

Design and Access Statement

Pen Y Llan House
Pen Y Llan Street
Overton on Dee

For

The Estate of Gladys Dalby

Renovation and change of use application



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1407/001.DAS

1.00 Introduction

This planning application is for the renovation of the existing Pen Y Llan house and change of use of the coach house and shop into two single residential units. During the design process a number of consultations have been carried out with the Local Authority including the Planning Officer, Conservation Officer and Highways Officer which are detailed below in the relevant sections.

2.00 Character

The site is located on the corner of Pen Y Llan Street and High Street and is located within conservation area and is identified in figure 2.1 below

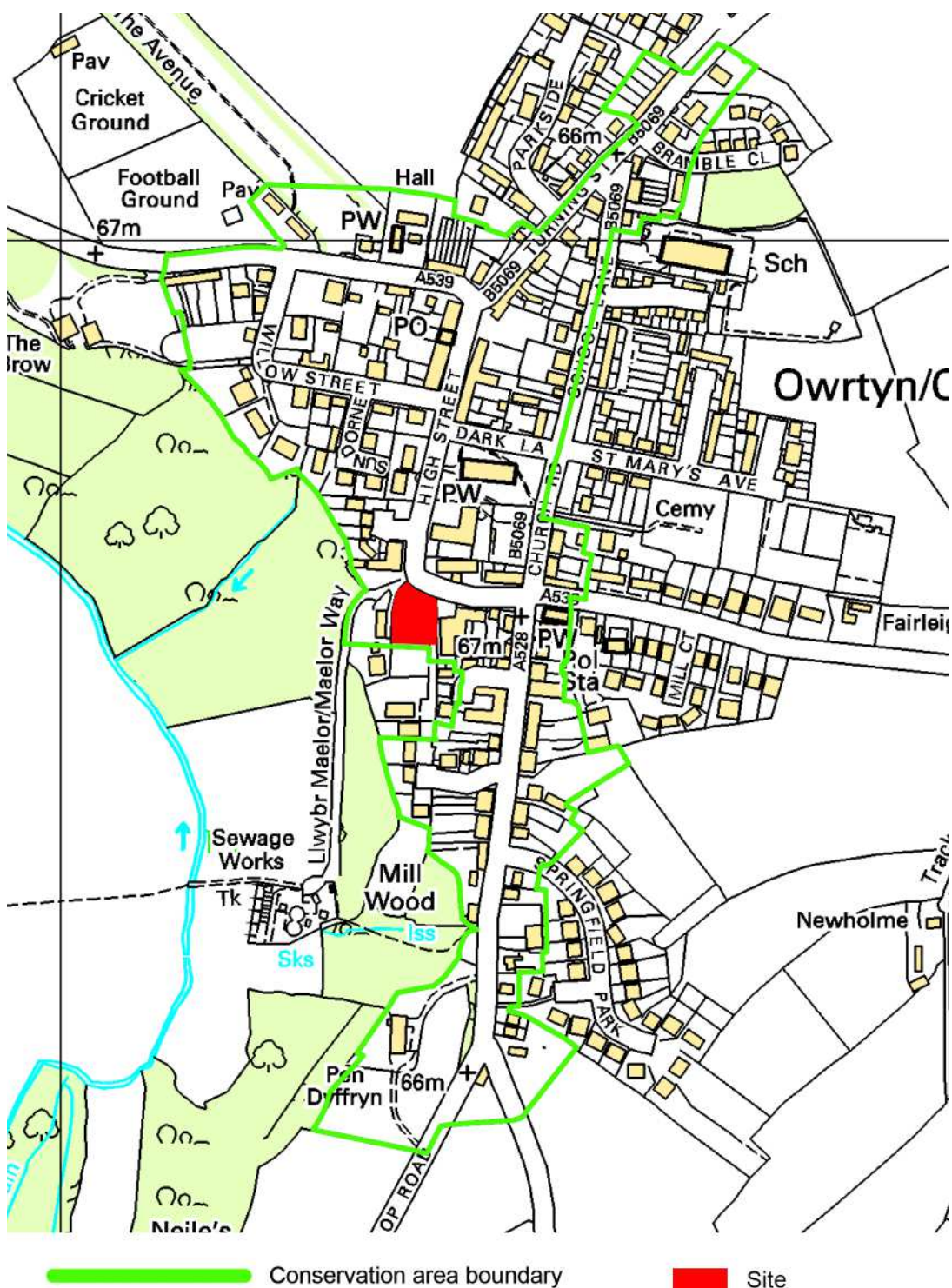


Fig 2.1

The site itself is bounded on the front by the pavement to Pen Y Llan street adjacent to 3 other key Overton buildings (fig 2.4, 2.5 & 2.6), including the village hall & library (fig 2.6) and to the south & west by residential properties (2.7.)

