Project | Proposed change of use of land.
Client | Mr S. Heighway
Ref. | 360MWT01
Date | August 2025
Revision | Design - Planning Application

Design - Planning Design Document

matt wood:architect

Introduction:

Project :**Proposed 'glamping' site,**
land to South of Queensbridge Farm, Overton-on-Dee.
Revision :**Design - Planning Application.**
Date :**August 2025.**

- This design document has been prepared on behalf of the client / applicant, Mr S. Heighway, in relation to development proposals at the above property

- The aim of this document is to provide supporting information to a Planning application, relating to proposals for the development of land at the rear of the above property.

_Design Development Team :

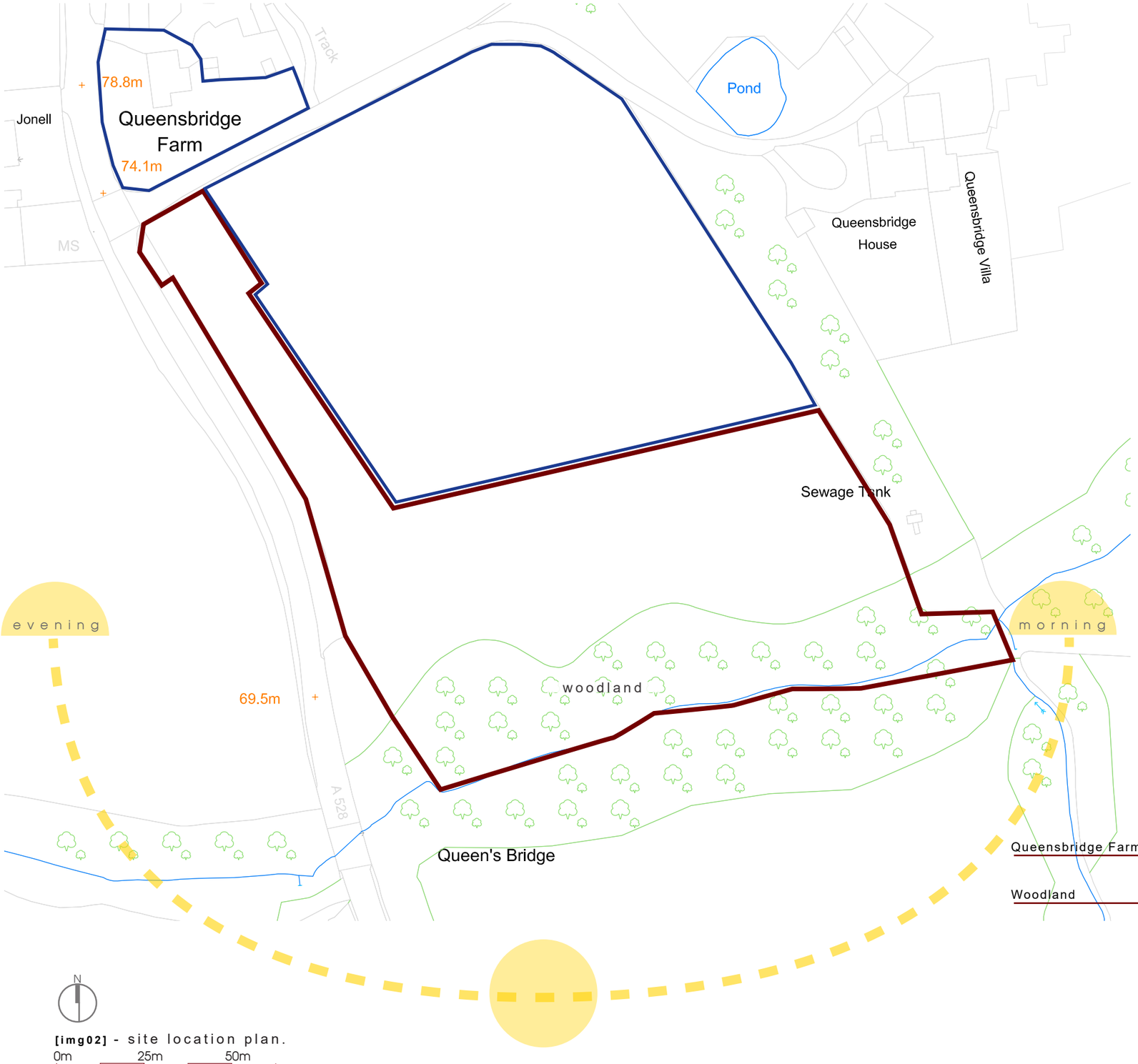
Planning Consultant:	McDonald Wilkinson Tongue
Architect:	Matt Wood : Architect Ltd
Heritage:	Bowland Surveyors
Landscaping:	DAC Landscape Architecture
Drainage:	Premier Tech

_Application site :
- The application site is located on the A528, approximately 1.5miles South of the town of Overton, Wales, and 3.5miles North of Ellesmere, in Shropshire, England.

