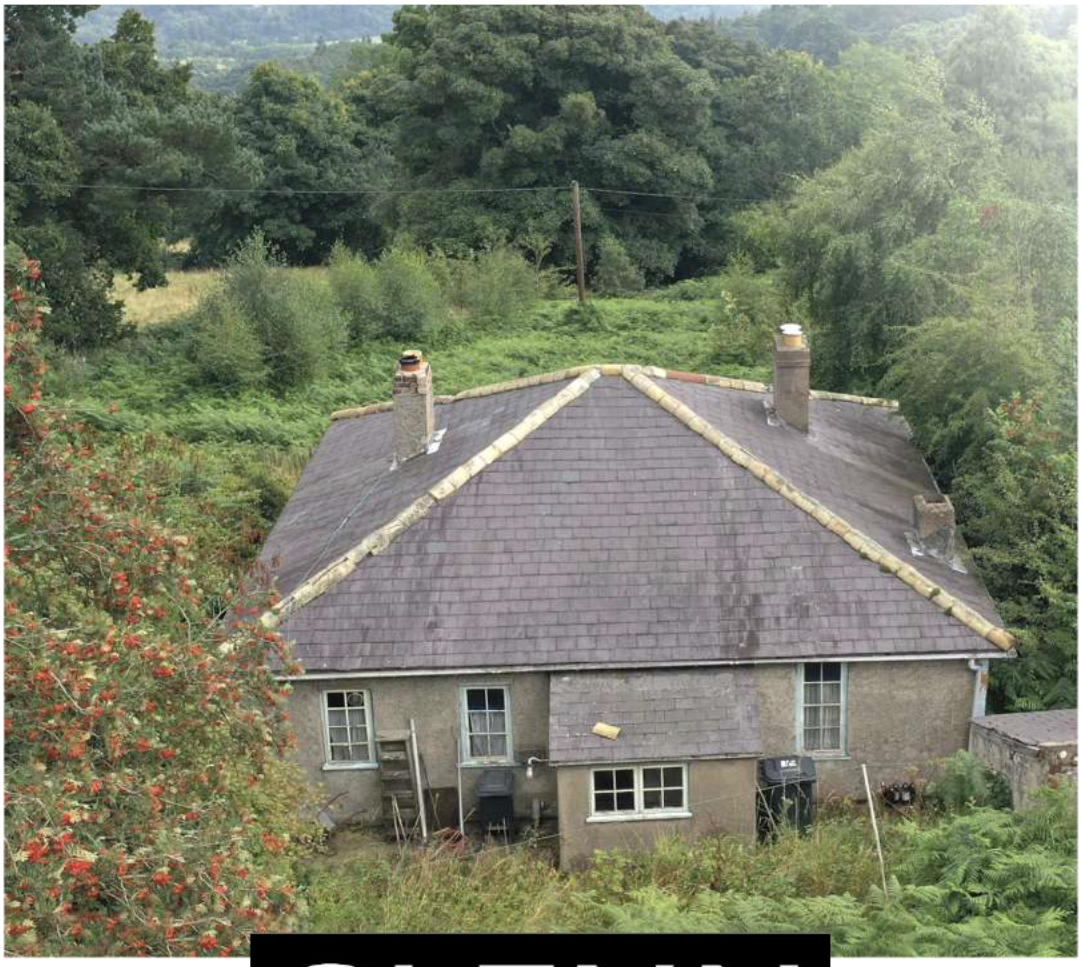
Supporting Planning Statement

Llys Llewelyn, Blackwood Road, Garth, Llangollen LL20 7YL



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extensions - newbuilds - selfbuilds - alterations
listed buildings - conservation areas - eco homes
Feasability-concept-planning-building regulations-tender-project management

Introduction:

Glenn Cavill Architecture has been instructed by the new owners of Llys llewelyn on Blackwood Road in Garth, Llangollen to look at a scheme of redevelopment to create a modern, high efficient sustainable family home in place of the existing home, garage and associated outbuildings. This document explains the project and process in more detail to support an initial pre-application.

The Application Site:

Standing within grounds extending to approximately 1.6 acres is this three bedroom detached bungalow is in need of a complete scheme of modernisation but there is also the potential to build a replacement dwelling, subject to the necessary planning consents. Commanding far reaching views over the Dee Valley the property is tucked away down a private lane at the top of Garth and internally briefly comprises an entrance porch, hallway, living room, breakfast room, kitchen, three bedrooms and a bathroom with an EPC Rating - 25F.

