

DESIGN AND ACCESS STATEMENT

To Support a Planning Application with Listed Building Consent for extensions and alterations at:

Cobham Cottage
Bowling Bank
Isycoed
LL13 9RY



The Front Elevation

THE SITE

The existing property is a two-storey detached Grade II Listed property within the village of Isycoed and accessed from Bowling Bank. Set back from the North side of a minor road, reached from a series of by-roads running S and SE from the B5130. It is of notable character and heritage value as a well-preserved historic cottage and was first Listed in March 1995.

PRE-APPLICATION ENQUIRY

A pre-application enquiry was submitted to Wrexham Council (ENQ/2021/0041) in February 2021 regarding the possibility of a 2 storey extension to resolve the disjointed first floor accommodation of the property.

The response, we felt was generally favourable and it was confirmed that:

- The extension would not be attached to the Listed part of the building and no change is proposed to the Listed part of the building
- It was confirmed that *“The overall scale of the extension, in terms of its floor area, I consider would be relatively significant in the context of the floor area of the existing dwelling and extensions. However, its eaves and ridge height would be lower than the existing, which is considered would help to reduce its overall massing when viewed in relation to the main dwelling. Materials would need to be complementary to the existing appearance of the dwelling.”*
- No windows are proposed in the east elevation, therefore any overlooking impacts into the neighbouring properties garden area would appear to be limited at this stage.

This led to:

APPLICATION - ISY P/2021/0389

An application for accommodation over two storeys in the same location

This application was refused:

“The proposal, by virtue of its overall scale and proportions, would not respect the character or setting of the listed building, to which it would adjoin. The proposal fails to comply with UDP Policy EC9.”

This application seeks to significantly reduce the proportions and scale as discussed.

AMOUNT

The revised proposal is single storey as discussed with Wrexham County Borough Council.

The new proposed extension is sited to the rear outrigger so as to have no detrimental impact on the structure, scale, design, appearance or setting of the Listed Building. It also would not be visible by adjoining neighbours or on approach to the property.

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LAYOUT

As well as the siting of the extension being furthest from the Listed element of the property, it also allows for views across the garden and the open countryside

It is felt that this extension would not adversely affect the Listed asset and its setting and that the historical and architectural interest is well preserved.

SCALE

The proposal is single storey.

LANDSCAPING

Landscaping remains as existing except for amendments to the patio.

APPEARANCE

The proposed extension is designed to high standards of detailing and design and has no adverse impact on either the residential amenity or privacy of the neighbouring properties or cause harm to the character of the Listed Building.

The oak and glass materials proposed sits well alongside the traditional red-brick property yet makes it easy to read the building historically. The proposed extension has been designed to respect the Listed Asset, not dominate or prove to be overbearing and enhance its usage as a family home in perpetuity.



Existing single storey rear extension

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