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Mr & Mrs. David Clacher,

Proposed extension to The Lodge and outbuilding, Wrexham Road
Overton, LL13 0HG

prepared by

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statement
design & access

Contents

- 1.0 Existing Buildings and Context
- 2.0 The Design Process
- 3.0 Amount
- 4.0 Use
- 5.0 Layout
- 6.0 Scale
- 7.0 Appearance
- 8.0 Landscaping
- 9.0 Access
- 10.0 Conclusion

Introduction

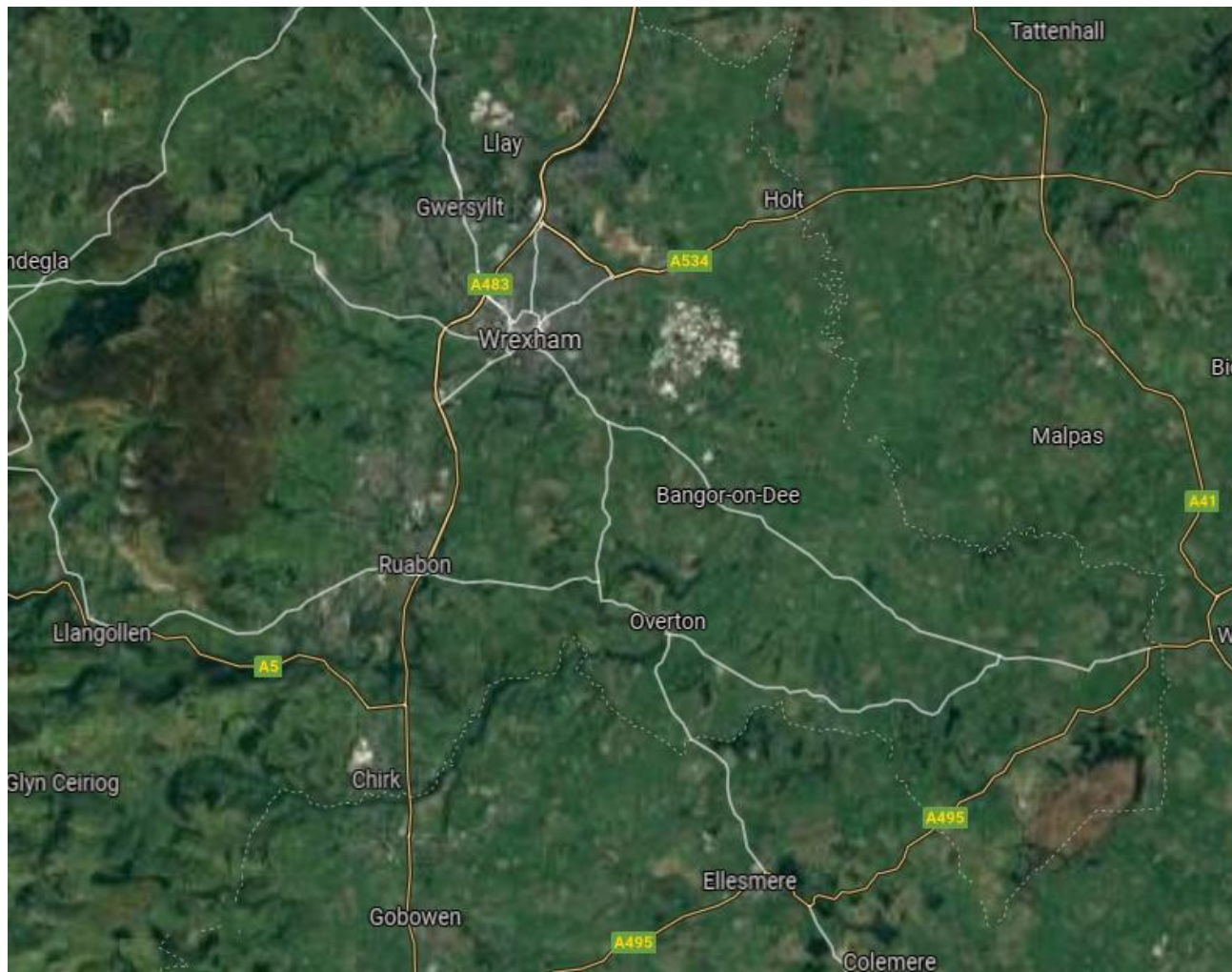
The objective in producing the document is to give an overview of the project from the early concept design stages, explaining the design principles and concepts applied to the proposed development.

Willacy Horsewood architects have set out to explain the approach to access and how relevant Local Plan policies have been considered. Quality design and commercial viability were key factors in developing initial feasibility schemes.

Understanding the context and site history was fundamental in informing and influencing the early conceptual ideas, striving to deliver a high quality architectural design that sits appropriately in its surroundings, whilst also having regard to the historical character of the area.

Willacy Horsewood Architects have been appointed to prepare an application for the extension to main residence at The Lodge, and also the demolition of some in-curtilage outbuildings and an extension to the small ancillary residential annexe.

1.0 EXISTING BUILDINGS & CONTEXT



Location

The Lodge is located on the Wrexham Road out of Overton towards Whitchurch, the A 525 near the junction with Argoed Lane. It is well served in terms of highways by its location and is ideally placed for access to Wrexham, Whitchurch and beyond.

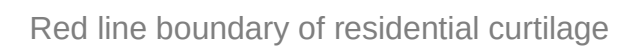
Existing Property Description

The Lodge is a 1.8 acre private residential property, located along Wrexham Road in Overton. The site accommodates a mid-19th century three-storey main house, with a singlestorey kitchen extension to the South and conservatory to the North. The main house faces East towards Wrexham Road and benefits from a generously sized private driveway.

