

PLANNING DESIGN AND ACCESS STATEMENT

**4, High Street,
Overton,
Wrexham
LL13 0DT**

MARCH 2019

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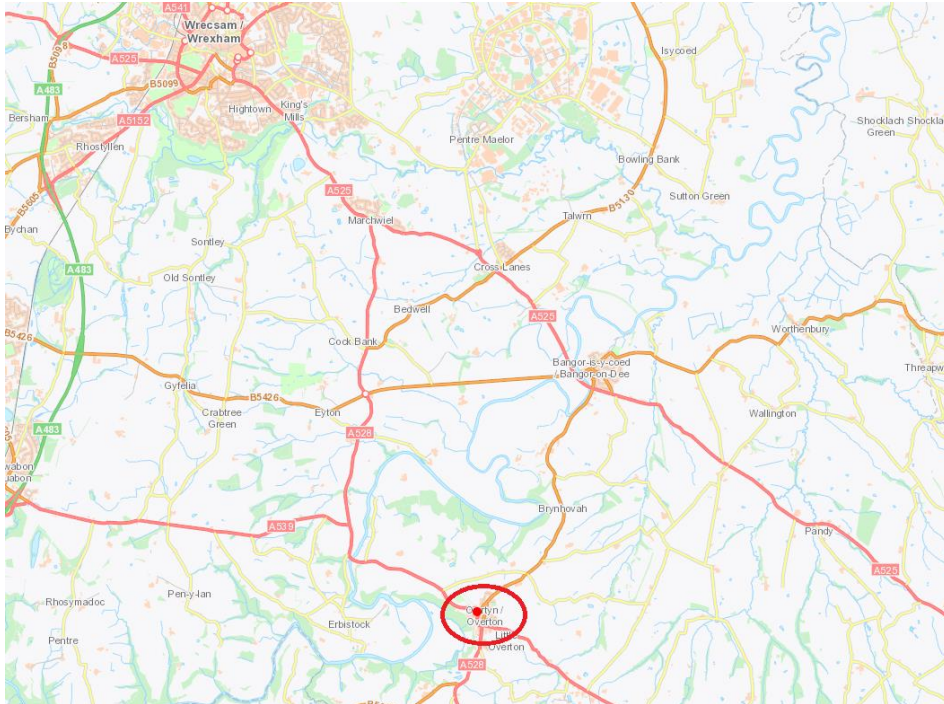
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1.0 HISTORY AND SUMMARY STATEMENT

1.1 Site and Surroundings

The proposed development is set within Overton-On-Dee which is small town located on the South East of Wrexham close to the Welsh-English border on the edge of an escarpment that winds its way around the course of the River Dee from which the village derives its name.



Site Location

The site is located at ;
4 – 4a, High Street,
Overton,
Wrexham
LL13 0DT



1.2 High Street – Conservation Assessment and Management

The original street pattern of High Street is largely consistent and has remained generally unchanged over time, with properties positioned directly adjacent to the footpaths.

The High Street streetscape is more urban and represents the commercial core of the village with many of the existing buildings having purpose built shop units. A large number of the existing buildings within High Street are of historical visual interest and importance to the townscape group.

Building heights vary between single and three storey and display a variety of building styles dating back as early as the 17th Century. The common materials in evidence along High Street are slate roofs and rough red brick with a number of the buildings displaying early examples of timber framing and later rendering.



1.3 Number 4 – 4a High Street

Number 4 – 4a High Street comprises of a two storey, black and white mock painted timber framed building, with an Edwardian styled timber framed shop front comprising of pilasters, carved consoles and transom lights. To the first floor are three multi light casement windows with decorative framing below. A gablet sits above the middle window and is finished with a decorative terracotta claw finial. To the left side of the shop there is a gated access affording to the rear of the building and the site.



Beyond the gated access and to the rear of the site there are a number of outbuildings the rear buildings of varying style and construction forms with evidence of the structures undergoing substantial alteration and intervention over time and are generally in a state of disrepair.