The property is located on the outskirts of the desirable village of Garth and boasts delightful views of the picturesque Dee Valley. The property is ideally placed with commuter links to the nearby A539 providing easy access to the nearby city of Wrexham and the towns of Llangollen and Oswestry, as well as the larger centres of Chester and Shrewsbury beyond. The nearby village of Trevor is well serviced by public transport with regular bus links passing through the village and the nearest Train Station being located approximately 2.5 miles away in the village of Ruabon.

It is located in open countryside and outside any settlement limits and within an area of special landscape.



The property consists of the following rooms and as you can see from the images provided the house was occupied prior to my clients purchasing the property at auction.

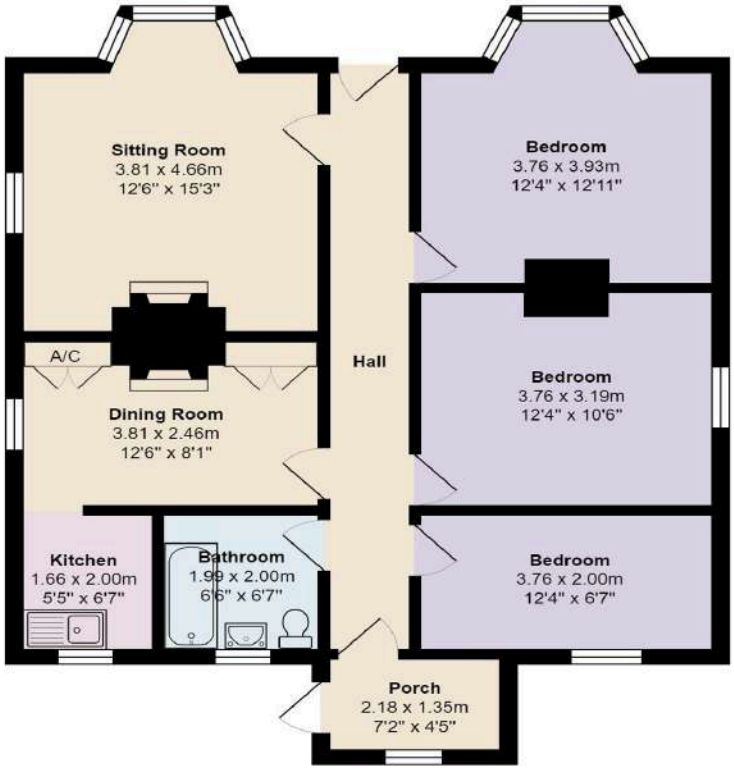
Accommodation On The Ground Floor:

- Entrance Porch: Wooden door to the side elevation. Window to the rear elevation. Tiled floor.
- Hallway: Wooden door to the front elevation. Electric storage heater.
- Living Room: 12' 9" x 12' 6" (3.88m x 3.81m) PVCu double glazed bay window to the front elevation. Window to the side elevation. Feature fire surround.
- Breakfast Room: 12' 5" x 8' 3" (3.79m x 2.51m) Wooden framed window to the side elevation. Tiled fire surround. Storage cupboard.
- Kitchen: 6' 7" x 5' 5" (2.01m x 1.66m) window to the rear elevation, electric point for cooker, sink.
- Bedroom 1: 12' 4" x 10' 4" (3.75m x 3.16m) PVCu double glazed bay window to the front elevation.
- Bedroom 2: 12' 4" x 10' 5" (3.77m x 3.18m) Wooden framed window to the side elevation.
- Bedroom 3: 12' 5" x 6' 9" (3.78m x 2.05m) Window to the rear elevation.
- Bathroom: 6' 8" x 6' 7" (2.02m x 2.00m) Window to the rear elevation. Three piece suite of panelled bath, low level w.c. and pedestal basin.








Sitting Room
3.81 x 4.66m
12'6" x 15'3"
Bedroom
3.76 x 3.93m
12'4" x 12'11"
A/C
Hall
Bedroom
3.76 x 3.19m
12'4" x 10'6"
Dining Room
3.81 x 2.46m
12'6" x 8'1"
Kitchen
1.66 x 2.00m
5'5" x 6'7"
Bathroom
1.99 x 2.00m
6'6" x 6'7"
Bedroom
3.76 x 2.00m
12'4" x 6'7"
Porch
2.18 x 1.35m
7'2" x 4'5"



Although the house is habitable it is in a very poor state after years of not maintaining the property. It is very clear that all elements of the property would need a lot of attention and overall the home would need substantial renovation to be considered a suitable modern family home.