The garden is West of the main house, with far-reaching views of the countryside.

South from the main house are three outbuildings; • Two-storey brick building used for storage and leisure; • Single-story brick building used for storage; • Single-storey timber lean-to for garden storage. Another small single-storey timber summer house is located beside the pool, East of the main house. The two-storey outbuilding is likely to have been built around the same time as the main house. This building is effectively semi-detached, with one half owned by the adjacent property. Constructed of solid brick with historic sash and round feature windows, the building makes a positive contribution to the local character.

Neither the main house or outbuildings are Listed and the site is located **just outside** of the Overton Conservation Area. Notable nearby properties along Wrexham Road are two Grade II Listed buildings; the West Lodge to Bryn-y-Pys to the North-West, and The Brow to the South. Historic maps suggest that The Lodge was once part of the larger estate of Overton Lodge, which has subsequently been divided into separate properties over time. Planning Policy The relevant Wrexham County Borough Council Planning guidance and this document should be read in conjunction with **J10's Planning Statement** and also **Kirsty Henderson's Heritage Impact Assessment** – the latter, whilst not a requirement, was felt to be crucial in informing the design process. The Planning • No. 3 Converting Rural Buildings • No. 13 Housing in the Countryside • No. 20 House Extensions Architectural The property is located outside of the Overton Conservation Area, which encompasses Overton town centre further South. The main house and outbuildings are historic, but are not Listed. Generally, the guidance is positive about converting countryside buildings, which make a positive contribution to the local character, acknowledging that converting their use can safeguard their future. The main house and two-storey outbuilding have historic features which arguably contribute to the local character. Conversions, extensions, and any other modifications, will compliment original features and materials of the buildings without creating pastiche design. A planning statement should be prepared to reason that converting the outbuildings from storage to additional family accommodation re-purposes them and prolongs their longevity. To support the conversion to accommodation, a structural survey and statement will be required to demonstrate the outbuildings are suitably sized and structurally sound. In discussions with the Planning Duty Officer, it became clear that connection between the new accommodation and main house was important to demonstrate that they are to be used within the family and not rented or sold as a separate property. The proposed ramp access between the courtyard garden of the new accommodation and terrace dining of the main house, illustrates the two are connected through shared amenities. It was noted the internal modifications would only require planning approval if they altered any existing external openings of the buildings. The Planning Duty Officer advised submitting a pre-application enquiry for the proposed extension over the pool area. Landscape Due to the property's rural location, consideration for local ecology and wildlife must be shown. Moving forward, any works must be undertaken without endangering local and legally protected species. Obtaining an ecology survey and wildlife mitigation report was advised. The property boundary neighbours a large field and is in close proximity to a Protected Species Area in Helt Wood, for the Redshank bird, South of the site. The site is within National Landscape Character Area 13 and borders National Landscape Character Area 14.



Roadside elevation shows the house is extremely well screened by the existing hedgerow