1.4 Building Occupation - History

In 1901 it is understood that the property was occupied by Henry Scragg who was a grocer and boot maker with his wife Mary Scragg a stationer and newsagent. They had two daughters, Ethal, who was a draper's assistant and Magdalene was a Post Office Clerk with the premises later occupied [pre 1915] by Henry Williams and family.

More recently the building served as the village Post Office. It is understood that the Post Office primarily occupied the ground floor area fronting the High Street with the single storey outbuilding and structures to the rear, utilised as storage and associated amenity facilities for the Post Office.

An existing three bedroom apartment occupied the first floor area over the Post Office and was accessed via a separate access door and stair leading off the High Street. It is understood that in the past, the existing one and a half storey brickwork outbuilding structure to the rear of the site contained two further apartment dwellings that were accessed via the gated access off the High Street.

The owner was seeking to retire for some time and had made several attempts to sell the business and buildings to numerous people for the past eight years. Although he had received a number of offers the scale and cost to redevelop the premises resulted in interested parties not proceeding any further. It was therefore decided to close the Post Office at end of September 2018 as it was considered no longer viable to operate as a profitable business. The building was then marketed for a period of 3 months and subsequently went to auction last year towards the end of 2018. Our client subsequently purchased the property and completed the sale in January 2019.

2.0 CONSERVATION – PLANNING GUIDANCE

2.1 Conservation Area Designation

Section 69 of the Planning (Listed Building) and Conservation Areas) Act 1990 requires Local Authorities to identify “areas of special architectural or historic interest the character or appearance of which is desirable to preserve or enhance” for designation as conservation areas.

The Overton Conservation Area was first designated in 1971 and its boundary amended in February 1999. The Overton Conservation Area Assessment and Management Plan, adopted in December 2010, serves to define the qualities that make up its special architectural and historic interest, character and appearance and aims to promote and support developments that are in keeping with, or enhance the character of the Overton Conservation Area. The purpose is not an attempt to stifle change but to strike a balance so that the interests of conservation are given the full weight against the need for change and development.

2.2 UDP Policy S9 Development Principle

As described above, it is understood that the previous owner has attempted to solicit interest in selling the existing business and associated premises for some time, however given the extended period this was undertaken, it would appear evident that it was not considered a viable proposition in its present form and had continued to follow the economical trend, with a number of the local commercial premises within the High Street, having closed down or remaining unoccupied.

Outside the ground floor commercial use class, historically the buildings have an established residential use. It is understood that there is a continued local need and demand for affordable residential accommodation within the district which is also evident and compatible with the adjoining property uses.

The current buildings are derelict, in an unsightly condition and a state of disrepair requiring considerable viable investment, to arrest the decay and reinstate the premises to uphold the character and appearance of the Conservation Area.

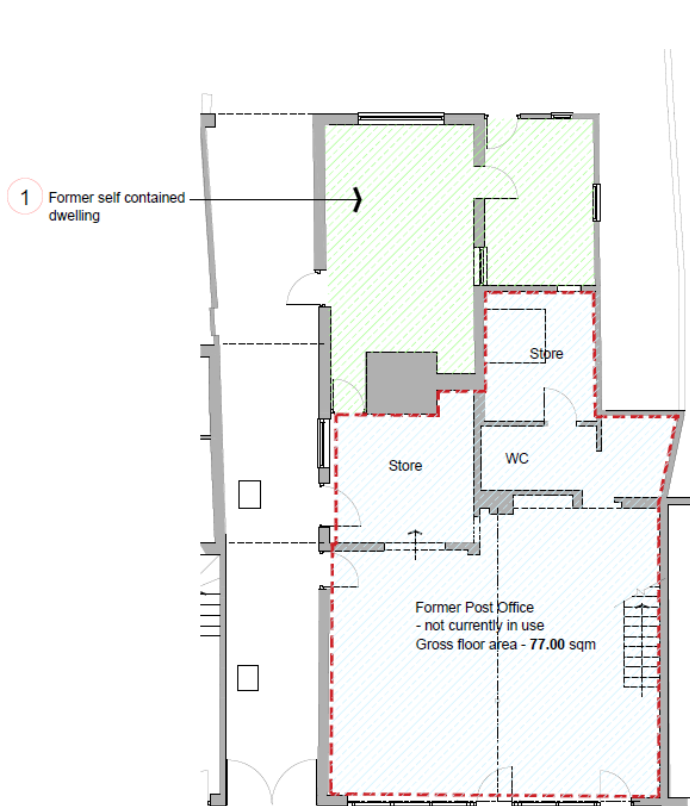
We believe that the proposed development offers a suitable, sustainable and creative response to arrest the present state of the buildings and the site, with the existing shop front and facade to the High Street benefiting from sensitive and sympathetic reinstatement, repair and redecoration. The existing outbuildings to the rear of the site are considered to be in an unsafe condition and beyond viable repair and these along with the insensitive, unsympathetic structure intrusions to rear of the site would be demolished and replaced. The completed development will deliver a high quality appropriate and exemplary scheme within the historic town centre.