- The subject site is located to the South of Queensbridge Farm and is located within the Planning district of Wrexham County Borough Council.

assessment of existing site location

Site Address:
Queensbridge Farm,
Overton-on-Dee
Wrexham
LL13 0LE



[img02] - site location plan.



[img01] - site aerial photograph.







[img04]_existing site aerial + property photographs.









[img05] - existing site layout plan.

0m 10m 20m 30m 40m 50m

Scale: 1:1000

Design Proposals :

- The Applicants' brief is to provide several glamping pod units adjacent to woodland to the South of the property of Queensbridge Farm.

- The woodland consists of a mix of established trees and self-seeded trees. [Refer to Arbtech Consulting Ltd survey + report for more details]. The accommodation pods will be located at the bottom of the field, outside root protection areas.

- The indicative locations of the areas proposed for new glamping units are highlighted opposite. Each individual unit will be surrounded by new planting to reduce visual impact and enhance the ecology of the area. The units will be formed on wooden decks and lightweight structural components to allow for level accommodation and limit impact on the surrounding landscape.

- The site has a gentle gradient from North to South of approximately +3.5metres. This will provide easy movement and transition from the car park to the glamping site without need for stepped access, with access into the glamping site via a gravel / woodchip path on foot. .

- Vehicle access is via an established access to the North of the site. The existing gate will be set back from the main road to allow egress from the highway should gates be closed. The location is appropriate for siting of the new parking area, and it is proposed to include new screening around the car parking to reduce visual impact.

- Please refer to DAC Landscape Architecture landscaping scheme for detailed scheme proposals

