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Heritage Impact Statement



Ty Newydd
School Lane
Overton
Wrexham
LL13 0ES

Statement required for:

Proposed extensions and alterations to existing dwelling within conservation area.

Explaining Objectives

Our client's main objective with this project is to develop the existing dwelling to its full potential whilst improving the visual impression of the existing property. The purpose of this application is to create a superior layout and improved external spaces for the client.

With the knowledge that Ty Newydd is located within the Overton Conservation Area; the main goal is to ensure the property is suitable to be extended in the manner proposed as documented within our plans and statements to support the application. Without any doubts the proposals put forward will significantly improve the existing dwellings appearance.

The existing dwelling benefits from an existing single storey element located to the side of the property, having searched the online planning facility there is no evidence to suggest this single storey element was an extension to the original dwelling as proposed, although I suspect this is most definitely the case.

The single storey element although not visible directly from the street scene due to the positioning of the existing Coach House and Stables introduces a hipped roof to the conservation area, which in many respects is at odds with the majority of properties within this prestigious area. It's noted that a significant portion of the properties within the conservation area benefit from gable roof structures.

Our aim in terms of developing schematic drawings for the proposal put forward was to introduce these gable roof features as prominent design additions to the property respecting the traditional character of the area.

Due to the properties location on the plot there is a significant amount of unusable space surrounding the property in terms of garden/and floor space. To improve this and inline with comments made by our clients, the existing single storey element is to be removed to improve on usable amenity space to the site of the property.

Additions to the property are then to focus on this parcel of land within the walled garden, this not only improved the usability of the site but increases the amenity area to the property. Although some of the rear amenity space is to be lost by the rear 2 storey addition this is East facing with the side amenity space predominantly south facing.

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.

Ty Newydd is set back beyond 2 structures which are believed to date back to the 19th century. An original Coach house and stable block which was originally associated with Quinta House which is located on the High Street.

Part of an extensive walled garden associated with Quinta House this area has been sub-divided to create a separate Plot allowing a new dwelling named Ty Newydd to be constructed in 2006, 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.

As stipulated in the **explaining objectives** section above elements to the property constructed in 2006 do not respect the conservation area in terms of the chosen method of construction being a hipped roof on an existing single storey to the dwelling, improvement is seen as a key consideration to allowing support and justification of the proposal put forward.

Aesthetically or architecturally, we don't believe the property as it is today adds much to the character of the conservation area, this particular property wouldn't look out of place within a large housing estate, in our opinion slight alterations to the facing materials i.e. installation of timber work and rendered panels has aimed to tone down the appearance of what could be classed as a house type used on larger residential developments.

Identifying Proposed Changes including Assessing the Impact and Reasoning

The main objective of this application is to significantly improve the internal layout of the existing dwelling whilst adding to the characteristics of the Conservation Area.

The changes we are proposing as part of the application will allow us to tone down the appearance of the original dwelling, improving its architectural merits, aesthetically improving its visual appearance, and sympathetically respecting its central village location within the conservation area.

Choice of materials has been a careful consideration; the use of render will ensure the matching of bricks which is at present quite a difficult task due to batch numbers being difficult to match and the potential discontinuation of the facing brick used on the dwelling in 2006.

Render has therefore been indicated as part of the front elevation to respect and inject character into the area. The use of this material is justified with many properties in the vicinity being faced with render, along with a portion of the existing dwelling having render applied originally.

The replacement windows and newly installed windows as part of the development are to be grey powder coated aluminium frames, other properties in the vicinity have brown and white uPVC windows which don't conform with the character of the area, having regard to the bulky frames produced with the use of uPVC.

The link proposed to the existing coach house will allow the property which currently resides within the plot to have a form of purpose and link to the structures and form part of the main street scene. Architecturally and aesthetically improving the frontage of the property and respecting the existing structures dating back to the 19th Century.



2.

Proposed Elevations

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.

As stated within this document, the additions proposed will provide the dwelling with a relationship with the existing historic structures on site, whilst respect their character scale and appearance.

The car port link will allow an undercover shelter for vehicles that is usable and doesn't affect the turning and manoeuvrability of vehicles on site. The use of materials to respect and improve on the current street scene is seen as a positive addition to the conservation area and something that should be fully supported by the Local Authority.

Document Prepared by:

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on behalf of Blueprint Architectural Services Ltd