3.0 DESIGN AND LAYOUT

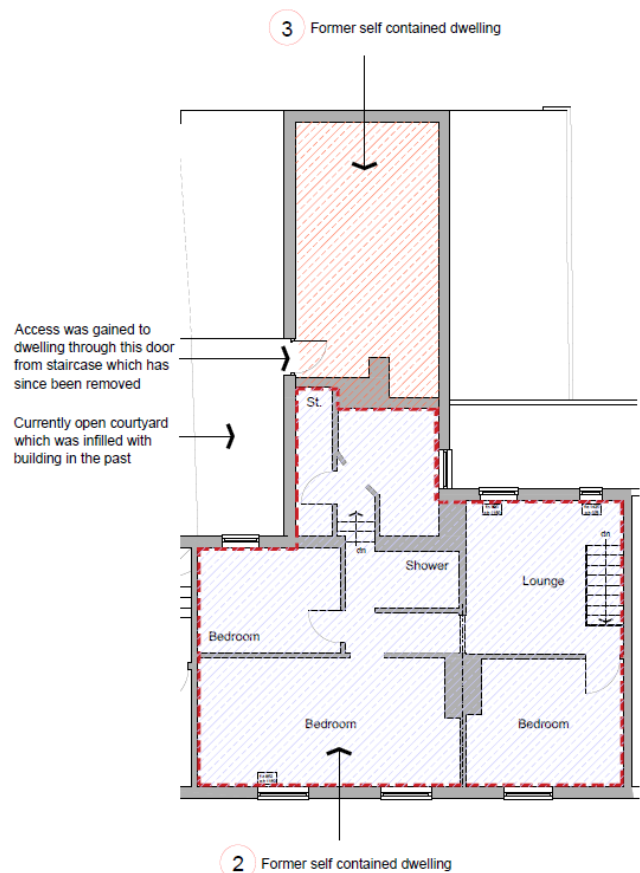
3.1 Purpose

This planning design access statement accompanies an application for consent within an conservation area to carry out alterations and extensions to an existing terraced property. The applicants wish to undertake alterations to incorporate the following;

- Change use of former Post Office into residential with extension to rear to form 2 nr. 1 bedroom apartments.
- Extend and alter existing 3 bed first floor apartment to form 2 nr. 1 bedroom apartments
- Demolish existing rear two storey extension
- Construct rear extension to form 2 nr. 1 bedroom apartments.



Existing Ground Floor Plan



Existing First Floor Plan

3.2 Use – Layout

Ground Floor Level:

