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Heritage Impact Statement



Statement prepared for:
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Statement required for:

Proposed Conversion of 1 no outbuilding 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 Stables 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 structure 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.

Although the outbuilding no longer forms part of the registered title for The Quinta, they remain of significance and importance to the original larger site. The outbuildings have been assessed by the LA this is clear when reading the conservation area statement whereby the outbuildings are discussed and formally recognised within the conservation area of Overton.

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.

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.*

Adjacent to the Stables, Quinta Cottage is recognised as a listed building. Quinta Cottage's listing has the outbuilding of The Quinta mentioned in the location section of the description on the listing: *Immediately adjacent to outbuildings to the rear of The Quinta on High Street.*

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.

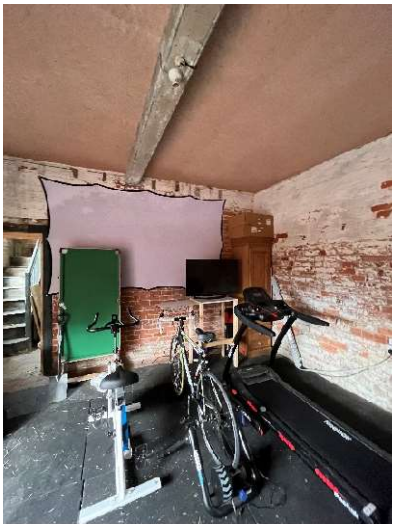
Within the character assessment for the conservation area the following is written describing the site: *Ty Newydd is set back from the road between two symmetrically planned 19th Century outbuildings linked by a swept brick wall with stone copings. The outbuildings originally comprised the stables and 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.

Although as stated the outbuildings bear no resemblance to the main property, they did historically support the use and occupation of The Quinta, housing horses and coaches for transport purposes. Although no written history is readily available The Quinta is understood to have been a hugely prominent and important residence in the Village which to this day occupies a large secure plot.

Historically only the wealthy were able to stable and house coaches, this is also the case for constructing walled gardens, not only for security but to also provide privacy. Historical walled gardens were often parcels of ground, managed carefully to fulfil a households needs. This would involve growing vegetables for example to feed the occupants of the property.

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.

The main objective of this application is to convert the stable block into a comfortable, attractive holiday let. To carry this out successfully the stable is to be made fit for purpose and safe for occupation. The main change we are proposing to the exterior of the building are the windows and doors. What's left of the existing windows is not attractive, although the fanlight is being proposed to be retained with a replacement unit. The existing openings are to be retained with use of glazing and

door openings within the openings to retain the character of the building for all to enjoy and to add interest to the street scene, removing ugly garage up and over doors from the building.

Finished floor level throughout the existing barn is predominantly a concrete slab. To preserve the building and respect its historical listed nature we are proposing the existing concrete floor slab is to be grubbed up, new floor construction will comprise of a new limecrete floor such as a sublime system provided by Ty Mawr or similar. This system is an insulated limecrete floor recognised by LABC and is compatible to solid wall construction allowing the floor to breath. The floor is made up of two primary layers – the Glapor® SG600 Recycled Foamed Glass (RFG) Insulating Gravel and the Limecrete Slab. The Glapor® SG600 RFG Gravel provides the structural base which is the insulation layer, provides a wicking break and is moisture buffering. The Limecrete Slab is a blend of natural hydraulic lime and recycled aggregates which provides the main load-bearing element of the floor as well as providing thermal mass.

Existing external walls (internal face) to be treated with Ty Mawr Internal wall Insulation systems or similar. 4 options are available for the wall treatment this would be determined on construction and advised by the manufacturer dependant on the dampness and protection from driving rain the existing solid wall presents.

An example of the treatment to be applied to the wall could be the following: Solid brick wall which is treated with 20mm hydraulic lime plaster, adhesive 10mm combed coat, with 120mm homatherm woodfibre board, 1 x 6mm fine hep plaster with mesh, 1 x 6mm fine hemp top coat that is finished with 1 x 3mm Superfine Plaster. Vapour permeable paint finish. Other options for the wall treatment can be found on the brochure provided to support the application.

