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Design and Access Statement



Statement prepared for:

2, High Street,
Overton,
Wrexham
LL13 0DT

Statement required for:

Erection of new build four-bedroom, 2 ½ storey detached dwelling on land associated with 2, High Street, Overton.

Rev	Date	Description	Initials
A	08.11.11	Amended to suit Planning Controls comments	SAJH

1. Brief:

- 1.1** Our client approached us to ask if we could submit a planning application for a detached property required on land he owns as part of the curtilage to his dwelling, 2, High Street, Overton.
- 1.2** It is the client's initial intention to sell 2, High Street, Overton, with the planning approval as part of the deeds rather than actually build the new property. They have been advised by independent parties the plot would be far more lucrative commodity if it were sold with the planning approval attached as against selling it with nothing considered for this spare land.
- 1.3** Further to discussions with estate agents and financial advisors, our client has decided on the need to design a picturesque, adequately-sized detached property on the land with all appropriate access and amenity space.
- 1.4** We have been advised by our client that this is the second Planning Application associated with the site. Planning Approval was granted in 2008 for a large luxury dwelling which filled most of the spare land associated with the address. Conversations with Estate Agents resulted in the genuine opinion that the approved property was financially restrictive as it was granted before the change in Planning Law regarding the amount of amenity space required for a four/five bedroom property. The space granted was deemed insufficient for a large family home. As a consequence a new design has been prepared and is to be submitted on our client's behalf.



1.
Extent of developable land

2. Access:

- 2.1** The house address is High Street, Overton. This is the link road connecting the A528 Wrexham Road to the A539, Station Road.
- 2.2** The A528 connects to the A483, which is approximately 7Km due west from the site. This is the main dual carriageway linking Wrexham to Chester, passing over the A55, which is the main accessway into North Wales and North West England.
- 2.3** The A539 connects to the A525, which is approximately 10Km due east from the site. This is the main road into Whitchurch and Cheshire beyond.
- 2.4** Access to the site is also easy to reach via the B5069, Bangor Road. This is the minor road linking Overton directly to Bangor Is-Y-Coed



2.

Junction between Wrexham Road, High Street and Bangor Road.

NOTE: Direction signs giving list of local towns and villages within easy reach

- 2.5** High Street has bus stops on both sides of the carriageway, with links to Wrexham and Whitchurch and hamlets in-between.
- 2.6** Access into 2, High Street is via the front door which opens onto the street. The site can then be accessed via the rear yard on foot.
- 2.7** The site can be accessed directly from Wrexham Road. At the time of writing, the client's garage stands on the site and is accessed via a dropped kerb way and break in the boundary wall on Wrexham Road to the rear of the High Street properties. As well as providing access to the garage, the dropped kerb way also provides access to Greenwich House and the rear garden and outhouses of 3, High Street.

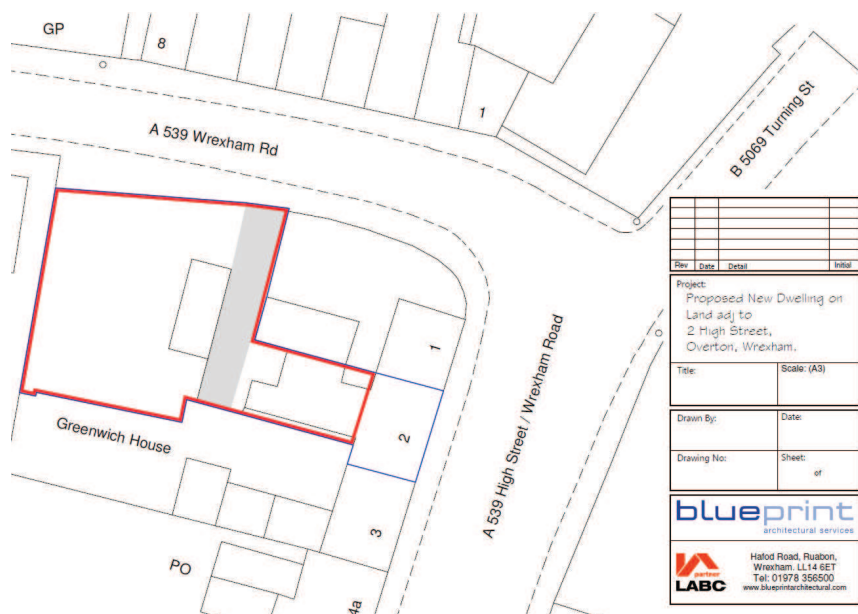


3.