assessment of existing site layout plan

site boundary

existing site access points

area for car parking

established planting buffer / screening

proposed planting buffer / screening

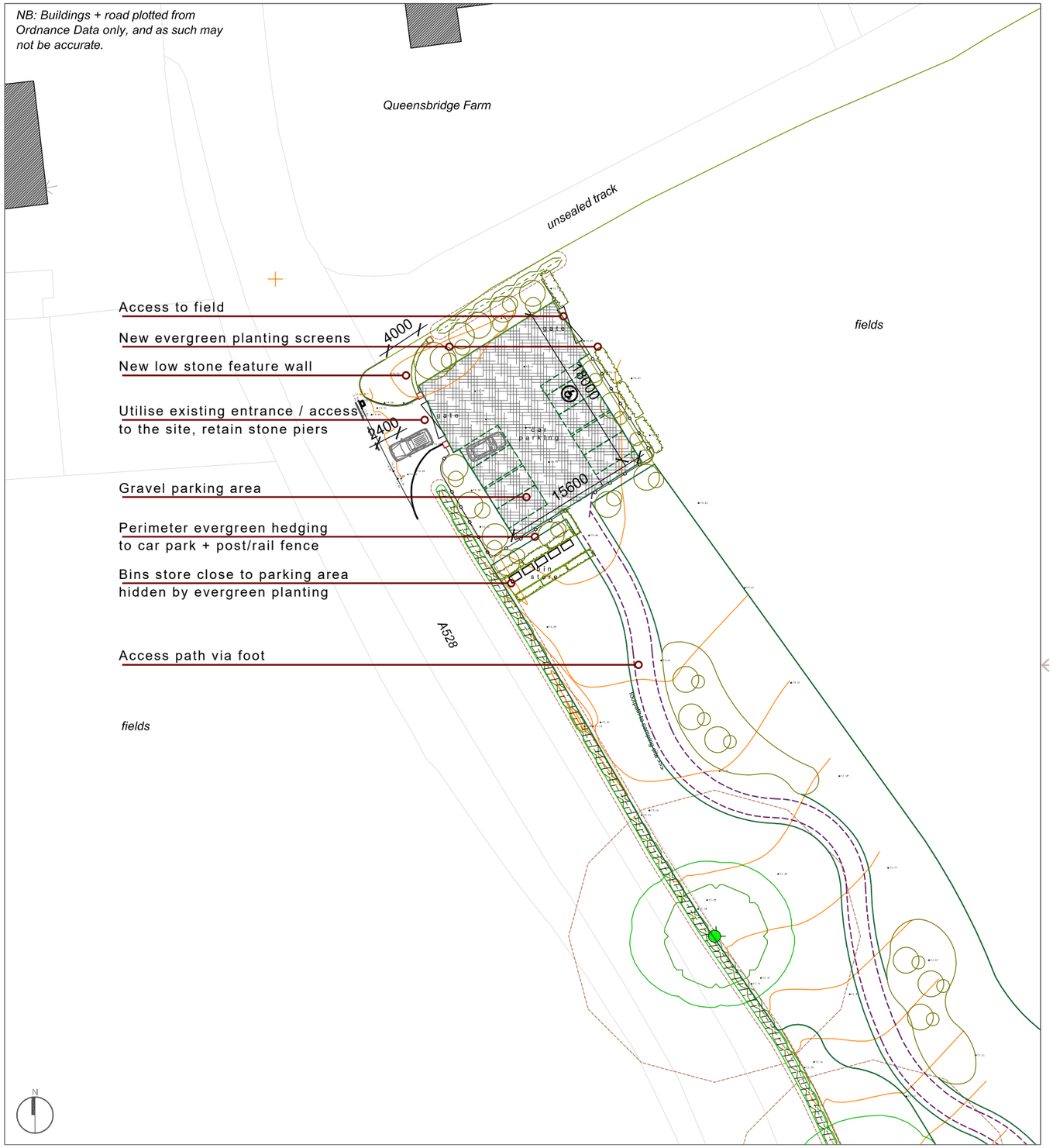
root protection distance

site level changes

new footpath through site

appropriate location for unit

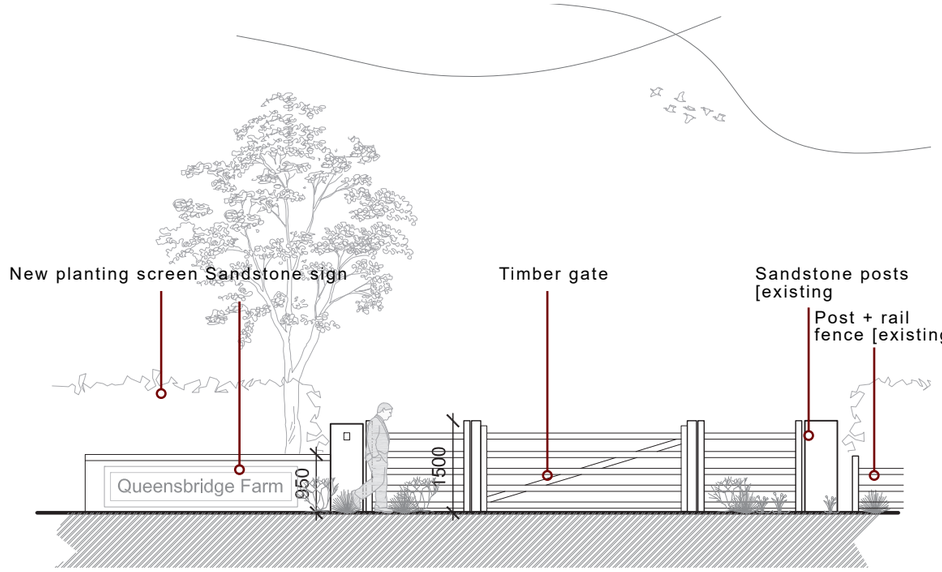
root protection areas



[img07] - proposed car park layout plan.