Other Internal alterations are to comprise the additions of new stud walls to divide rooms and provide a usable, logical and sensible layout for occupants of the holiday let. Internal openings and doors are to be installed for segregation and views within the property of other areas and features within. All existing internal walls are to remain as existing to ensure the character of the building is retained reducing the need for modern lintels and steelwork to prop up existing walls. The addition to the existing external walls will be the use of insulation and finishing's as specified above. These alterations will not only make the building more attractive but will also make it safe and suitable for use. The building is currently only suitable for use as a store, which is no longer required. Maintaining the features of this listed building is vital to this building.

New rooflight windows are to be installed to provide lighting to the first floor. During our survey of the stable it was noted that there is a lack of natural lighting to the first floor. Rooflights will be necessary for healthy working conditions within the proposed offices. The rooflights proposed are to be of a conservation style to match existing and to the approval of the Local Authority.

The existing roof will remain as existing with the addition of rooflights and repair where needed. As a listed building, alterations such as this can be seen as negative. However, the building is currently not suitable for residential conversion without further natural lighting.

Existing floor joists to stable are to be checked for adequacy. If existing floor joists are deemed inadequate, joists to be removed and replaced with new. Floor boarding is to comprise 22mm thick tongued and grooved Weyroc board on floor joists set at 400 centres. We are proposing to install a new staircase in the position indicated on floor plans, which is safe and compliant with current building regulations, although we have explored the retention of the existing staircase due to the damage and unsafe nature having 4 turners and lower tread too close an openable door, it has been determined its replacement is the best course of action.

Removal and replacement of the staircase will provide a better use of space. Altering the stairs will also bring the fanlight window into the kitchen area ensuring occupants of the unit have a fantastic window to observe within a habitable room.

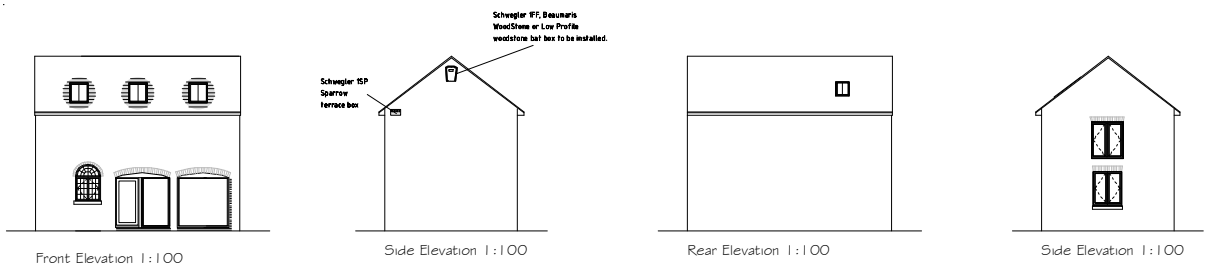
Internally there is little aesthetically that is deemed important or essential to retain within the building however, we are aiming to retain traditional elements as features within the building such as the truss which is to remain exposed as illustrated on our Section Z-Z of the planning drawing.

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.

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 let. The fit out is to be quality to attract tourists to the area and ensure an income is generated for the client.



2.
Proposed Elevations

The existing floor is to be retained above the lounge this will ensure the character of the building isn't lost. Due to the difference in levels between the 2 areas an additional step is likely to be needed to allow the safe reduction in height avoiding potential falls within the holiday let.

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.

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.

Retention of the floor level will retain a quirky feel to the Holiday let, making the opportunity to reside for a brake an attractive one, the retention of the floor level will mean the addition of a pocket or sliding door to gain access to the bedroom to avoid intersection with the existing roof truss, this is essential to retain a level of privacy to the bedroom and provide a form of protection to the escape route.

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.

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