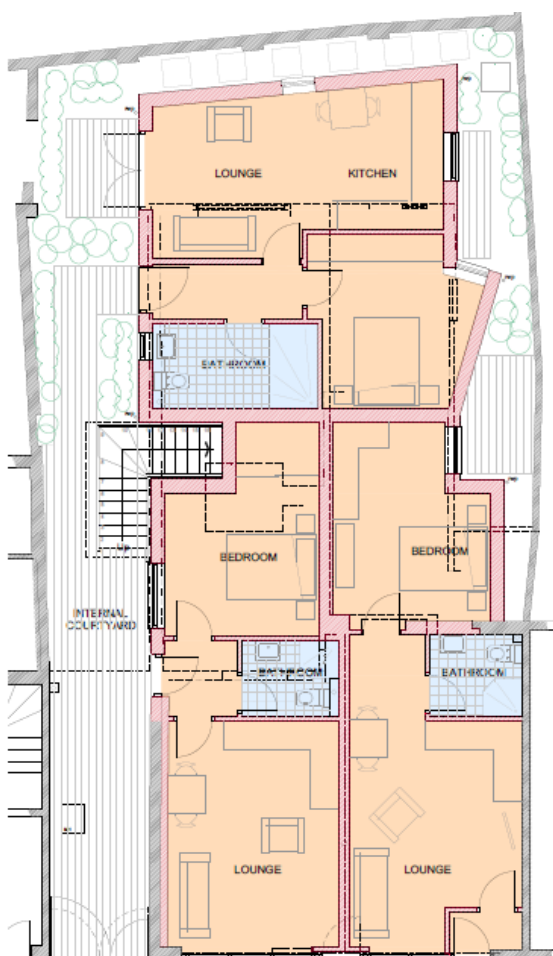
It is proposed to extend the rear of the existing building, to the high street, to form two one bedroom residential apartments with the principle access to apartment [1] via the gated access and apartment [2] via the High Street.

It is proposed to demolish the existing outbuildings to the rear of the site and construct a new communal access stair and a two storey building comprising of a one bedroom apartment [3] at the ground floor level with the principle access via the gated access to the High Street.

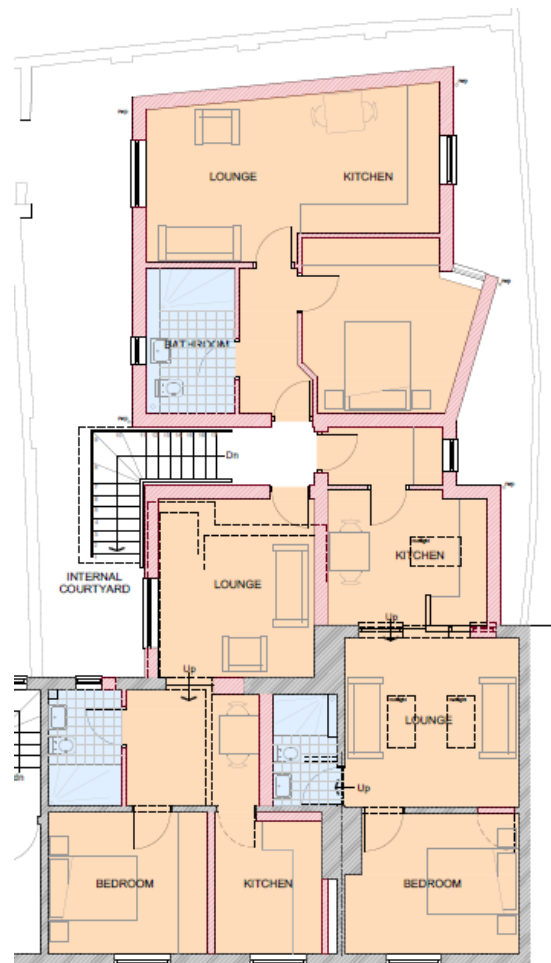
First Floor Level:

It is proposed to extend the rear of the existing building, to the high street, to form two one bedroom residential apartments with the principle access to apartments [5 and 6] via the communal stair and gated access to the High Street.

The first floor level of the new construction would comprise of a one bedroom apartment [4] with the principle access via the communal stair and gated access to the High Street.



Proposed Ground Floor Plan



Proposed First Floor Plan

3.3 Appearance

High Street Elevation – Facade

Number 4 – 4a High Street comprises of a two storey black and white mock painted timber framed building with an Edwardian styled timber framed shop front comprising of pilasters, carved consoles and transom lights. To the first floor are three multi light casement windows with decorative framing below. A gablet sits above the middle window and is finished with a decorative terracotta claw finial. To the left side of the shop there is a gated access to the rear of the building.