The photos below provide the context in which the site is located.

Fig 2.2 & 2.3. Identify that Pen Y Llan house is a key building within Overton due to its prominent position within the village.



Fig 2.2



Fig 2.3



Fig 2.4



Fig 2.5



Fig 2.6



Fig 2.7



Fig 2.8



Fig 2.9



Fig 2.10



Fig 2.11

Currently there is a development being built by Mytton Homes immediately adjacent to the rear of the site located in the plot shown in fig 2.11 known as “The Orchards” (ref OVE P/2014/0115) which was granted approval in May of this year.

Pen Y Llan house, the shop and coach house have had a number of surveys conducted for this application and include a structural survey, ecology report and an arborcultural impact assessment which are appended to this application and are to be read in conjunction with this application.

The photos below in fig 3.1 - 3.10 show the externals of the current buildings and site.



Fig 3.1



Fig 3.2



Fig 3.3



Fig 3.4



Fig 3.5



Fig 3.6



Fig 3.7



Fig 3.8



Fig 3.9



Fig 3.10

In addition to the surveys mentioned above, a number of meetings have been held with the Planning Officer, Conservation Officer and Highways Officer from Wrexham Planning Department and several design options have been tabled and developed into the final submitted plans which incorporate and address the issues discussed.

The main items of discussion to note are:-

1) The current 6 bed house would be supported as being renovated and extended into a 5 bed dwelling as per the proposed plans which include:

a) The proposed extension being a simple gable and saddle roof extension

b) The original window on the first floor stair landing is retained in its current state, ie not blocked up or replaced. This is now retained in its location between the mezzanine area of the extension and staircase and will be a key feature linking these spaces.

c) Heritage range roof lights are used to the rear roof aspect for the top floor bedrooms

d) Window design is sympathetic to the property and consistent.

2) The coach house would be supported for conversion to a residential unit as per the proposed plans which include:

a) Rationalising the window, roof lights and door locations

b) Omitting the deep floor interface within the large glazed screen to the old coach house door. This has been achieved by reducing the unit from a 3 bed unit to two with the inclusion of the mezzanine area allowing for a more sensitive junction detail.

c) Heritage range roof lights are used to the rear roof aspect

3) The shop scheme would be supported for conservation to a residential unit as per the proposed plans which include

a) Retaining the shop frontage with the incorporation of a false door to replicate the current design aesthetics within the new large front glazed unit. A new transom bar has been agreed within these discussions.

Structural condition

In order to assess the viability of the existing property for development and the impact the construction works would have on the property a structural survey was undertaken.

The main areas to address are :

- Rebuild the existing chimneys
- Replace defective roof timbers
- Repoint the existing brickwork
- Resolve the blocked drains
- Repair / replace the glazed timber shop front
- Demolish the substandard rear coal house
- Repair / rebuild the cracked and bowing brickwork to the rear of the coach house.
- Replace the concrete floors to the coach house.
- Replace defective Lintels

The full report is appended to the application but the key points to note is that the property is generally structurally sound and will require what are in essence normal works for such a property to address the items identified thus ensuring that the issues no longer continue to deteriorate this important building.

3.00 Environmental Sustainability

We have identified several of areas which fall under the heading of Environmental Sustainability

- Ecology of the site
- Arboricultural issues
- Refurbishment materials
- Drainage

Ecology of the site

During the ecology survey it was discovered that there was existing wildlife which must be accommodated within the development of the scheme which can be reviewed in the appended report.

In discussions with Mr Gerald Longley it was agreed that the best way to protect the existing bats within the coach house is to construct a purpose built bat house as per the proposed plans. All works are to be carried out in strict accordance with the survey and mitigation plan for these European protected species.

Arboricultural issues

There are a number of trees on the site which have been surveyed and we have taken advice from “Tree solutions” who carried out the survey as to how to proceed with the current planting. It is proposed that the Leyland Cypress hedge along the eastern boundary is removed to allow for the road widening (as requested by Highways) and it is proposed that a new beech hedge is planted adjacent to the widened road to retain a soft boundary as agreed for The Orchards scheme giving uniformity along this boundary.

The 2 trees located on the garden area of the current plot are both identified as category C3 “trees of low quality” and if retained they would have a detrimental effect on the proposed bat house which is required for the protection of European protected wildlife by causing excessive shading and cooling.

From the Arboricultural report we have been able to ensure that any proposed works such as parking etc do not impact on the trees and that the relevant planning policies have been adhered to which is confirmed within the report itself.

Refurbishment materials

Due to the listed nature of the property the heritage officer has requested that materials used within the existing house reflect the current materials employed. The works to the top floor, where the vast majority of the refurbishment works in the house will be carried out, it is proposed to use a natural insulation within the roof and external walls to ensure the existing fabric of the listed building is not adversely affected but the exact level and amount will need to be confirmed and agreed with Building control.