Access to site via Wrexham Road

NOTE: Green garage door belongs to clients; access to Greenwich House is between the outhouses and the garage

- 2.8** Whilst it has been agreed that the garage can be knocked down with a replacement built on the site, this means of access for Greenwich House and 3, High Street must be maintained so that admittance is available at all times.



4.

Site Plan showing junction between three major roads

NOTE: Grey shaded area shows means of access to be maintained to Greenwich House

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** Wrexham Road has a large range of architectural styles and building types. The row of terraces in which our client lives in has 2-storey cottage style terraces alongside Tudor style (which incorporates the Post Office) and worker's terraces (for local quarry workers). Opposite these are 1½, 2, 2½ and 3 storey properties: the White Horse public house is double-gabled mock Tudor, built in 1904 and the neighbouring properties are a 1½ storey detached dwelling and a 2½ storey apartments with a 2-storey extension. Beyond this is a large 2-storey property that has been converted into luxury apartments. Some of these buildings are rendered white or yellow or grey, others are red brick (Ruabon) and, as stated, there are Tudor dark beam and white render facades also.



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The White Horse pub NOTE the heights and render colours of the neighbouring buildings



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High Street showing Post Office amongst varying architectural styles

- 3.3** A large number of properties on the High Street are subject to Grade 2 Listed Law. These include the Post Office and the White Horse Public House, both of which are architecturally outstanding. The White Horse has had a pub on the site for over 300 years, while across the road, the Post Office has seen a number of uses throughout its lifetime.
- 3.3** Properties opposite the existing vehicle entrance to the site includes a row of aesthetically superior cottage terraces with a 3-storey detached house on the far right hand side at the junction with the B5069, Bangor Road. All of these properties are Grade 2 Listed. 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 door and window, both of which open directly onto the street



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Dispensary Row

- 3.4** 3, Dispensary Row has recently submitted a planning application for works required to the rear elevation. This has had to sought Listed consent for the works, including those required on the internal layout. (Reference: P/2011/0475, overseen by Sharon Holman).
- 3.5** Alongside Dispensary Row, directly opposite the site, is a dormer bungalow set back behind a large garden in which a telegraph pole has been inserted. This separated off from the pavement with a 600mm high stone boundary wall. This is connected to a telegraph pole within the client's site's curtilage. This bungalow is set at a right angle to the neighbouring properties (including another dormer bungalow), ensuring the occupier is unable to see through the windows of properties across the road.
- 3.6** The properties neighbouring the site on Wrexham Road, away from Dispensary Row and the High Street is a row of terraces similar in appearance to those in Dispensary Row. However these are set further back from the pavement, which allows the properties to make use of a front garden. Walls are constructed using a dark brown (the same as Dispensary Row) and the neo-gothic detail shown in the windows and doors are the same as those across the road.
- 3.7** The majority of the site is hidden behind a stone boundary wall approximately 800mm high, exactly the same as that in front of the dormer bungalow and its garden. As can be seen in Picture 1 and the location plan (picture 4), this wall is set back from the kerb edge. The garage located on the site is constructed using a rustic Ruabon red brick, the same used for

the outhouses on neighbouring properties, including the client's main address. At one point in the garage's lifetime there has been a need to paint one wall white and there are holes in the wall. These holes suggest embedment of first floor joist. This is due to there being a former building alongside the garage and the now external wall was actually an internal wall for the neighbouring building.



