

Proposed Single Storey Side Extension

Design and Access Statement and Heritage Statement

Smithfield Cottage, Smithfield Green, Holt, Wrexham, LL13 9AJ

May 2022

Introduction

This document has been prepared in support of an application for full planning permission for a Single Storey Side Extension at Smithfield Cottage, Smithfield Green, Holt, Wrexham, LL13 9AJ (hereafter referred to as the 'Proposed Development').

The planning application is supported by the following drawings which illustrate the Proposed Development and should be read in combination with this document:

- Figure 1:** Site Location Plan
- Figure 2:** Site Plan (Existing)
- Figure 3:** Site Plan (Proposed)
- Figure 4:** Existing and Proposed Floor Plans
- Figure 5:** Existing Front Elevation (South)
- Figure 6:** Proposed Front Elevation (South)
- Figure 7:** Existing Side Elevation (East)
- Figure 8:** Proposed Side Elevation (East)
- Figure 9:** Existing Rear Elevation (North)
- Figure 10:** Proposed Front Elevation (North)

Context

Smithfield Cottage is a semi-detached, two-storey residential property comprising ground floor and first floor accommodation. The property is located at Smithfield Green within the south of the village of Holt in Wrexham Borough. The property has a front elevation that is shared with the neighbouring residential property 'Shalom' to the west, to which it is semi-detached.

Smithfield Cottage is understood to have been built in the mid-19th century. It has since been modernised over the 20th century to include double glazed uPVC windows and doors, and has been previously extended in the 21st century to 'square-off' the building footprint, which was formerly 'L-shaped'.



Smithfield Cottage from Smithfield Green

Holt Conservation Area

Smithfield Cottage is located within the Holt Conservation Area, which was designated in 1975 and the boundary amended in 1999. Wrexham Borough Council published the *Holt Conservation Area Assessment*¹ in 2001, which locates Smithfield Cottage within 'Character Sub-Area 3: Smithfield Street, Chapel Street and Chapel Lane'. Smithfield Cottage is not specifically referenced within the Conservation Area Assessment and is not identified as being a Listed Building or a Building/Structure of Visual Interest. The boundaries of the property are also not identified as making any significant contribution to the character of the Conservation Area.

The important features of Character Sub-Area 3 are identified as:

- a sense of intimacy created by terracing, regular building lines and small gardens;

¹ Wrexham Borough Council. (2001). *Holt Conservation Area Assessment*. [online] Available at: <http://old.wrexham.gov.uk/english/planning_portal/historic_environment/holt.htm>

- an interesting street pattern, with Smithfield Green, a medieval market place, providing a focal point;
- Victorian architectural character;
- building materials, principally of brick or white painted render; and
- vegetation, particularly on Smithfield Green.

The Proposed Development

Description

The proposed development comprises a single-storey side extension with pitched roof, and is located on the eastern façade of the building. Internally, the proposed extension would host a utility room and cloakroom, allowing the kitchen / dining space to be opened out and the floorspace substantially increased. This creates a more functional and logical internal layout as shown on Figure 4.

In addition to the side extension, it is proposed that two existing window openings on the rear façade are joined to create a larger 'picture' window looking onto the rear garden, as shown on Figures 9 and 10.

Siting

The proposed extension would extend onto the existing driveway, which is currently flat and formed of concrete.

The proposed extension does not extend along the full side of the house such that it is less visually dominant from Smithfield Green and from the neighbouring property Meadway. The siting also allows the property to retain off-road parking space, with the remaining driveway able to comfortably park two cars, as indicated on Figure 4.

Size

The proposed extension has a footprint of approximately 2.7m x 5.62m, retaining an approximate 1m offset to the boundary to the east.

From ground level to apex of the pitched roof the height of the extension is approximately 4m.

Materials

The proposed extension would be finished in the following materials such that it matches the existing building as closely as possible:

- Walls – white render colour-matched with existing
- Roof – slate
- Windows – white uPVC
- External rear door – uPVC
- Drainage – black uPVC

Boundaries

There are no changes proposed to any property boundaries.

Landscape

The driveway around the base of the proposed extension would be made good using concrete to tie-in to the existing concrete driveway.

Access

There would be no change to the access onto Smithfield Green.

Pedestrian access to the side of the property would be retained.

The external side door would be relocated to the rear of the property.

Heritage Statement

The proposed extension adjoins a part of Smithfield Cottage that was formerly extended in the 21st century, and therefore breaking through the existing external wall to connect to the extension would not result in the loss of historic building fabric.

In views from Smithfield Green, the existing frontage to Smithfield Cottage would be retained and appreciable, with a step back from the front building line to the proposed extension. The gap between Smithfield Cottage and Meadway to its east would be partially occupied by the extension, replacing views of modern timber garden fencing with built form that would be more aesthetic. In visual terms the proposed extension would form a step in building line between Smithfield Cottage and Meadway.

The materials of the proposed extension are in keeping with the property and reflect the characteristics of the conservation area.

Overall, the proposed development would make a positive contribution to the appearance and character of the conservation area, reinforcing the sense of intimacy identified as an important feature in the Conservation Area Assessment.

Conclusion

The Proposed Development would create a more functional family kitchen space for the owners, and retain the important characteristics of the conservation area. The application should therefore be viewed favourably and planning permission granted.