Design & Access Statement

In Support of:
Listed Building Application & Householder Planning Application

Proposal:
Internal reconfiguration, installation of replacement windows and doors, installation of roof lights and solar panels.

On Behalf of:
Mr and Mrs Brightman

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Site Address:
The Old Smithy,
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Date:
26.09.2024

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1. Introduction

Dale and Sarah Brightman bought The Old Smithy in June 2023. On behalf of Mr and Mrs Brightman, House Gecko Architectural Services Ltd are proposing an internal re-configuration of the ground floor with changes to the apertures on the rear elevation facing the garden. Our clients want to create an open-plan living space and incorporate the store area, previously separated from the main dwelling.

The internal alterations would create an open-plan kitchen/ living/ dining room. Modern lifestyles prioritise open-plan living for its ability to foster social interaction, maximise natural light, and create a more spacious, versatile environment.

We have thoughtfully used the internal alterations to improve flow and usability while preserving its historical character. We have retained key architectural features, such as the exposed timber beams, respecting the building's heritage.

The design proposes the installation of a glass lantern to the flat roof to illuminate the living space and first floor level roof lights to give the landing space natural daylight. The installation of solar panels will reduce electricity costs, lowers the properties carbon footprint, and increases it's energy independence,

2. Previous Consultation

The previous owner of the property, Mr De Rosa, obtained planning permission for a homogeneous scheme to 'add new internal openings to link redundant Offices to the main house and replace the modern side entrance with a new glazed entrance. Walls removed between Kitchen & Dining space. Render finish to the rear of building'.

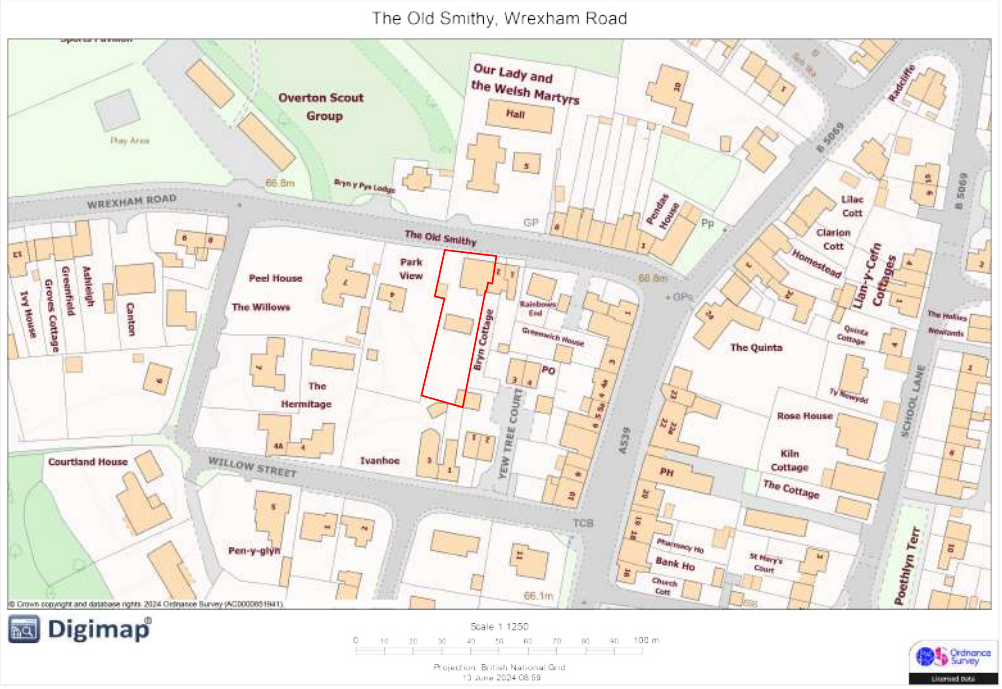
The previous application was granted approval subject to the following conditions;
1. The works hereby granted consent shall be commenced before the expiry of five years from the date of this consent.
2. The works granted consent shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered OTW1247 PL01, OTW1247 PL02, OTW1247 PL03, OTW1247 PL04 and the Heritage Impact Assessment as contained within the application documentation.
3. All re-bedding and re-pointing works shall be carried out using a lime based mortar only. The Council's conservation officer shall be given 5 days' notice in writing of a meeting on site to approve the mix and finish. Works shall only be carried out in strict accordance with such details as are approved.
4. Prior to first use of the development, all external joinery shall receive a painted finish in accordance with a colour which has been submitted to and approved in writing by the Local Planning Authority. The colour of the painted finish shall not thereafter be changed without the prior written consent of the Local Planning Authority.
5. Prior to installation, details of all door and window furniture shall be submitted to and approved in writing by the Local Planning Authority. The works shall only be carried out in strict accordance with such details as are approved.

House Gecko have taken the essence of the previous scheme that was approved and amended the design to suit our clients needs.

3. Site and Context

3.1 Site Location and visual impact

The site is situated along a busy main road, positioned directly opposite Our Lady And The Welsh Martyrs Catholic Church. The church is a focal point for local gatherings, which contrasts with the residential nature of the property and surrounding neighbours. It has services every Saturday and Sunday and holds monthly events. Visually, the semi-detached house contributes to the rhythm of the street, with its gothic façade aligned to complement its neighbouring properties.



3.2 The Existing Dwelling

The Old Smithy is a Grade II listed building constructed in 1860's, a part of a row of cottages with Gothic details built for the Bryn-y-Pys Estate. The dwelling was formerly the village smithy. Overton's famous double Grand National winner (1918 and 1919) Poethlyn, was bred by the Peels of Bryn-y-Pys, and shod at the smithy. Some of the first floor Gothic windows reinstated at The Old Smithy in 2003. Historic England list its reasons for being listed as the dwelling is 'part of an important group of buildings at the North end of Overton High Street.'

3.3 The Proposed Design

We took on board the previously approved planning scheme into consideration when designing the proposed scheme. We used all the main elements of the previous scheme, while adding modern elements such as a roof lantern. Solar panels are to be installed to the rear elevation as that is South facing and will receive the most daylight. We chose to opt for Black metal framed glazing which is often used on a Grade II listed building because it complements the historic aesthetic with its slim metal frames, while allowing for greater natural light and maintaining the building's original character as 'the old smithy'. All the original and replaced Gothic style windows will be retained in the scheme.

3.4 Heritage Impact

The proposal has minimal external alterations to avoid an adverse impact on the overall historic significance of the identified heritage asset. The proposed windows of the scheme have taken the local design elements to produce a sympathetic scheme that will integrate successfully with the neighbouring properties. In light of the relevant local planning policies, the national planning policy guidance, it is suggested that the impact resulting from the proposal would be balanced by the benefits accrued in

preserving the setting of the listed building.

3.4 Highways & Access

The existing access to the property is via a level driveway off Wrexham Road, with pedestrian access to the rear of the property as the current side access is not connected to the main house. No alterations to the existing vehicular access are proposed. Parking arrangements will not be affected.

3.6 Ecology

No ecology assessments have been undertaken to date.

3.7 Arboricultural Considerations

No trees or hedging will be affected by the proposals.

4. Accompanying Documents

This document is to be read in conjunction with the following drawings and documents:

Location Plan
DRAWING 01 - Existing Plans & Elevations
DRAWING02R2 - Proposed Plans & Elevations
DRAWING03 - Existing & Proposed Block Plan
DRAWING03 - Existing & Proposed Site Plan
Heritage Impact Assessment
Structural Design
Location Plan

5. Photographs of the existing property









