

DESIGN AND ACCESS STATEMENT

Planning & Listed Building Consent Application to: Replaced existing addition with improved 2 storey addition to Rose Hill Lodge, Erbistock, Wrexham LL13 0DR



2055- Ms Alexandra Newman

March 2021

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Let's Talk Design

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1.0 Introduction & Background Information

- 1.1 This statement is prepared by **ke-design** in support of a Change of Use and Listed Building Consent application on behalf of the applicant Ms Alexandra Newman
This is supplementary information to accompany the application drawings and to assist in describing the application.

Location

- 1.2 Rose Hill Lodge is a semi-detached building fronting onto the east side of A528, 150m north of Overton Bridge, Erbistock, Wrexham.
Erbistock is a small village of approx. 400 residence, lying on the banks of the River Dee. Approximately 6 miles south of Wrexham, 13 miles north of Oswestry, and 2 miles west of the village of Overton.

Description

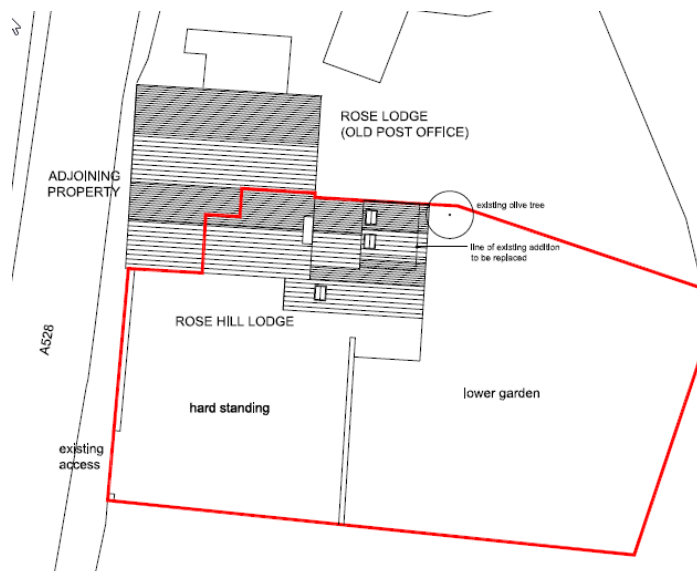
- 1.3 Rose Hill Lodge is a Grade II listed residential property and is formerly part of Rose Lodge, which is known as the Old Post Office.
Rose Hill Lodge is a 2 storey semi detached dwelling created from the south part of Rose Lodge. The property runs on a west to east access with its only access and parking off the A528 to the south, and graded garden to the east of the property. There is steps down from the hard standing level to the garden level due to the approx. 2.5m change in level. East of the property is the River Dee.

The residential dwelling is made of the original 2 storey, that accommodates a study, living and kitchen at ground floor, and 2 bedrooms and bathroom at first floor.

A later addition has been added to the east elevation (rear) to extend the kitchen to provide dining space. This addition is along the line where the ground level is split, with the ground floor level extended out and an undercroft below.

While effectively the addition is a 2 storey mass, the undercroft is less than 1.5m head height to underside of the floor above and only used for storage.

The later addition is of poor construction and is falling away from the existing. The applicant has had a structural engineer's report commissioned which is provided with the application.



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Planning history

P/2010/0430- LBC for internal works
 P/2010/0482- Sunroom Extension, Insertion of new windows and alterations to access
 P/2010/0483- LBC for Sunroom Extension, Insertion of new windows and alterations to access
 P/2011/0345- Erection of garden shed
 P/2014/0717- LBC for construction of raised timber decking around existing extension
 P/2014/0718- Construction of raised timber decking around existing extension

Listing

The residential property is listed under Rose Lodge, on the Welsh Listed building list.

No.15173

Grade II

Designation date – 1995

Estate dwelling of late C18/early C19 with possibly earlier origins. Evident on 1840 Tithe Map. Part of the Rose Hill Estate.

Exterior

2-storey, whitewashed brick with pedimented gables and slate roof. Main elevation facing road: Dentilled brick cornice ground floor openings altered, 2 doors in their original positions 2 later windows, inset red cast-iron GR letter box dating from the conversion to a post office. First floor contains 2 cast-iron C19 Gothick tracery windows. Right hand return elevation: much altered with later windows with evidence of blocked earlier openings similar to pointed arched windows on front elevation, rear C20 extension. Left hand return elevation: single- storey lean-to additions, 2 brick stacks one with diagonal chimney pots which may relate to an earlier building phase.

Reason for Listing

Listed as a good example of late C18/early C19 estate architecture which externally retains much of its original character and for its historical associations with the Rose Hill Estate.

2.0 Use

- 2.1 Permission is sought to demolish the existing white rendered addition and raised timber decking and replace with a slightly larger 2 storey extension to provide improved ground floor space including an entrance lobby and utility with a ground level wc, and enlarged dining and seating area which is to take in the view of the River Dee. An additional bedroom with ensuite is required and is accommodated at lower ground level, with level access out into the garden.
- 2.2 The proposed addition would come under Permitted Development should the dwelling had not been listed. As the building is listed a Full / LBC application is required.

3.0 Design Proposal

- 3.1 It is the applicant's requirement for additional accommodation. As the existing addition is of poor quality build it would make sense to replace this, and opportunity to improve the design layout as well as build.
- 3.2 The proposed is a 2 storey rear extension viewed as a single storey from the street view with a small lean to element to the side elevation. The lower storey being at lower ground level.
- 3.3 The roof pitches match the existing. From the rear elevation 2 matching gables are proposed to keep the ridge line below window cills of the existing. It is the clients desire to have maximum light and views out.
- 3.4 The materials used are sympathetic to the existing with slate roof, white render that compliments the whitewash brick of the existing. This will show a distinct difference between original and new.

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- 3.5 There is no change to internal layout of the existing original element, internal or external features of the property.



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The proposed drawings are submitted as part of the planning application.

2155-MA(00)0001- Existing Site & Location plan
 2155-MA(00)0002- Proposed Site plan
 2104-MA(00)0003- Existing Floor Plans
 2104-MA(00)0004- Existing Elevations
 2104-MA(00)0005- Proposed Floor Plans
 2104-MA(00)0006- Proposed Elevations

- 3.6 The proposal has been careful design so that there are no alterations to the original building fabric, the ridge line of the proposed extension is no higher than the existing extension, and there this minimal impact on the listed buildings character.

4.0 Amount

4.1 Site Area- 677m²

4.2 Total Existing internal floor area = 108m²
 Proposed Internal Floor Area is = 142m²
 Increase of 34m²

4.3 The size of the property is suitable for a family home.

5.0 Scale

5.1 While the floor area is increased there is no increase in scale. The proposal is sympathetic and proportional with the existing and remain subservient.

6.0 Accessibility

6.1 The vehicle access remains as per existing. Parking is unaffected.

6.2 The proposed entrance allows for a level threshold.

6.3 With an internal stairs access to the lower ground level / garden is easier within the property.

7.0 Parking

7.1 Parking is unchanged with sufficient parking for at least 2 house holders cars and visitors.

8.0 Conclusion

8.1 The additional space will allow for a moderate family home.

8.2 The replacing the poor existing extension preserves and enhances the architectural and historic heritage of the original building. The proposed is aesthetically pleasing and has no impact on the existing character.

8.3 The proposed replacement has no greater impact on the neighbouring property.

8.4 The proposed development has no adverse impact on the environment. The applicant is looking to high quality insulation values, which compared to the existing addition will be a vast improvement

8.5 It is therefore our view that there is no reason that planning and listed building consent should not be supported.

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