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Design and Access Statement



Statement prepared for:

Mr Geoff Pettitt
But'n'Ben,
Peel Close,
Overton,
Wrexham,
LL13 0FB

Statement required for:

Proposed reinstatement of traditional windows.

1. Brief:

1.1 The subject of this planning application is the reinstatement of timber windows to a listed building located within a conservation area.

1.2 The building, known as But'n'Ben, has undergone an unauthorized alteration where the original timber windows were replaced with uPVC windows.

1.3 As a result of enforcement action, the applicant seeks to correct this issue by restoring the building's windows to their original timber design, in keeping with the character of the listed building and the wider conservation area.

2. Access, Movement to and from the Site:

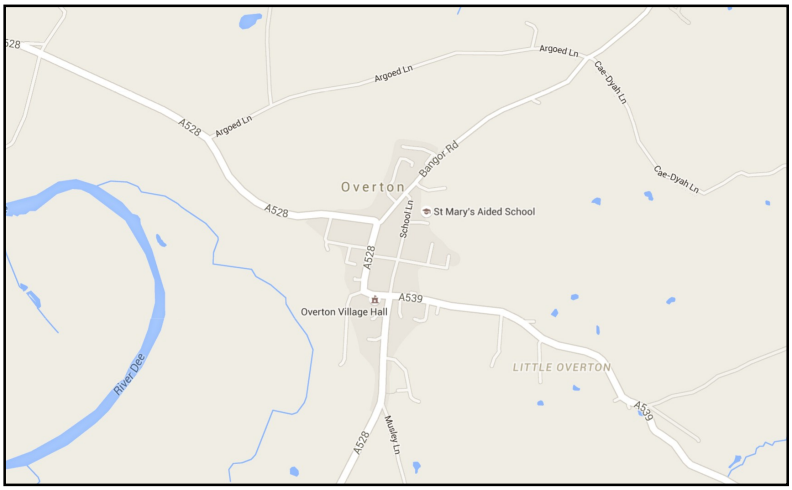
2.1 The site is easily accessible from Peel Close, which is a residential road serving the local community.

2.2 The building itself is located within the heart of Overton, a village which is well-served by local amenities and public transport links.

2.3 The access to the site is unchanged by this proposal, and the installation of the timber windows will not have any impact on the vehicular or pedestrian access points to the property.

2.4 The site is located within a predominantly residential area of Overton, with good road links to the surrounding villages and Wrexham town. Public transportation options are also accessible from the village center.

2.5 Sufficient parking on site is provided as existing with a small car park serving the dwellings of Peel Close as well as a private drive for the property.



1. Map of road network.

2.6 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.

2.7 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.

3.3 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 The building is a locally significant structure, situated within a conservation area, and has been identified as being of architectural and historical importance.

3.5 The original timber windows played a significant role in defining the character and appearance of the building, contributing to the traditional vernacular style that is key to the character of both the building and its surrounding environment.

4. Appearance/Design Principles & Concepts.

4.1 The proposed timber windows will be carefully designed to attempt to match the original profiles, detailing, and proportions of the original windows, thus reinstating the building to its former character.

4.2 The windows will be single-glazed timber sash windows, made from high-quality materials to ensure their longevity and ability to withstand the demands of the conservation area.

4.3 The reinstatement will restore the building's contribution to the conservation area, preserving the aesthetic value of the area and reinforcing the local architectural heritage. The design will take into account the historic significance of the building while ensuring that it meets modern standards for performance, including thermal efficiency and security.



Side Elevation 1:100

2. Proposed Elevations

5. Community Safety

5.1 According to information available to the general public there has been 6 crimes reported in the vicinity for the month of January 2025. Crimes vary from anti-social behavior to shop lifting. This information has been obtained from the Police website (www.Police.uk)

5.2 There is no reason to believe the proposal would impact the crime and community safety within the area.

6. Environmental Sustainability

6.1 The proposed works aim to reduce the environmental impact of the previous unauthorized replacement with uPVC windows.

6.2 The restoration of the timber windows will promote the use of sustainable materials, as timber is a renewable resource that, when sourced responsibly, has a lower carbon footprint than uPVC.

6.3 Additionally, timber windows, when properly maintained, can last for many decades, offering long-term environmental benefits.

6.4 The design will incorporate modern draft-proofing techniques, improving energy efficiency while maintaining the heritage of the building. This balance of conservation and energy performance will help reduce the building's carbon emissions over time.

7. Local And National Polices.

7.1 This planning application complies with the relevant policies and correctly responds to the enforcement action against the client.

7.2 The application complies with policy SP5 as it is contributing towards the enhancement and future preservation of a heritage asset.

7.3 The proposed works also directly complies with policy SP15 as it is proposing to amend the replacement of the original windows in a listed building located within a conservation area, by reintroducing timber windows. Therefore, the proposal is attempting to conserve the original character of the building.

8. Conclusion:

8.1 The proposed reinstatement of timber windows at But'n'Ben will preserve the character and appearance of this listed building and contribute positively to the conservation area.

8.2 The proposal is designed to meet both the aesthetic and functional requirements of the building while ensuring compliance with local planning policies.

8.3 We believe that the reinstatement of the original timber windows will make a positive contribution to the building's long-term preservation and enhance the overall character of the conservation area, aligning with the objectives of local and national heritage protection policies.

8.4 We respectfully request that this planning application be approved to facilitate the restoration of the building to its original condition.

Document Prepared by:
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on behalf of Blueprint Architectural Services Ltd