Front elevation addressing main Wrexham Road



Rear elevation of main Lodge facing rear garden



Rear elevation showing ancillary residential accommodation building



Ancillary residential accommodation building



Conservatory to main Lodge

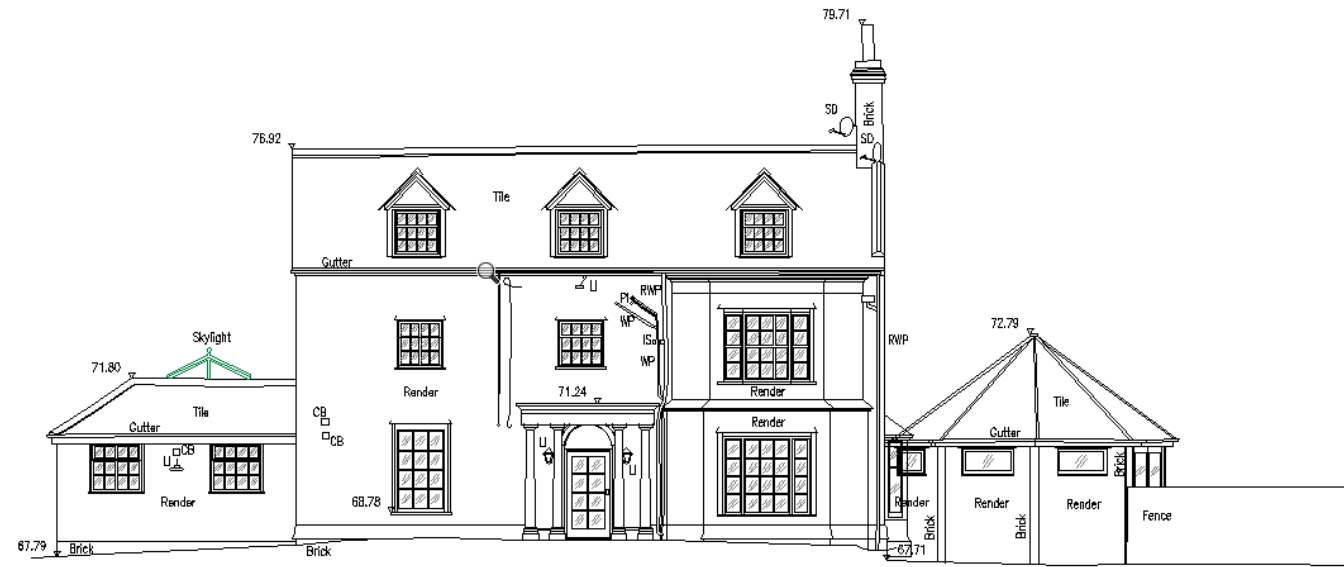


Rear elevation showing conservatory

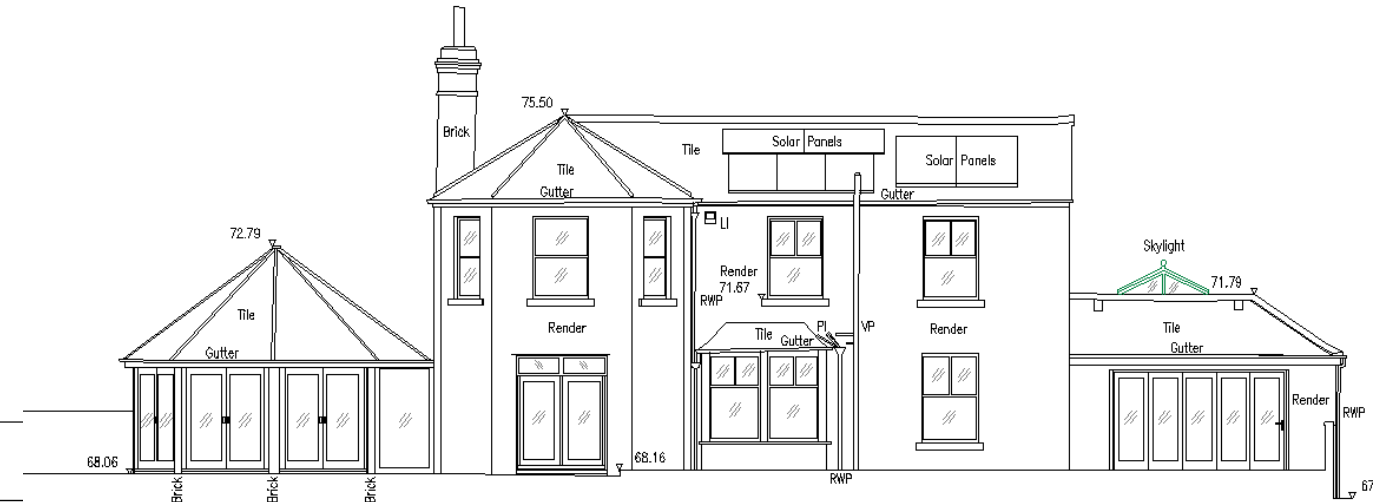


Rear garden showing extensive, far-reaching views





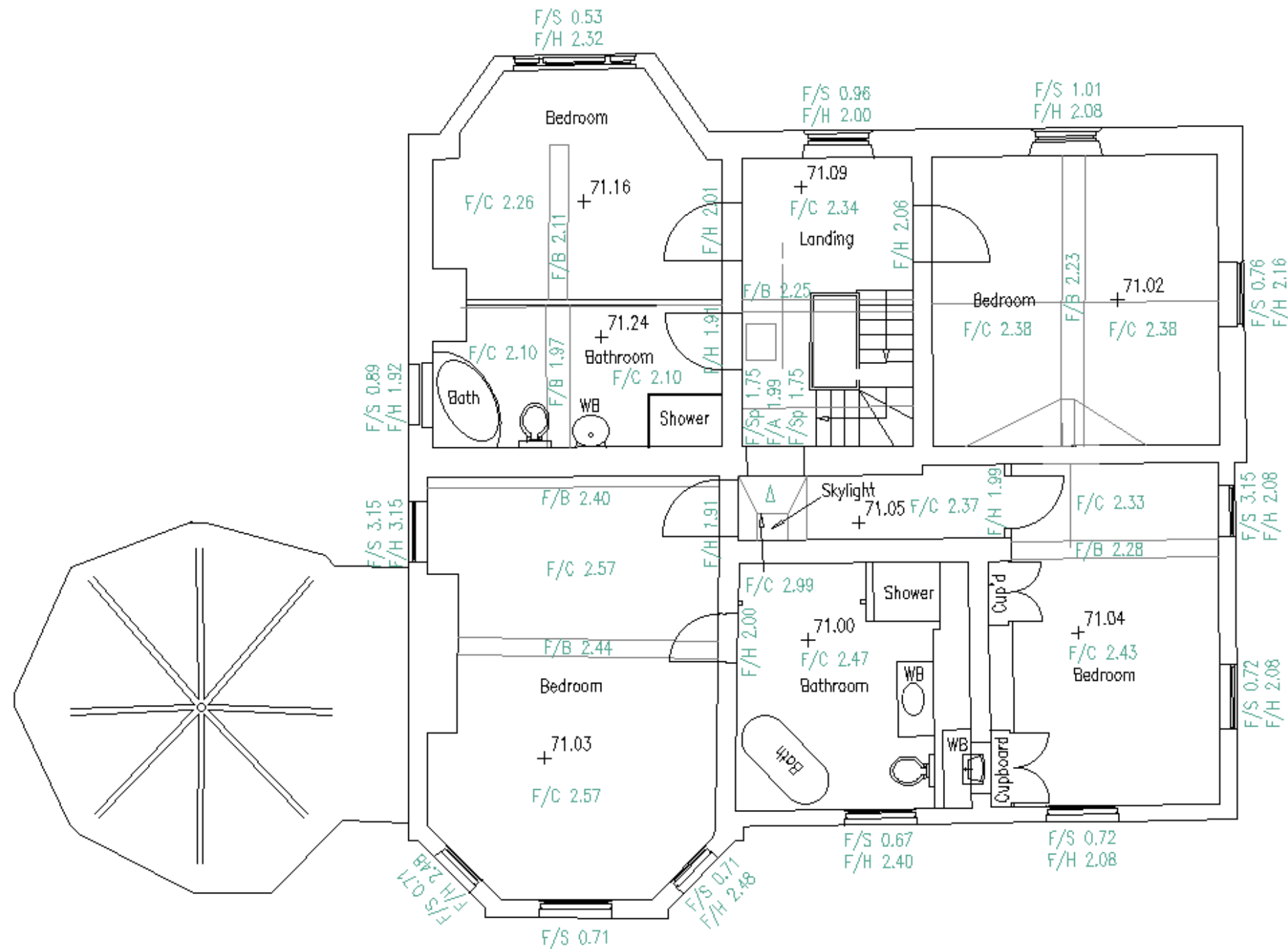
Existing front elevation facing Wrexham Road