Within the proposed extension modern building techniques and materials will be employed to ensure full building regulations are met.

Drainage

The current drainage within the property appears to consist of some foul and surface water being discharged into the existing drainage system and some into soak aways. An assumed existing drainage layout is shown on the current plans. It is proposed that at building regulations stage to carry out further investigations to ascertain the full proposals but in general where possible it is proposed to connect into the existing drainage and use soakaways for the rainwater where we are unable to connect into the existing system.

4.00 Accessibility

Whilst the units are existing and obviously pre DDA the design of the units of the proposed dwellings will be in full accordance with Part M of the Building Regulations where ever possible (subject to any listed building conditions)

5.00 Community Safety

Within the “Rural Development Plan for Wales 2007 - 2013, Local Development Strategy for Rural Wrexham” the area of Overton is not identified within the top 10 crime areas and is quite low down in the crime table.

In order to address the key BSC Comparator Crime incidents the following items have been incorporated into the design :-

- Vehicle security. Provision has been made for 2 of the units providing parking for vehicles within the curtilage of the property.
- Domestic Burglary. Provision of security lighting around the dwelling located appropriately and the inclusion of a burglar alarm will be built into the construction plans. New and replacement windows and doors will all have high quality security locks. In addition gates and fencing will be installed to deter access directly into the garden as indicated on the plans.

6.00 Movement to, from and within the development.

The site is accessed from a private, unadopted road which currently serves 5 dwellings, 3 at the far end and 1 which is currently under construction and Pen Y Llan house itself. Visibility from the junction to Pen Y Llan road is very good to the right and due to the sharp bend the view to the left is reduced but compliant. The sharp bend however has the effect of reducing all traffic coming from the centre of Overton down to a slow speed. In discussions with the Highways Officer he is supportive of the proposed development utilising this junction.

In order to assess the impact of the 2 additional residential units and related vehicular movement to these we must review the fact that the current use for these buildings as a coach house and shop which would generate a number of movements if these were put back into operation as their current use. Converting these 2 units from a shop and coach house will reduce the daily vehicular movements thus improving the site and access.

In a site meeting with Mr Kevin Hughes on site he advised that due to the proximity of the site to the conservation area that the planning requirements for the access road could be relaxed to avoid undue adverse impact on the conservation area itself. The proposals were discussed and Mr Hughes advised that he would support the application if the following items were incorporated into the application.

- The existing access onto Pen Y Llan road in its current form (subject to the height restriction issue item discussed below) would be acceptable.
- The existing unadopted road would be acceptable in order not to affect the character of the conservation status of the adjoining land.
- The widening of the unadopted road as shown on the proposed site plan would facilitate safer movement on the site and houses served by the unadopted road.
- Provision of a turning head adjacent to “The Orchards” plot (as shown on the proposed site plan) to facilitate turning for larger vehicles again to increase vehicular safety.
- Parking space numbers and locations all as indicated on the proposed site plan.

As you will note from the attached site plan these items have been actioned and incorporated into the proposed scheme.

We were made aware by Phil Palmer of Highways that a previous application (ref number OVE P/2009/0342) by Mr A Foulkes had an outstanding condition pertaining to highways and visibility splays. Condition 8 stated that no obstruction over 1M in height above the level of the adjoining highway.

Mr Phil Palmer advised that this condition was not discharged by Mr A Foulkes in accordance with the planning permission however my client has carried out the required works to support vehicular safety at this junction and the condition has been accepted as now being discharged.

7.00 Conclusion

Pen Y Llan house is a key building within Overton and we believe that the proposed development will enhance the property and provide an opportunity to repair it to ensure it maintains its status within the village

During the design stage for this scheme a significant amount of discussions have taken place in order to develop a scheme which can be supported by the Local Authority. As we have demonstrated above we believe we have the support of the Planning, Highways and Conservation officers as we have incorporated their comments into the scheme being submitted.

Converting the House from a 6 bed house to a 5 bed house, converting the coach house and shop into 2 bed units respectively will reduce the number of vehicular movements compared with refurbishing them as their current uses.

The construction of a bespoke bat house will ensure that the bats within the location will thrive and establish themselves in accordance with the European directive for these protected species.

The trees being removed have been identified as either sub standard or low quality and the hedge along the east boundary will be replaced with a new beech hedge but in so doing will improve the access road in accordance with Highways recommendations.

By including both the Planning & Heritage officers comments into the scheme we believe that the overall impact and aesthetics of the property will enhance the area.

As demonstrated in each of the sections above we believe that the proposed scheme is in accordance with the local planning policy and that it respond to the setting to which the property is situated and will contribute to the immediate environment. It is upon this basis we believe that the application should be approved.