0m 10m 20m 30m

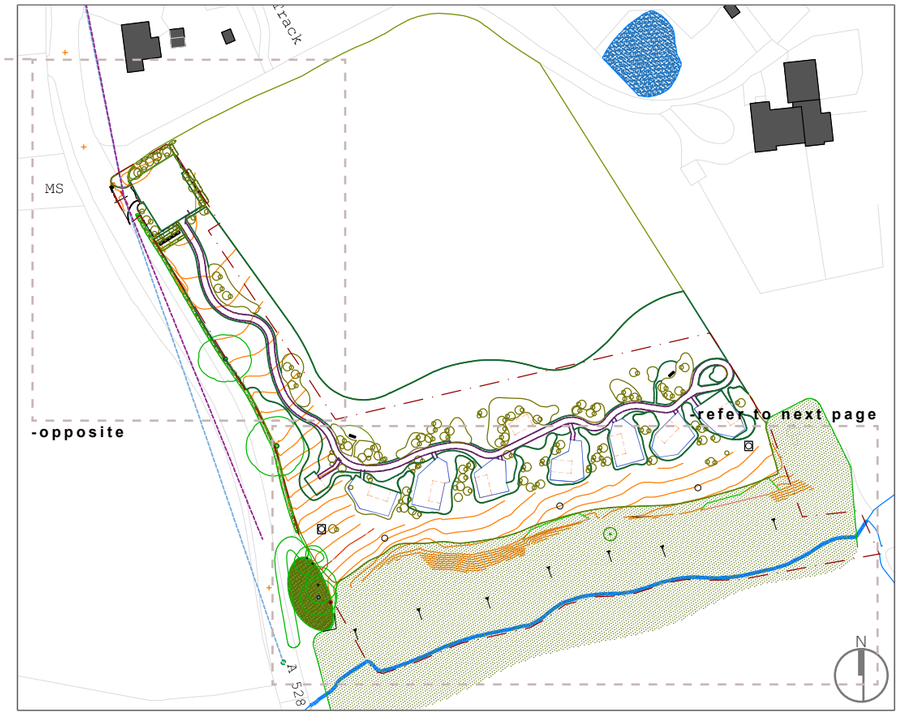
Scale: 1:500



[img08] - proposed site entrance elevation.

0 1m 2m 3m 4m 5m

Scale: 1:100



[img06] - proposed site layout plan.

0m 20m 40m 60m 80m 100m

Scale: 1:2000

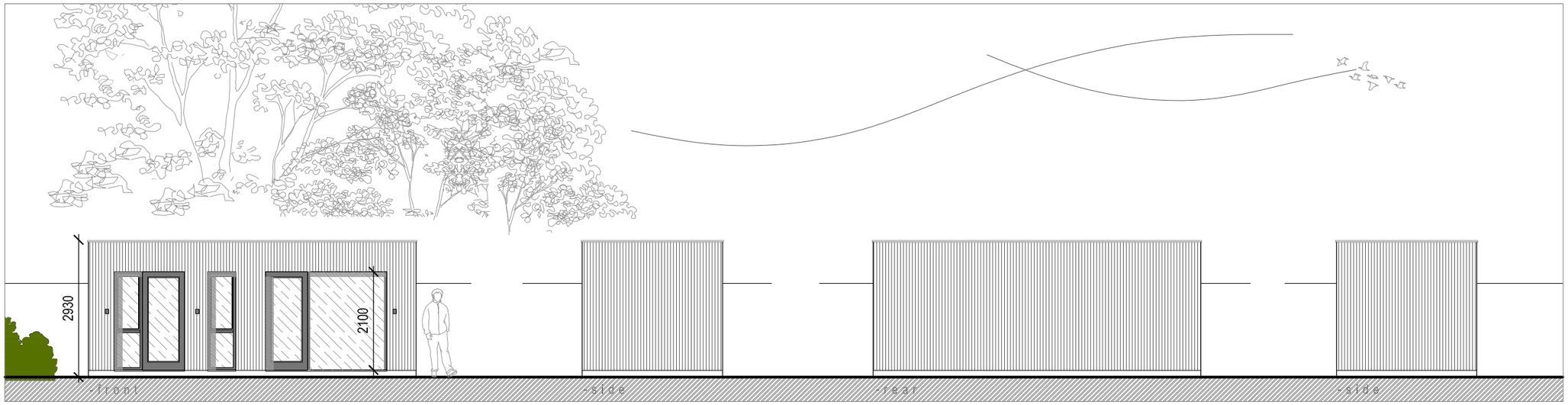
NB: Buildings + road plotted from Ordnance Data only, and as such may not be accurate.



[img09] - proposed car park layout plan.

