is a prestigious village much sought after as a place people wish to move to because of its picturesque surroundings and rich architecture.

3.2 High Street/Wrexham Road has a large range of architectural styles and building types. The most prominent building within the village centre is the White Horse public house with steps in the façade twin dormer roofs and curved bay windows at first floor level there are a number of architectural statements and features this building boasts. Constructed in 1904 the building has withstood the length of time and will continue to be a permanent feature to this impressive village High Street.



3.
The White Horse public house.

3.3 A large number of properties on the High Street are subject to a Grade 2 listing. These include the Post Office and the White Horse Public House, both of which are architecturally outstanding. A row of aesthetically superior terrace dwellings with a 3-storey detached house occupy the junction with the B5069, Bangor Road. These properties – also known as Dispensary Row - overlook the busy Wrexham Road and have been in place since 1816. These are neo-gothic in style with architectural features being restricted to the windows and doors, which open directly onto the street.

3.4 Walking along School Lane it is evident this residential area as been altered significantly over the course of many years. Ty Newydd the property associated with the buildings we are proposing to convert is a modern addition to Overton village, Ty Newydd (new house) is a detached dwelling set back from original 19th century coach house and stables which line the street scene.

3.5 The stables and coach house have been maintained and altered over the course of a number of years. The properties have had maintenance work such as blocking up of windows, re-roofing, in our opinion this work that has been done previously has had a negative effect on their appearance.



4.
Dispensary Row.

3.6 A scheme has been put forward to alter Ty Newydd to improve its character, at the time of writing this is still in the planning stages and as yet hasn't had a decision.

4. Appearance/Design Principles & Concepts.

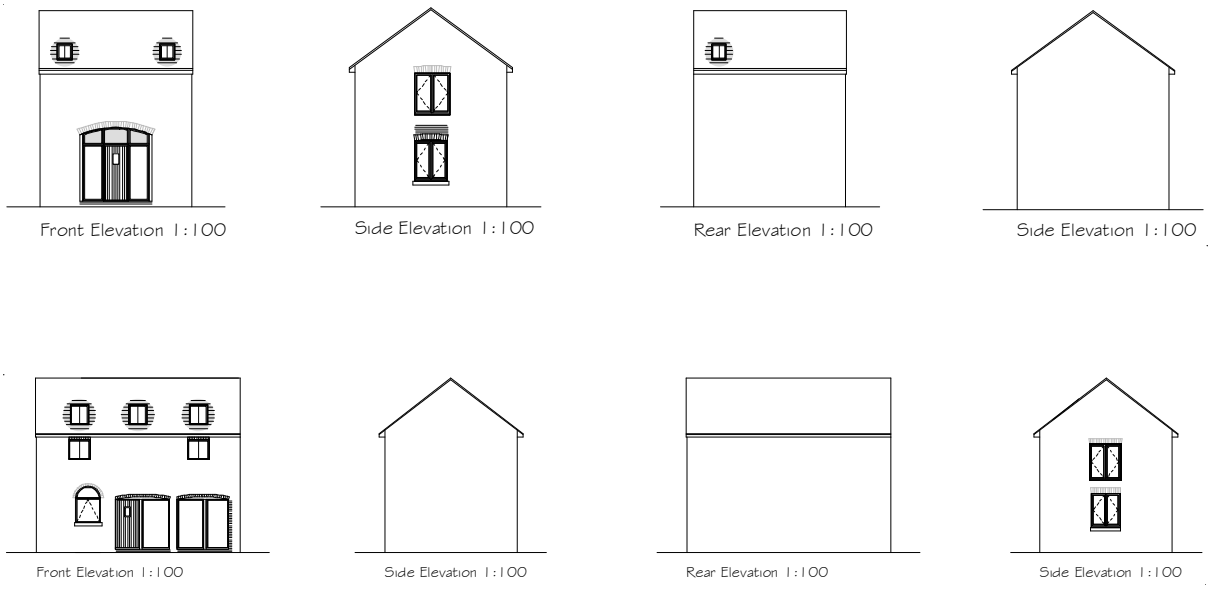
4.1 The proposed conversions aim to produce properties which respect their setting within the conservation area. Their appearance is to be appealing to not just the area but to the person who is seeking a base to stay.

4.2 Existing openings are to be retained/re-opened as part of the proposal, one opening will require some modification in terms of height due to proposed floor levels internally within the building. All aspects of the modified opening are to replicate the existing i.e arched brickwork to the head of the opening.

4.3 A key consideration to the design was improving natural light within the first floor elements of the structure. This has been accommodated by the installation of roof lights. As noted on drawings WC186/007 & /008 conservation roof lights are to be installed respecting the area and the traditional appearance of the structures.

4.4 Internally the properties are to be enticing to the perspective occupant, the former stables will have a glazed internal structure to again focus on the natural light improvements. New staircases and floor level alterations are proposed improving the usability of the buildings but preserving the external appearance of the structures.

4.5 An additional small area of hard standing is to be provided to the side of the existing barn which is screeded from the road, this has been done to ensure any impact to the wider area is minimized when viewing the site from the street.



5.
Proposed Elevations

5. Community Safety

5.1 According to information available to the general public there has been 13 crimes reported in the vicinity for the month of April 2022. Crimes vary from anti-social behavior to shop lifting. This information has been obtained from the Police website (www.Police.uk)

5.2 With the inclusion of this development to the area natural surveillance would be vastly improved.

5.3 An occupied structure will naturally deter any vandals or thieves from entering the properties boundaries, this will assist in reducing crime figures further.

6. Environmental Sustainability

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

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

6.3 The holiday lets will be fitted with lighting outlets which take lamps of luminous efficacy of at least 40 lumens/circuit watt to ensure that the dwelling has efficient light fittings. 100% of light fittings installed are to be energy efficient light fittings.

6.4 By using an existing resource the proposal is deemed sustainable with services either connected or in close proximity of the structures.

7. Local And National Polices.

7.1 The proposed development is compliant with policy GDP1, the scale, design and layout, and use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.

7.2 The proposed development will not materially detrimentally affect countryside, landscape/townscape character, open space, or the quality of the natural environment in accordance with PS2.

7.3 The holiday lets will be able to provide accommodation for visitors. Furthermore, the buildings will be used for short periods of time. All of these facts are compliant with TAN13 – Tourism of Planning Guidance Wales.

8. Conclusion:

8.1 Due to the properties position in relation to the street scene, we feel the improvements proposed as part of this application will enhance the character of the area.

8.2 We feel the local authority should support an application of this nature allowing our clients to covert properties within their ownership to Holiday lets which will not only support their income but support the wider economy, generating tourism to the area.

8.3 This proposal is a clear form of sustainable development within a central village location which has excellent road links for tourists to visit attractions in the county borough and beyond.

8.4 We feel this planning application should be looked upon favourably as we feel there are no justifiable reasons for refusal.

Document Prepared by:
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