The key elements of the proposed work to the High Street frontage focus on the sensitive and sympathetic reinstatement, localised repairs and redecoration of the existing facade and shop front.

The primary elevation has suffered from a lack of maintenance and neglect over the years but typically appears to be in reasonable condition with some of the decay superficial. This application seeks to refurbish and retain the existing where practical. It has been identified that some localised alterations, replacement and making good to elements of the existing will be required where the existing components have deteriorated and are beyond repair.





As detailed within the supporting detail drawings the application seeks to obtain approval for the primary alteration works comprising of:

- Carefully remove the brickwork plinth below the shop front window. Replace with new cavity wall construction with matching approved brickwork where exposed
- Replace the existing shop front door [which is understood to be a modern replacement] with new solid doors to approved fenestration and finishes.
- Existing shop front framing to be retained and modified internally to the existing single glazed panels with double glazed units set within the existing framing. It is proposed to utilise approved opaque film to the inside of a number of the glazed sections to provide privacy to the ground floor level apartment accommodation.
- The existing top lights would be refurbished and adapted to incorporate double glazed units and to form hopper style opening lights for ventilation.
- Replace solid panel doors / gates which provide access to side passage with new approved fenestration steel framed railings as detailed.
- Locally repair and make good existing timber panelling and rendering to the first floor level facade and prepare and complete new decorations to match existing.
- Repair, make good and or replace damaged sections of the existing gutters and downpipes with all new components to match with the existing

3.3 Appearance, Scale, Character

Rear Courtyard Proposals

The proposed rear courtyard extension and new build would remain subservient in scale to the primary building affording the High Street, given that it would have a lower eaves and ridge height, and would include the continuation of the existing sloping roof profiles when viewed from the rear.

The architectural form and proportion of the new development structures provides a symmetrical and compositional balance that would sympathetically merge in context to its surroundings. The proposed development would be constructed using a high standard of materials and workmanship with traditional detailing and window and door fenestration to match with the existing retained building and with the adjacent traditional form of the adjacent terraced residential properties.

3.4 Residential Amenity

The key development impact issues identified and referenced within the Planning

Pre-application advice have been considered and addressed during the detailed design stages and have been incorporated as follows:

The proposed first floor window to the West gable, facing Yew Tree Close has been removed with a mock opening denoted within the gable to break up the end gable massing as facing this property. The scale and volume of the windows at first floor level to the North, West and South elevations have been carefully considered, sensitively sized, positioned and orientated to the to preserve the privacy of the adjacent properties.

The proposed extension to the North Elevation, adjacent to number 3 High Street, is off set from the existing boundary wall line with the eaves level reduced in height to mitigate over shadowing. The existing boundary wall immediately adjacent to the two properties is proposed to remain and is in the order of 3 metres high. To the rear elevation of number three High Street, the existing ground floor rear entrance door has a covered canopy over and with the adjacent window situated within the influence of the existing boundary wall. With the projected location of the first floor window located further away from the extension it is considered that the existing ground and first floor openings would not be adversely impacted by the development in respect to loss of light.

3.5 Access and Car Parking

It is proposed that the existing gated access leading off the High Street would provide the shared access to the rear ground and first floor apartments with the waste facilities and services meters located within a store enclosure located below the first floor level undercroft.

No on-site parking provision would be provided with this proposal. However, it is accepted that compared with existing uses, proposed parking demand and traffic generation would be less than current with the Highway Authority confirming within the Pre Application Advice, that they would have no objection on this basis.

3.6 Ecology

A preliminary Roost Assessment Survey Report as completed by an accredited Ecologist is to be appended to the Planning Application.

4.0 CONCLUSION

4.1

The report concludes that the proposed development would be appropriate in planning policy terms serving to positively reversing the negative impact and neglect of the derelict state of the building. The proposed development would serve to uphold and enhance the architectural interest of the building and street scene and would maintain the character and appearance of the Overton Conservation Area.