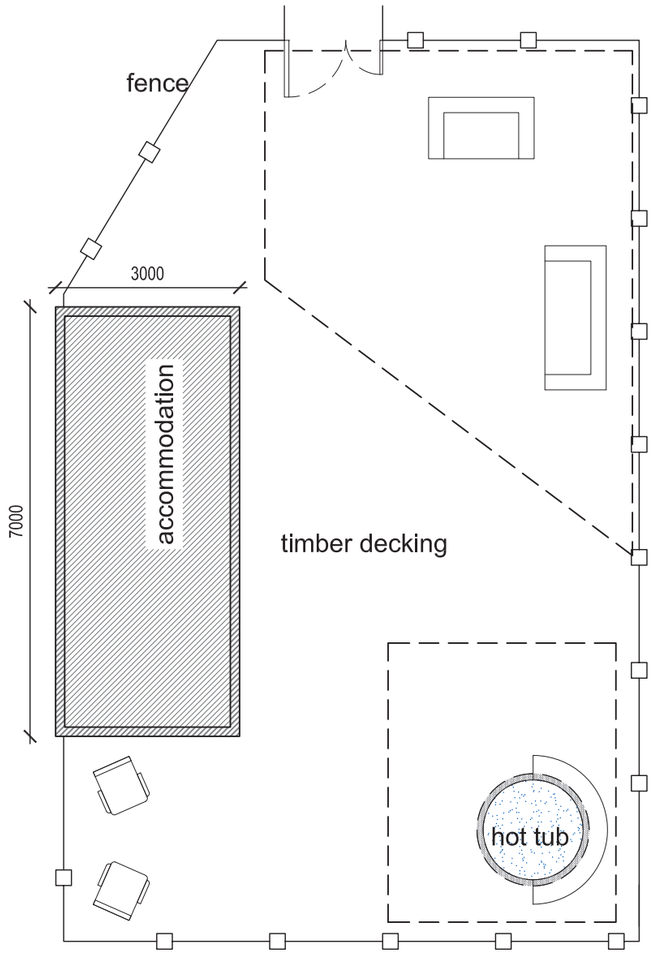
0m 10m 20m 30m

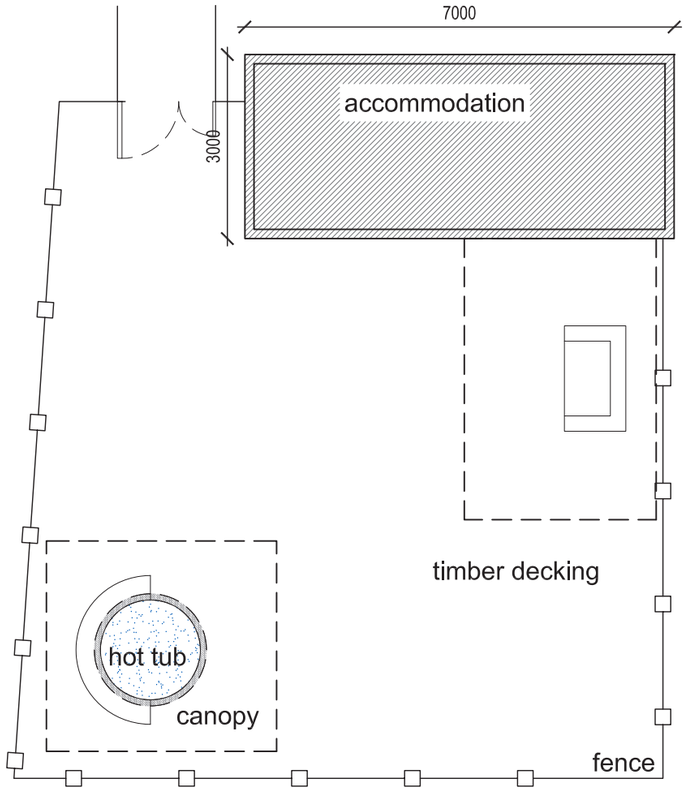
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[img11] - typical elevations + examples.

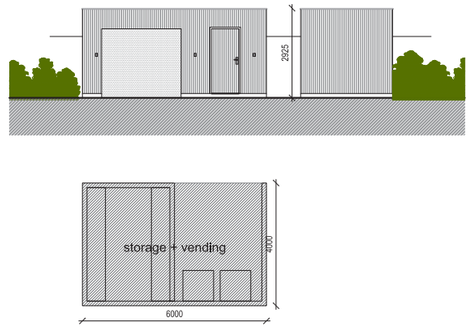




[img10] - typical enclosure layout plan.

0 1m 2m 3m 4m 5m

Scale: 1:100



[img12] - proposed ancillary buildings.

0m 2m 4m 6m 8m 10m

Scale: 1:200