

Design and Access Statement

The Orchards
Pen Y Llan Road
Overton

For

Mytton Homes

Amendment to Approved Plans



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1207/004.DAS Rev A

1.00 Introduction

This planning application is for revised elevations due to errors in construction on site which has related in deviations from the approved scheme as set out in the original approved planning application OVE P/2014/0115 which was approved on 6th May 2014.

There are a number of errors which have occurred on site which has led to the current application

- Cill heights have been inserted higher than approved.
- Corbelling detail has been omitted above first floor windows.
- 1 chimney has been omitted.
- 1 chimney is in a revised position.
- The roof has been built 450mm higher than approved.
- Gable parapet has been constructed several courses higher than approved.

On 13th March 2017 an application was submitted (OVE P/2017/0276) to allow the “as built” dwelling to be approved as a variation from the original approval. On the 2nd June 2017 that application was refused.

The one reason attached to the refusal was

“ By Virtue of its scale, design and location within the setting of a grade II listed building, prominently sited within Overton Conservation Area, the development is considered to be harmful to the character and appearance of the locality in failing to preserve the character of the conservation area and setting of the listed building. To allow the development would be contrary to Wrexham Unitary Development Plan Policies GDP1, EC7 and the Overton Conservation Area Character Assessment and management plan.”

This application seeks to outline the methods by which each of the above site errors will be addressed.

2.00 Character

The site is accessed from Pen Y Llan road to the right of the library via a private road and was originally a vacant plot of land which has been known as the Orchard for a number of years.

The site itself is immediately adjacent to, but outside of the “High street and Penyllan street” section of the conservation area and is identified in figure 2.1 below, but It is important to note that the dwelling is not actually within the conservation area of the village.

