Design and Access Statement - The Poplars, Station Avenue, Chirk

The location of the property is set in the Conservation Area of Chirk, and is situated alongside Chirk Railway Station on Station Avenue, with the front of the property facing towards Station Road.

Proposing to install a roof light at the rear of the property, on the existing rear elevation. The rear of the property faces the Railway Station car park, of which is obscured by the rear garden trees. The only visible views to the rear of the property is from a public road on the east side to station car park approach and partial visibility from the west side of platforms one and two.

After some initial research into Conservation Area plannings, I believe a Conservation Area window would be a suitable option.
I have done some visual research on properties in the same Conservation Area, and there are several houses of significance whom also have a Conservation Area roof window.

The proposal for the roof light is being initiated whilst repairs to the roof are being undertaken. The rear elevation roof sustained damage during a storm in December, from a 60 foot tree falling onto the house from the car park approach. Advise was given by several roofing contractors. Their findings, were replacement of rear elevation rather than repairs.
Currently I am still negotiating the damage with the insurers, whilst this is being resolved I would like to propose a roof light, of Conservation Area standards.
With this current situation, the rear elevation roof needs replacing to its initial design and upon these circumstances I would like to convert the attic into a work room for my freelance business as a dress maker, with the roof light being essential for creating natural light.
The access internally would be through the existing attic entrance through the hatch, with potential improvements to enhance and convert the existing attic space to suit my work room needs.
The external improvements within the existing roof would not impact any neighbouring buildings. No buildings would be overlooked by this improvement. And the potential access to the works being carried out, would not affect any other surrounding buildings or the general public.

The design of the roof light would be a non - principal elevation, only a roof light installed to the existing timbers, flush against the tiles. Presently the entirety of the roof has 40mm concrete tiles, which will be replaced by the same style as the existing roof tiles on the rear elevation.
The details of the proposed design of the Conservation Area roof light would ideally be situated at the centre point of the rear elevation, flush against the replacement concrete pitched tiles.(A separate document attached within the current proposal portal regarding the specifications of the proposed Conservation Window).
Ideally would like the window dimensions to be 660mm width x 1178mm length, central manual pivot point, with a black external finish, horizontal central glazing bar and black exterior cladding. The design would reflect the present character features of the house's black aluminium guttering and down pipes.
Would take advice from what design and size would be required for planning to be approved to minimise the profile for the overall visual impact, if the current plan is not suitable.

I had informed Wrexham Borough Council of my intentions and was advised to fill out a Pre-application Advice.
The response from my pre-application was I needed to apply for a formal application and planning permission would be required. This was due to the fact the host property is located within Chirk Conservation Area.

Views of officer stated :
Principle of Development - situated within the settlement of Chirk and sits within conservation area. If the impact of this change could be managed sympathetically, this proposal could be considered acceptable in principle.

Design -careful consideration should be given to the design, scale and detailing of this proposed roof light to ensure the preservation or enhancement of the characteristics of the surrounding area.

Impact on Neighbouring Amenity- The proposal is unlikely to cause any harm on neighbouring amenity in terms of privacy or daylight issues.

Highway Considerations- This proposed roof alteration will cause no harm to the existing access and parking arrangements at this host dwelling.

Historic Environment- This host dwelling is located within Chirk Conservation Area. This area has also been designated under Artical 4 making the restrictions even greater. This protection makes sure the character and appearance of this special area is preserved and enhanced at all times. This management aims to ensure that any alterations, such as this proposal, are carried out in sympathy to the special character of the area and therefore any potentially harmful changes can be avoided.

Therefore, with all of the above mentioned I would clearly like to state I would be very grateful for any guidance to enable me to proceed with my application.
Whatever I could do to strengthen my proposal, whether it be a specific roof light requirement (Conservation or Heritage Roof Window), size requirement, and interior and exterior finishes. What ever you would consider appropriate for my proposal.

The Conservation Area roof light would benefit to the overall appearance of the roof space and would enhance the rear immensely. The rear elevation is very plain in design compared to the rest of the roof. The front elevation having a pitched detail gable roof, and the east and west sides incorporating combination roofs with additional various styles of chimney stacks. (Photograph of front and rear view of property added into the planning portal process).

So please consider my proposal as explained to my best knowledge. If there are concerns to my proposal, what would be considered to permit my realisations. in scope of design for me to finalise the proposal. Awaiting the conclusion to enable the existing roof to be replaced.