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Existing garage with evidence of neighbouring structure since removed.



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Vehicular access between garage and outbuildings leading to Greenwich House and 3, High Street. Post Office is beyond.

- 3.8** The site is extremely overgrown and is a hazard for anyone walking on it as there are hidden divots and mounds within the unsightly vegetation. As stated, there is a telegraph pole in the far corner of the site linking to surrounding houses and other communication poles and it is deemed it would be more suitable for the pole to remain where it is as per that in the dormer

bungalow garden opposite then to go through the difficulty and expense of moving it. To the rear of the site is a 1.8m high wall (brickwork similar to garage) and beyond this rear gardens to surrounding properties. The only properties to overlook the site is the neighbouring end terrace mimicking Dispensary Row. This gable wall and its extension has 3 windows facing the site (2No. at ground floor, 1No. at upper floor), which can be seen in Picture 1.



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Extent of high-level boundary wall to rear and right hand side of site.
NOTE: the large amount of weeds covering the area and telegraph pole in corner



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Wrexham Road / Dispensary Row
Stone boundary wall and access to site to left. Dispensary Row to right with similar house type
neighbouring site on left hand side beyond.

4. Appearance:

- 4.1** The new property has been designed to be architecturally sympathetic to the surrounding area, taking into account the varying architectural styles exemplified along Wrexham Road, the High Street and Dispensary Row. It has been designed as a one-off property that will not dominate the area but compliment its neighbours and those within a short walking distance.
- 4.2** It is intended that the new building will be 2½ storey with a bedroom in the loft space but will not make use of dormers as per some of the other 2½ storey properties as direct neighbours are the Dispensary Row lookalikes, which are 2 storey only in appearance. The dormer bungalow directly opposite the site is far enough away to have little influence over the property's design. Light into the loft bedroom will be via rooflights on the rear elevation
- 4.3** The property is to have a gable roof with all external materials to match those used for the properties on Dispensary Row. Windows will be in the front and rear elevation and on the side elevation closest to the High Street so no windows face the neighbouring property and breach any sight lines as stipulated within the Wrexham Unitary Development Plan.
- 4.4** A new gabled garage with integrated car port is to be incorporated on the property's left elevation. External finishes to these will match the main building with the garage door being a timber up-and-over.



