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# Heritage Impact Statement



**Statement prepared for:**
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**Statement required for:**

Proposed Conversion of 1 no outbuildings to form holiday let at Ty Newydd, School Lane.

**Explaining Objectives**

Our client's main objective with this project is to develop the existing coach house to its full potential whilst improving the appearance of the existing structures. The purpose of this application is to create 1 no holiday let.

The Coach House is 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 1no holiday let will generate an income for our client, currently the structures are used as storage buildings. The proposed conversion will unlock the potential and allow the building to be fully utilized.

The conversion is 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 The Quinta which is located on the High Street.

The Quinta was listed in 1994 this is the reason for the curtilage listing of the outbuilding we are aiming to convert as it was once part of The Quinta. The reason for the properties listing is as follows: A good example of picturesque architecture, which is part of an important group of buildings on High Street, and which is also one of a series of early C19 buildings exploiting aspects of The Picturesque in Overton.

As stated within the listing the outbuildings which are of course accessed off School Lane aren't mentioned within the listing, we would therefore question how important these structures are to the listed building which they are now not part of.

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, 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.

The property to the East of the site is also listed Quinta Cottage, having read the reason for its listing the following is stated: *A good example of a small C17 house, which appears to retain elements both of the original structure and the plan form.*

There is however reference to the outbuildings within Quinta Cottage's listing this is mentioned in the location section of the description on the listing: *Immediately adjacent to outbuildings to the rear of The Quinta on High Street.* This description is now of course incorrect as the outbuildings do not form part of The Quinta but are owned and maintained by Ty Newydd which occupies the parcel of land which was sub-divided from the Quinta not long after its listing.

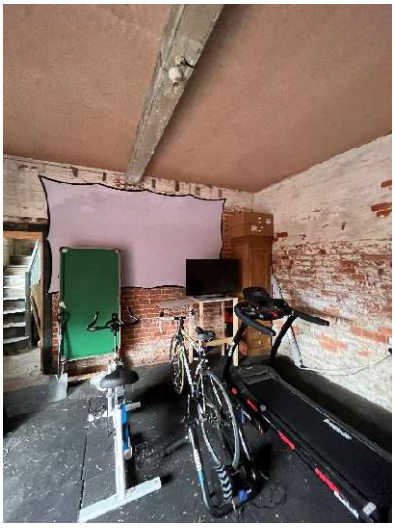
As stipulated in the **explaining objectives** section the above alterations to the structures have not respected the conservation area. By converting the structure to become habitable significant appearance improvements to the existing structure is seen as a key consideration to justify the proposal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

The Coach house and stables are marked up on the Overton conservation area assessment as Buildings of Visual Interest/Important Townscape Group they are recognised as important and characterful structures within the conservation area. 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.

Within the character assessment for the conservation area the following is written describing the site: *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.*

When comparing the outbuildings to The Quinta, they bear no resemblance to the main property, The Quinta is rendered with projections and superb fenestration and chimney stack detail, which has a positive impact on the entrance to the village, the property is located on the High Street and is visible on entry with the property located centrally to the highway when approaching the tight right hand bend.

Below are some images of the internal finishes to the existing Stables to reference how the building has been maintained over the years.









**Identifying Proposed Changes including Assessing the Impact and Reasoning**

The main objective of this application is to create 1 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 structure, ensuring the building is renovated to a high standard enabling them to be utilized as a top-quality base for holiday makers wanting to visit the area.

Unlike Ty Newydd 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.

Internally there is little aesthetically that is deemed important or essential to retain within the building however, we are aiming to retain traditional elements as features within the building such as the truss which is to remain exposed as illustrated on our Section Z-Z of the planning drawing.

To date the structure has clearly had minimal expenditure with works completed likely to have been done as a desperate measure, we are aiming to maximize the potential and use, by improving its thermal performance, ensuring it is building regulations compliant and habitable.

Works will be done in a sympathetic manner with and damp proof course that may be required to be done internally to avoid any alteration to the external façade.

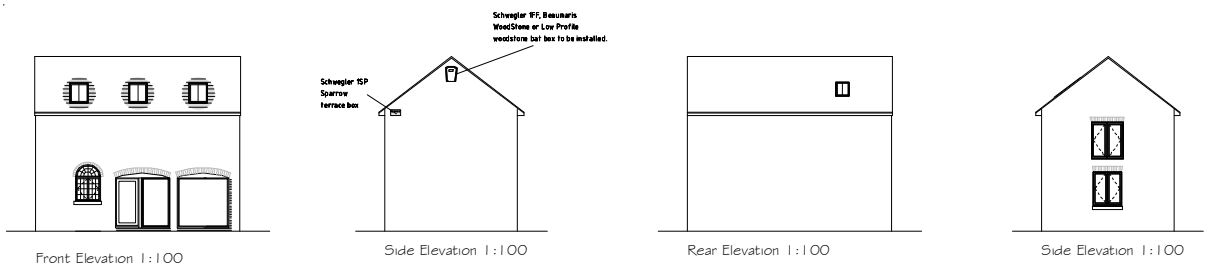
The structure is an important feature to the conservation area, and is documented to that affect, within the listing element the structures are only mentioned in describing the location of another listed building and aren't mentioned as an integral part of the listing. As agreed with the LA the structures are only curtilage listed due to their location within the original walled garden of The Quinta.

Externally the appearance of the building will remain as existing with improvements proposed with additions of glazing and personnel doors within the current garage door openings.

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.

The existing staircase is to be removed which currently provide access to the first floor, with the installation of new staircase to comply with current building regulations in terms of rise and going and head heigh restrictions.




**2.**
**Proposed Elevations**

The floor is to be altered above the lounge to be in line with the floor of the smaller store which currently houses the staircase, this is to ensure a minimum head height below the truss of 2m can be accommodated. It is proposed that the original joists are used, if this isn't possible traditional timber joists are to be used with a steel beam centrally to split the span of the joists.

## 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 stables will provide an attractive 1 bedroomed unit ideal for a couple to reside for a period in a comfortable home from home. It is vitally important to attract tourists that a high-level finish is provided to the unit which is what we are aiming to do.

Much of the work will be internal to create a comfortable holiday home, all external work will be done in a sympathetic way, to ensure the work enhances the conservation area. Given the importance of the structures to the listed building is questionable (the have been sold off and not mentioned in the listing for The Quinta) I am of the opinion they bear little to no relevance to the listed building.

The structures are clearly an important addition to the conservation area, specifically mentioned as outlined above with the character assessment, located to the rear of the highway they are a prominent fixture to the conservation area, that is not questioned.

Clearly development prior to this proposal has been focused on other elements of the site with the dwelling constructed now under further alteration with the additions of extensions to enhance its appearance and provide a superior family home for its occupants.

As stated within this document, the additions proposed to the outbuilding will provide the existing historic structure a purpose, utilizing their footprint whilst renovating and preserving the building 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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