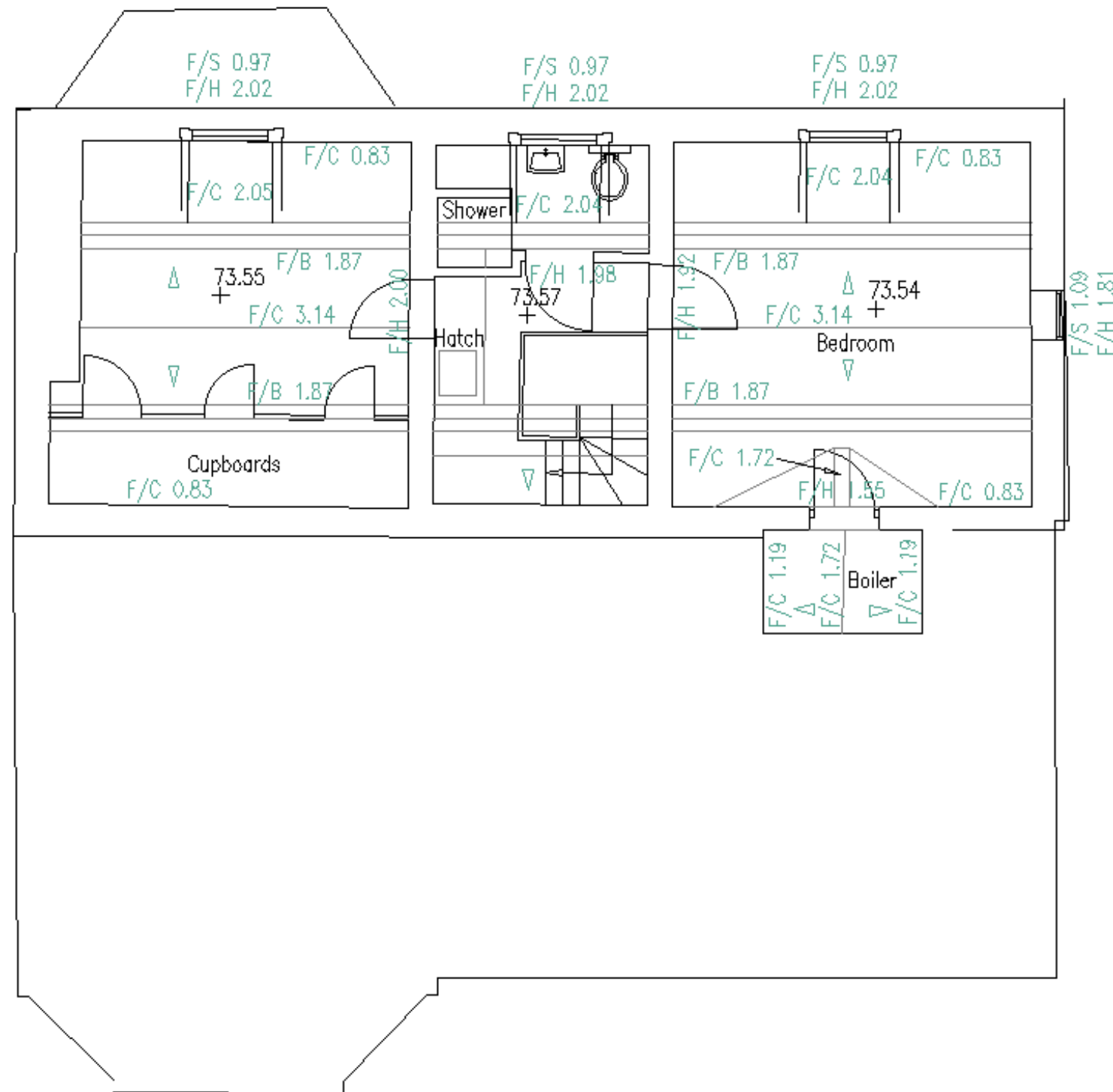
Existing rear elevation facing East

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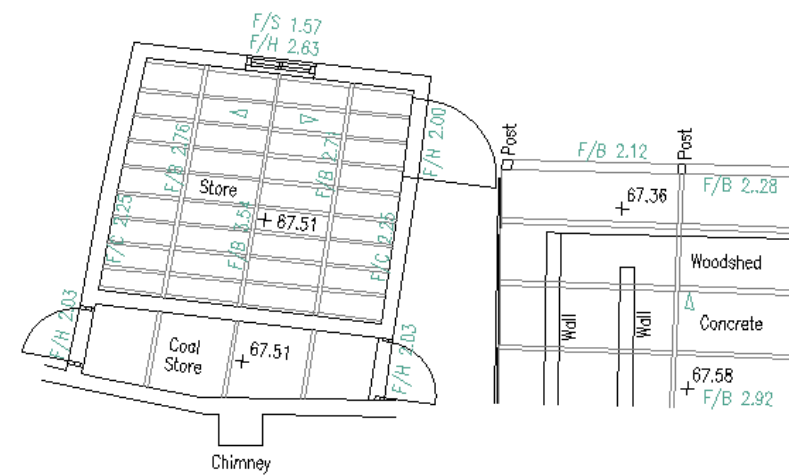
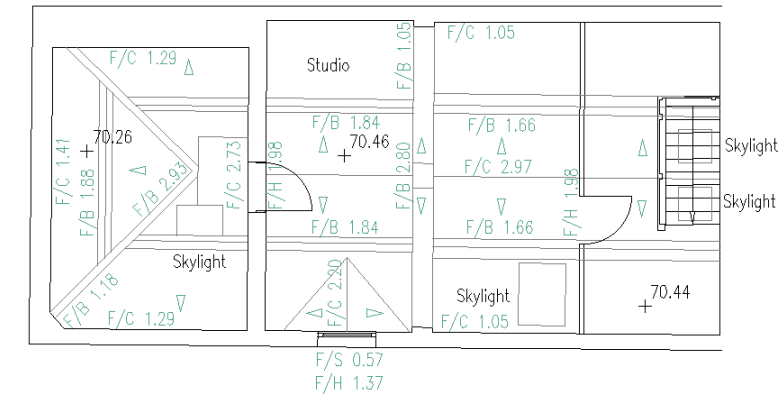
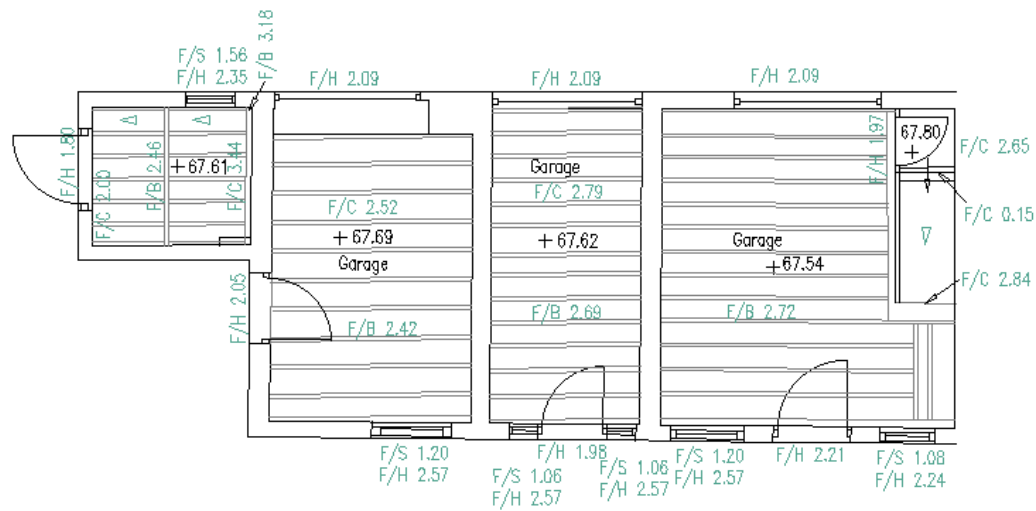
Existing first floor plan - Main House



Existing second floor plan - Main House



First floor plan



2.0 THE DESIGN PROCESS

The Main House

The existing main Lodge has been owned in the past by the same family for many years. Many of the main features of the home have become tired or in urgent need of replacement. The extant conservatory is so poorly insulated in spite of its slate roof, that it is unusable in winter or summer due to extremes of weather. As a large family home, much of the accommodation is outdated and not ideal for modern family requirements

The proposals under this application are to demolish the existing and poorly constructed conservatory, and to replace with an extension to the same side. At the opposite side of the house and to add some harmony and balance to the design, the single storey element to south side is undergo a very minor alteration in that it would have its currently hipped rear elevation turned into a more in keeping and traditional vertical face.

To the front elevation, the portico and column elements would be replaced by a more low-key simple open pitched roof single storey structure.