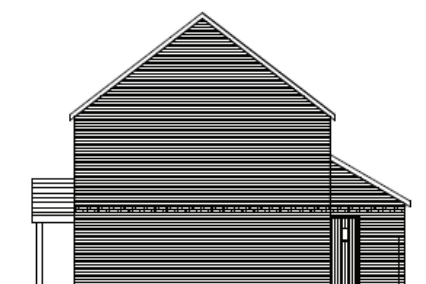
Front Elevation



Side Elevation



Rear Elevation

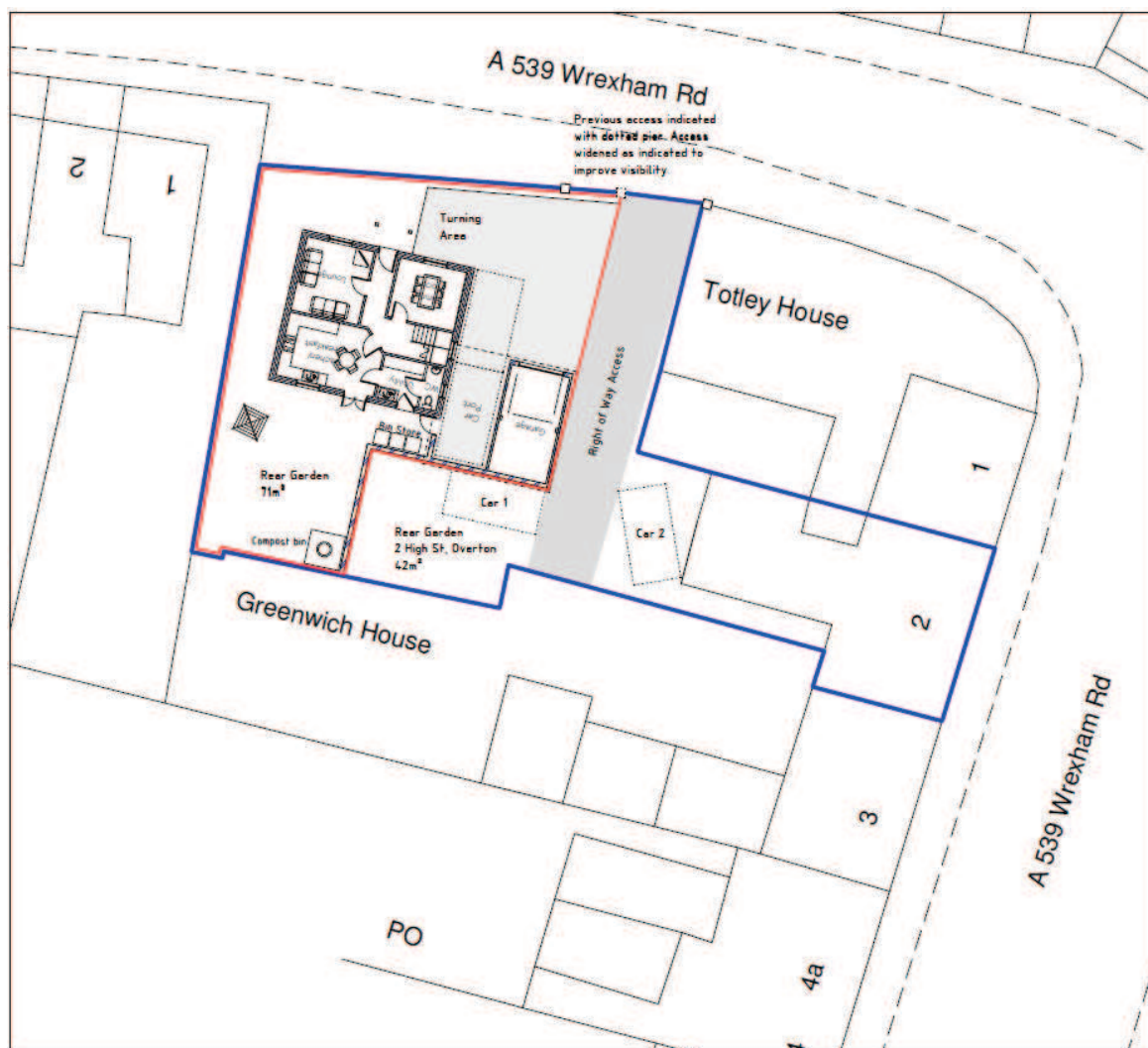


Side Elevation

12 Proposed elevations

- 4.5** The new-gothic features of the windows and doors to the neighbouring terraces and those of Dispensary Row have not been fully integrated into the new property's design as this would be too much of a mimic and would reduce the architectural individuality. The window fenestration has been copied with the adding of glazing mullion and transom bars, but this is where the similarity ends. The surrounding windows are casement swing where as we are proposing sash windows.

- 4.6** As the property is set so far back within the site's boundary, we have incorporated a new porch over the front door within the design (the pitch of which has been utilized with the door to give it an extreme gothic appearance, which will link it to the neighbouring properties and those within walking distance). Extra features include corbel details at the roofs' eaves on both the front and rear elevation
- 4.7** The building has been positioned on the site to allow for the vehicular access to be maintained as well as providing 2No. parking spaces for 2, High Street and a rear garden space. This will enable our client to maintain amenity space and off-road parking, which will be beneficial both for their living conditions and should they ever choose to sell the property.
- 4.8** The property's layout within the site boundary has been carefully considered to ensure the occupiers can have a comfortable living space while ensuring they have proper amenity space and an ability to turn their cars around so they do not have to reverse onto a main road close to a busy bend. A turning area has been sited in front of the property, allowing cars to reverse out of the car port or garage and manoeuvre so that they can drive safely onto the road without disruption. To incorporate this ease of movement, the existing opening in the boundary wall will need to be widened so the access can be shared with that required by the surrounding properties and the owners of the new development.