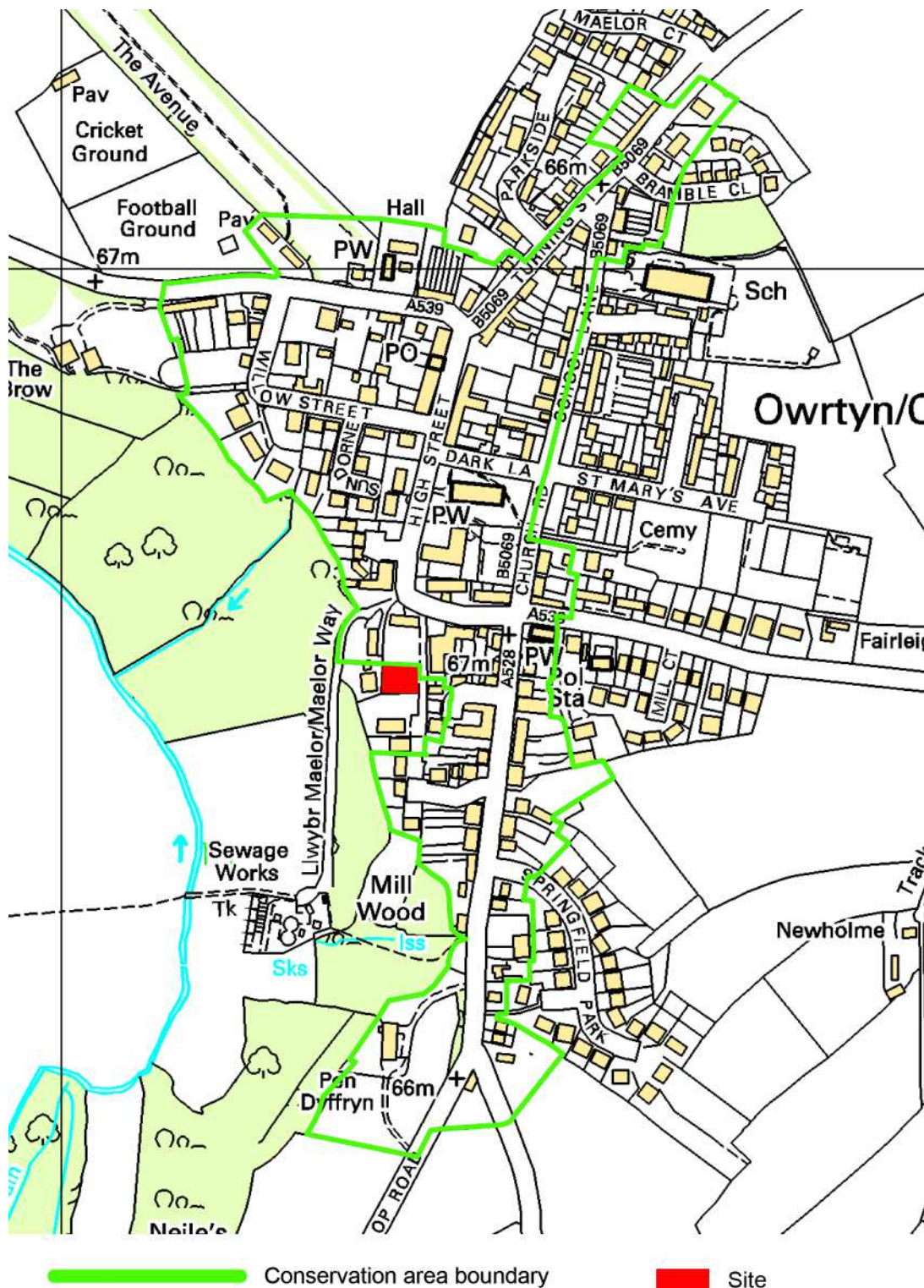


Fig 2.1

Since “The Orchards” scheme was approved the adjacent building “Pen Y Llan House” has received planning approval to be extended and converted into 3 separate dwellings with the construction of an additional bat house. The Peny Llan House approved scheme is referenced OVE P/2015/0932 & OVE P/2015/0933

The following series of photos show the context and huge mix of architectural styles of the buildings immediately adjacent to The Orchards



Fig 2.2 - View of Pen Y Llan house from the High Street



Fig 2.3 - View of Pen Y Llan house and the private road access



Fig 2.4 - Rear view of Pen Y Llan house adjacent.



Fig 2.5 - View along existing private road and the Orchards under construction with Library to the left.



Fig 2.6 - House behind The Orchards plot.



Fig 2.7 - View back along towards the high street. (prior to construction starting)



Fig 2.8 - View of neighbouring property off of private road



Fig 2.9 - View of neighbouring property off of private road



Fig 2.10 - View of neighbouring properties off of private road



Fig 2.11 - View of neighbouring property off of private road



Fig 2.12 - View of neighbouring housing estate directly opposite The Orchards



Fig 2.13 - View of neighbouring housing estate directly opposite The Orchards



Fig 2.14 - View looking back towards the High Street.



Fig 2.15 - View of the rear of the village library directly opposite The Orchards



Fig 2.16 Contextual streetscape elevations showing the original approved scheme (top) and the proposed scheme (bottom)

The following series of photos show the context and huge mix of architectural styles of the buildings within Overton



Fig 2.17



Fig 2.18



Fig 2.19



Fig 2.20



Fig 2.21



Fig 2.22



Fig 2.23



Fig 2.24



Fig 2.25



Fig 2.26



Fig 2.27

3.00 Environmental Sustainability

This application does not affect the agreed and approved Environmental Sustainability of the scheme.

Arboricultural issues

This application does not affect the agreed and approved Arboricultural issues of the scheme.

4.00 Access

This application does not affect the agreed and approved Access issues of the scheme.

5.00 Design

In order to address each of the variations from the original approval OVE P/2014/0115 we have set out each of the issues and the proposed methods of correcting or addressing them.

Cill heights have been inserted higher than approved.

It is proposed that the approved original cill heights are reinstated by cutting out the brickwork and resetting the cills at the approved heights.

Corbelling detail has been omitted above first floor windows.

It is proposed that the corbelling detail is re introduced by using brick slips to the agreed corbelling detail.

One chimney has been omitted and 1 chimney is in a revised position.

Just after the original application a series of conversations were held with Sharon Holman with regards to omitting the left hand chimney and relocating the right hand one. This was agreed subject to updated drawings being submitted showing these minor amendments. Unfortunately my client, the applicant did not email the revised drawings to Sharon Holman. We believe that the “as Built” position of the right hand chimney and the omitted left hand one are agreed in principle.

The roof has been built 450mm higher than approved.

The roof level has been constructed 450mm higher than approved due to errors on site. The roof has been fully constructed and there is significant costs involved in lowering by the 450mm requested by the planning authority. It is proposed that by raising the head heights of the windows the proportions are dramatically improved.

Gable parapet has been constructed several courses higher than approved.

Due to an on site request from the NHBC inspector to revise the construction detail without consulting the architect the gable parapets were increased by approximately 525mm. Whilst the gable parapets are higher than approved as this is due to a building inspector request it is anticipated that this minor change can be accepted.

In order to demonstrate the impact that the scheme under this application has on the street scape we have prepared drawing 225 which shows the streetcape with the original approved version of The Orchards and with the changes under this application. We believe by incorporating all of the above changes to the “as built” dwelling that the street scene is maintained with little impact. We would also argue that the impact that this scheme has on the listed Pen Y llan house once it has been converted in accordance with its planning approval will be minimal.

6.00 Conclusion

Whilst the proposals are different to the original approval and that they retain the raised roof level we believe that the proposals above address the errors which have occurred on site in a way which blends in with both the street scape, the adjacent buildings both in and out of the Conservation area and the adjacent grade II listed building and as such we believe that the attached scheme does address the issues within the previous refusal and as such should now be approved.