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Design and Access Statement



Statement prepared for:

Ty Newydd
School Lane
Overton
Wrexham
LL13 0ES

Statement required for:

Proposed extensions and alterations to existing dwelling within conservation area.

1. Brief:

- 1.1** Our client has approached us to prepare and submit a planning application for an extension to their home.
- 1.2** Located within the conservation area specific elements of design need to be considered when developing schemes for extended elements to protect and enhance the character of the area.
- 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.*

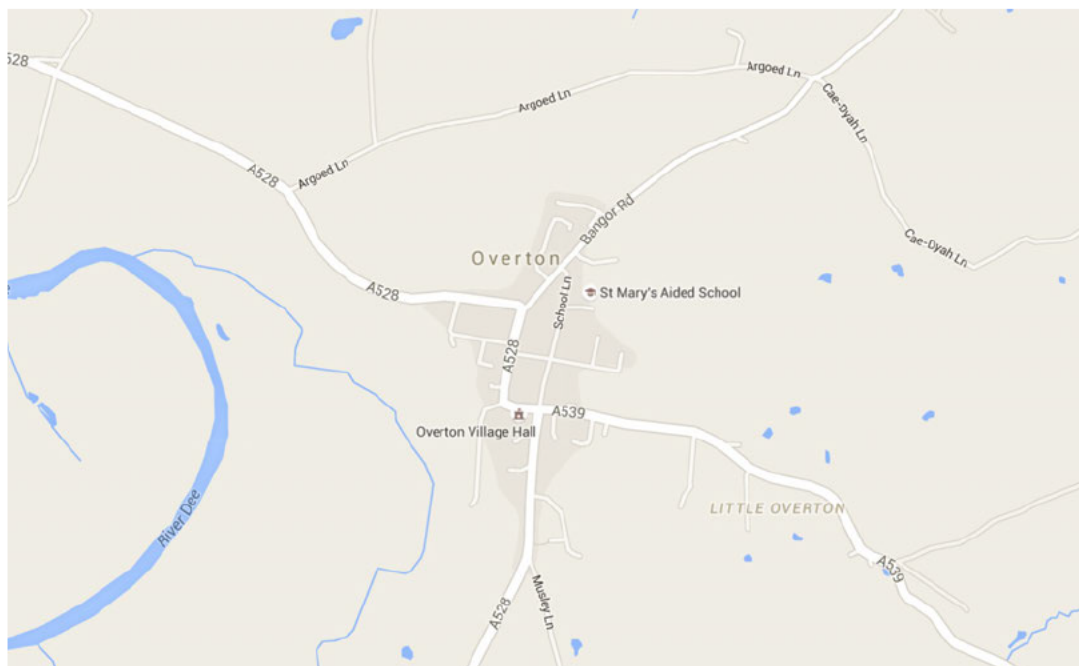


1. Existing Property

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 retained but under the protection of a proposed car port. This will protect vehicles in the winter months and allow the home-owners to install electrical charge points in the future should they purchase electric vehicles.

- 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** Should occupants from the dwelling require access to the larger road networks 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 provides residents of Overton 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** 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.



4.
Dispensary Row.

- 3.4** Walking along School Lane it is evident this residential area as been altered significantly over the course of many years. Ty Newydd itself 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.

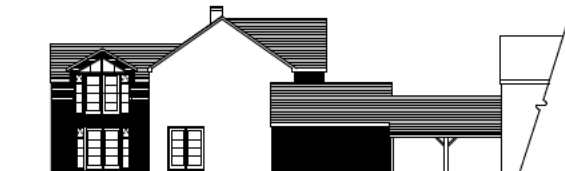
- 3.5** Elevational treatments used on the existing dwelling are aimed at respecting the character of the adjacent properties. The render and timber panelling produces an elevation which does appear as an addition to the area, but in many respects adds to the characteristics.

4. Appearance/Design Principles & Concepts.

- 4.1** The proposed extensions and alterations to the property aims to produce a Dwelling that is more appealing, in-keeping with the surrounding properties in terms of the form of construction.
- 4.2** The extended element to the site frontage is to produce a link to a new Lounge located to the property's frontage having a dual aspect of the front and rear gardens.
- 4.3** Extensions have also been introduced to the side and rear of the property, allowing an internal re-configuration of the Kitchen and Dining space with a first-floor master bedroom with en-suite included within the proposed alterations.
- 4.4** The eaves level has been reduced on the extension to the rear considering neighbouring properties and ensuring the proposal complies with loss of light calculations.
- 4.5** The proposal also allows for a link to be introduced by way of a timber car port, this would link our property to the coach house. This method of approach continues to respect the existing street scene whilst delivering usable undercover areas for vehicles to park on site.



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

5. Proposed Elevations

5. Community Safety

- 5.1** According to information available to the general public there has been 10 crimes reported in the vicinity for the month of June 2023. Crimes vary from anti-social behavior to criminal damage and arson. 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, with reduced number of blind spots as part of the development put forward.

6. Environmental Sustainability

- 6.1** The extended elements will be fully insulated to meet the requirements of the current Building regulations, thus ensuring the dwelling will be thermally and acoustically efficient, upgrades will also be applied to the existing property by means of consequential improvements as set out by current Building regulations requirements.
- 6.2** New double glazed units are proposed to be installed within the dwelling further improving the existing properties thermal conductivity.
- 6.3** Improvements made to the existing dwelling will allow our clients to reduce their own carbon footprint.

7. Conclusion:

- 7.1** 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 and create an interesting addition to the conservation area.
- 7.2** We feel the local authority should support an application of this nature allowing our clients to make home improvements to provide them with a better quality of life.
- 7.3** The additions to the existing property will safeguard and improve its carbon footprint with the additional insulation and upgraded windows proposed as part of the scheme.

Document Prepared by:
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