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Proposed Layout Plan

- 4.9** The property will be set far enough back from the road that its high roof line will be difficult to distinguish. This is similar to the dormer bungalow across the road, which, when viewed from the roadside, appears to have eaves and ridge lines similar to the 2-storey properties along Dispensary Row. The proposed design will provide similar sight lines between the new property and those on Wrexham Road
- 4.10** The property will be enclosed within a new boundary wall separating it from the rear gardens of High Street and Greenwich House. This wall will match the existing and will link into it at the junction between the new property and 2, High Street.
- 4.11** Due to the introduction of the Code of Sustainability, it is important that the new build property maintains environmental sustainability. Within the property, modern materials sourced from recyclable / renewable resources will be used and all sound, thermal and ventilation regulations will be complied with. Outside, within the grounds, a new rotary line, compost bin and bin store will give Code Credits for the design, thus aiding the property to gain the credits require to reach the required Level 3 status
- 4.12** A large amenity space will encourage owners to grow their own vegetables, this again will help to provide the credits required to reach Level 3 status of the Code



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Bungalow across the road from the site

NOTE: front boundary wall; the difficulty to line through the roof's eaves and ridge height with neighbouring properties (bungalow's ridge looks higher than neighbours but is actually the same)

5. Community Safety

- 5.1** Despite Overton having a peaceful crime rate according to [www. police.uk](http://www.police.uk), there is always a danger of this being disrupted wherever there is vacant land. Youths are always tempted to hang around on any spare land available to them and this could lead to an increase in Anti-social behaviour. Overton is a peaceful town and would not welcome any change to this.
- 5.2** The introduction of a new family dwelling would prevent the land being sold to a commercial business who would possibly try to gain planning permission for something deemed unsuitable on the area. Should someone feel the land is the perfect spot for such a business (perhaps providing competition for the nearby takeaway emporiums) there is a big danger of the local community being upset or even torn apart by the notion as there will be those for and against. A family home would hold no such issue

6. Movement to and from the site

- 6.1** As stated, the site can be reached from a number of major roads and the High Street itself is part of the A539. This is a major road, busy at all times with commuters travelling to and from Wrexham and Whitchurch.
- 6.2** The access into the site will be widened to accommodate the driveway required for the new property. Access to 2 and 3, High Street and Greenwich House will be maintained (see Picture 13) with new parking spaces allocated to 2, High Street.
- 6.3** A large driveway with turning area, a single-car garage and single-car carport will accommodate at least 3No. cars on the site without causing any to reverse onto the main road. This will mean there is no increase in the amount of traffic parking on the pavement side as shown in Picture 1.
- 6.4** Pedestrian movement to the site will be as is, with access via the expanded opening in the stone boundary wall. There is also access to the rear garden from the driveway as a gated opening has been incorporated alongside the car port

7. Conclusion:

- 7.1** As stated under previous headings, there are a number of reasons for allowing this development to go ahead, the primary being that the site has already received a granted planning permission for a larger property with less amenity or parking space. This new development takes into account the needs of the new regulations and proposes a property with a higher living standard than that already granted.
- 7.2** As noted, the derelict site is an eyesore and a hazard for anyone walking across it. It is also susceptible to misuse by unwanted elements and the longer it remains abandoned, the more likely this outcome will be. It is also possible a commercial venture might want to buy the land, which would not be suitable for the neighbourhood. The construction of a new family home would overcome these issues and maintain the village's high standards.
- 7.3** We feel this development should be given a positive response because we feel it is a far more suitable proposal than that already granted and will help to stress Overton's historical and architectural importance to Wrexham.

Document Prepared by:
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on behalf of Blueprint Architectural Services Ltd