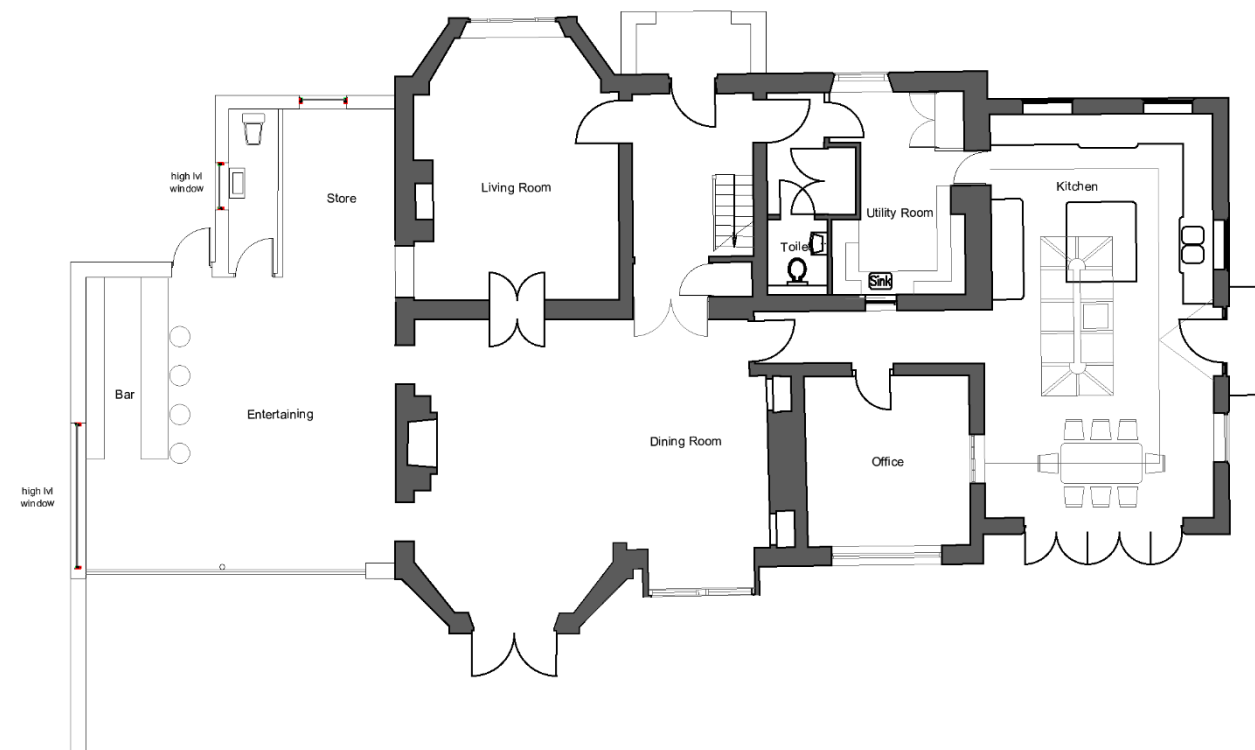


Proposed front elevation facing Wrexham Road

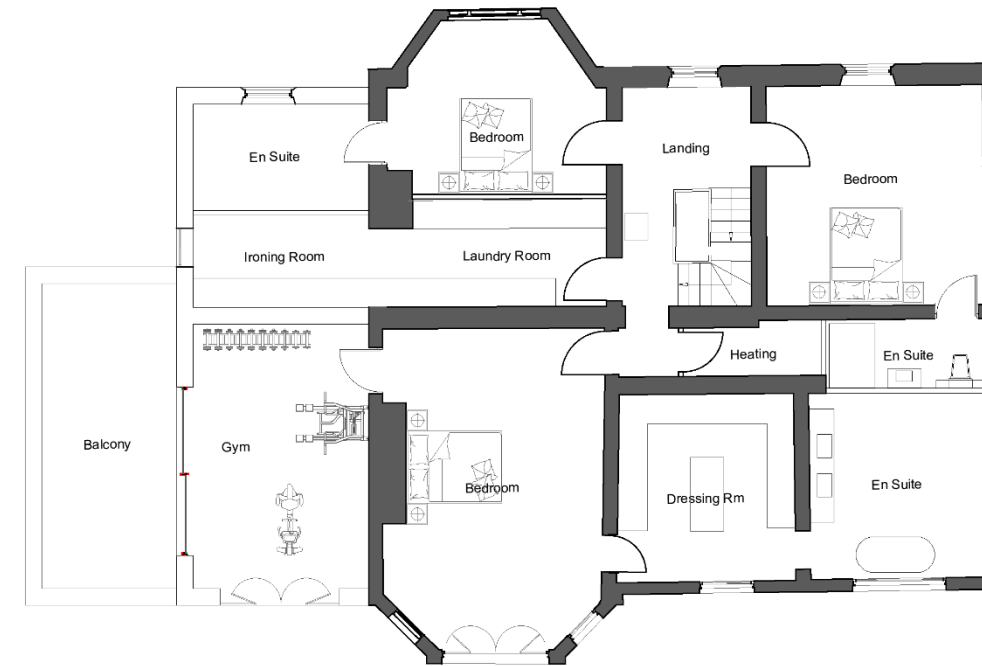


Proposed rear elevation facing East

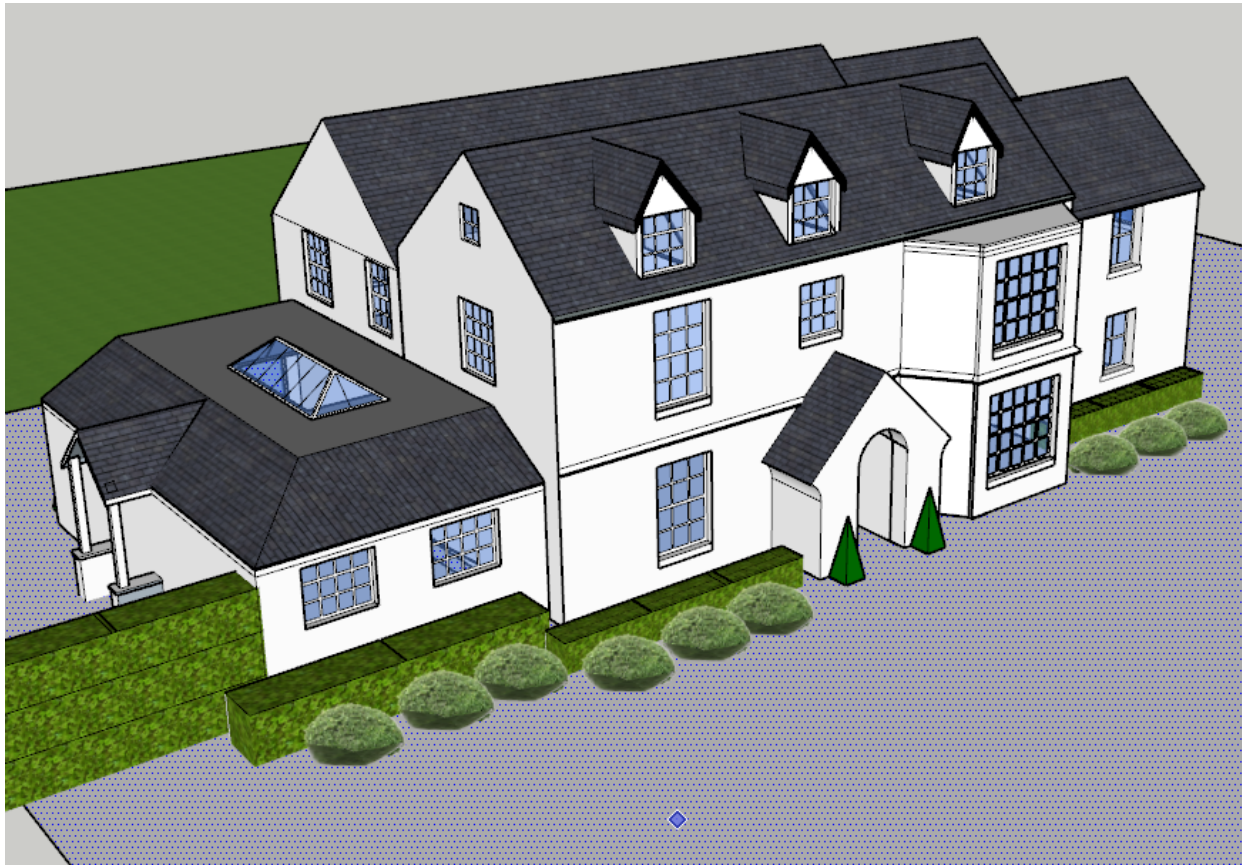
Proposed ground floor plan



Proposed first floor plan



Proposed front elevational treatment – Main House



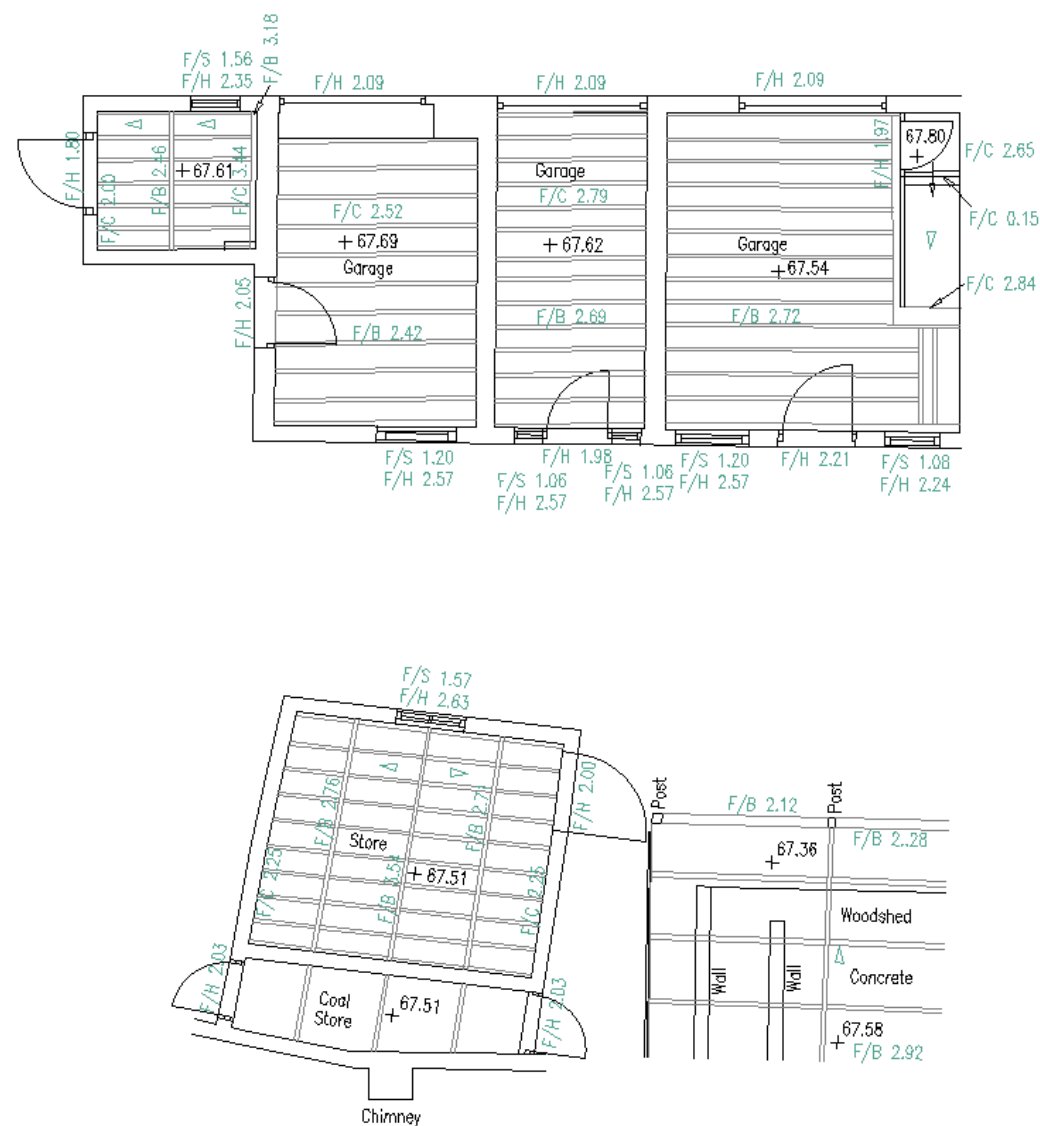
Proposed rear elevation – Main House



THE DESIGN PROCESS (Continued)

The residential ancilliary outbuilding

The existing outbuilding has been used as ancillary accommodation for many years by the previous owner. The building is also served by two further buildings to the rear. The proposal under this application is to demolish the latter two buildings

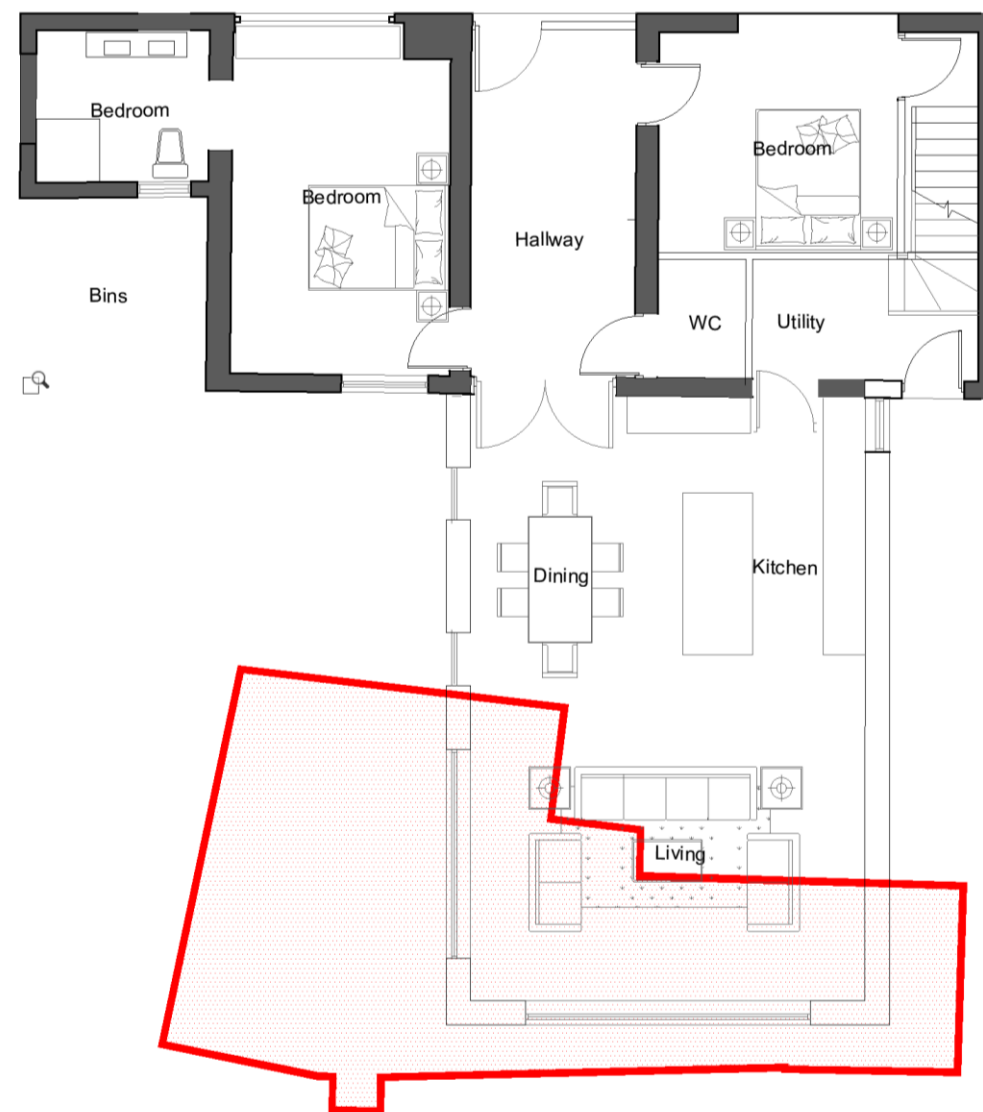


Buildings to be demolished

THE DESIGN PROCESS (Continued)

The residential ancilliary outbuilding

Within the footprint of the buildings to be demolished it is proposed to add a single storey extension to reduce and enable a more compact use of the developed footprint



Buildings to be demolished

Materials

The proposed alterations to the main house will be using render to match existing . The annexe will be repointed in the small areas where this is required to match existing brickwork. Existing single glazed and new apertures will be fitted with double glazed painted timber windows to the existing house. Windows and doors to the new extension will be black powder coated aluminium to contrast with the main body of the house



3.0 AMOUNT

The floor area of the main house is 471sqM and this is to be extended to take it up to 572sqm. A proposed increase of 22%

The residential annexe buildings measure 171sqM and we propose to extend with a single storey to take it to 167sqM ie a net reduction in floor area

4.0 USE

The proposed alterations will allow the house to be more suitable for modern living requirements and the residential annexe is to 's parents to move into the building which will be converted into a granny annexe is to be converted to dependant relative accommodation for Mrs Clacher's elderly parents

5.0 LAYOUT

The layout will allow for better modern day family use of the main Lodge building , whilst Mrs & Mrs Clacher will be able to provide immediate care and supports to Mrs Clacher's parents in the upgraded residential annex

6.0 SCALE

The scale and massing will be largely unaffected by these proposals

7.0 APPEARANCE

The appearance will involve the removal of the dated an inefficient solid rook and tall conservatory and its replacement with an extension which will be subservient to the main house.

The residential annexe alterations will simply involve the demolition of the outbuilding within the cluster , and their replacement with a smaller, more compact single storey extension

8.0 LANDSCAPING

The landscaping will be unaffected by these proposals

9.0 ACCESS

The site has excellent access with a large area of hardstanding and parking serving both the outbuildings and the main house itself. Level access will be provided to the main entrance .

The outbuilding will allow for Mrs Clacher's parents to live independently on one level but with on site immediate care available as their needs change

10.0 CONCLUSION

A house which has been very grand in its day no longer fulfils modern days requirements for use and space. Much of it is outdated or thermally inefficient. These proposals allow for the house to be extended in the location of the large conservatory (which is to be demolished as part of this application)

The house is to be completely stripped, dry-lined with high levels of insulation, floors dug out and insulated, replacement windows and air source heat pump to reduce carbon footprint and energy use.

The residential annexe outbuildings are to be refined to allow for a more compact footprint and enable level access and single floor living for Rachel's parents.