Apart from the obvious area's such as the building fabric/structure and plumbing and electrics, it is also some of the room sizes that are not adequate for modern living, the garage is not usable and a detached property on this size plot and location should ideally be at least a 4 bedroom property with additional rooms. The EPC shows that the energy efficiency is very low and in fact the property could not even be legally rented with such a low rating.

All the above then points to the requirement to look at a scheme for a replacement dwelling so that all needs can be met such as sustainability, economically and functionally.

Proposed Development:

The clients are wishing to build a new A+ rated energy efficient home in the location of the existing and demolish the existing garage and outbuildings so that the house can have a linked garage.

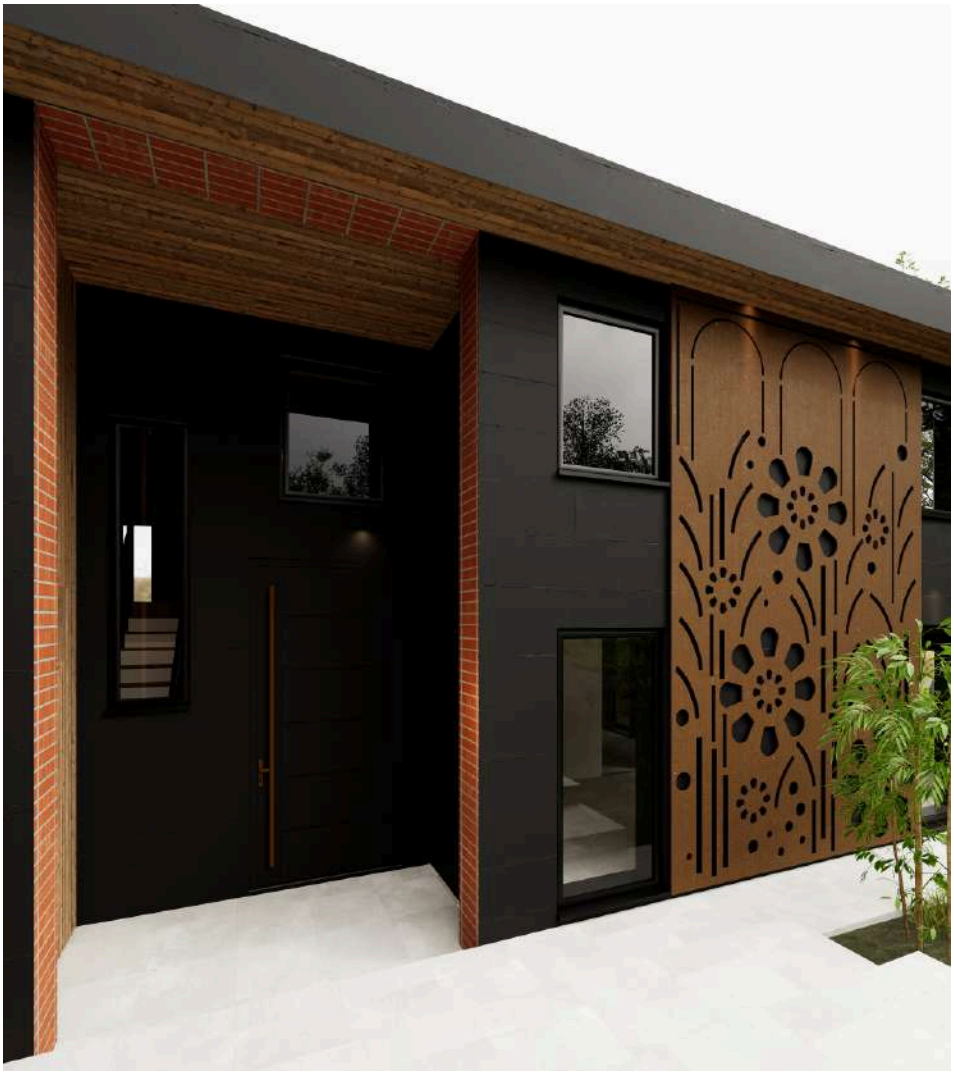
The existing site and home has some history which the client wishes to investigate further in order to provide a deeper connection between the existing site and new home. The site is also spread across various levels which needs to be considered and the views from the rear of the property are stunning which needs to be one of the main considerations of any proposal.



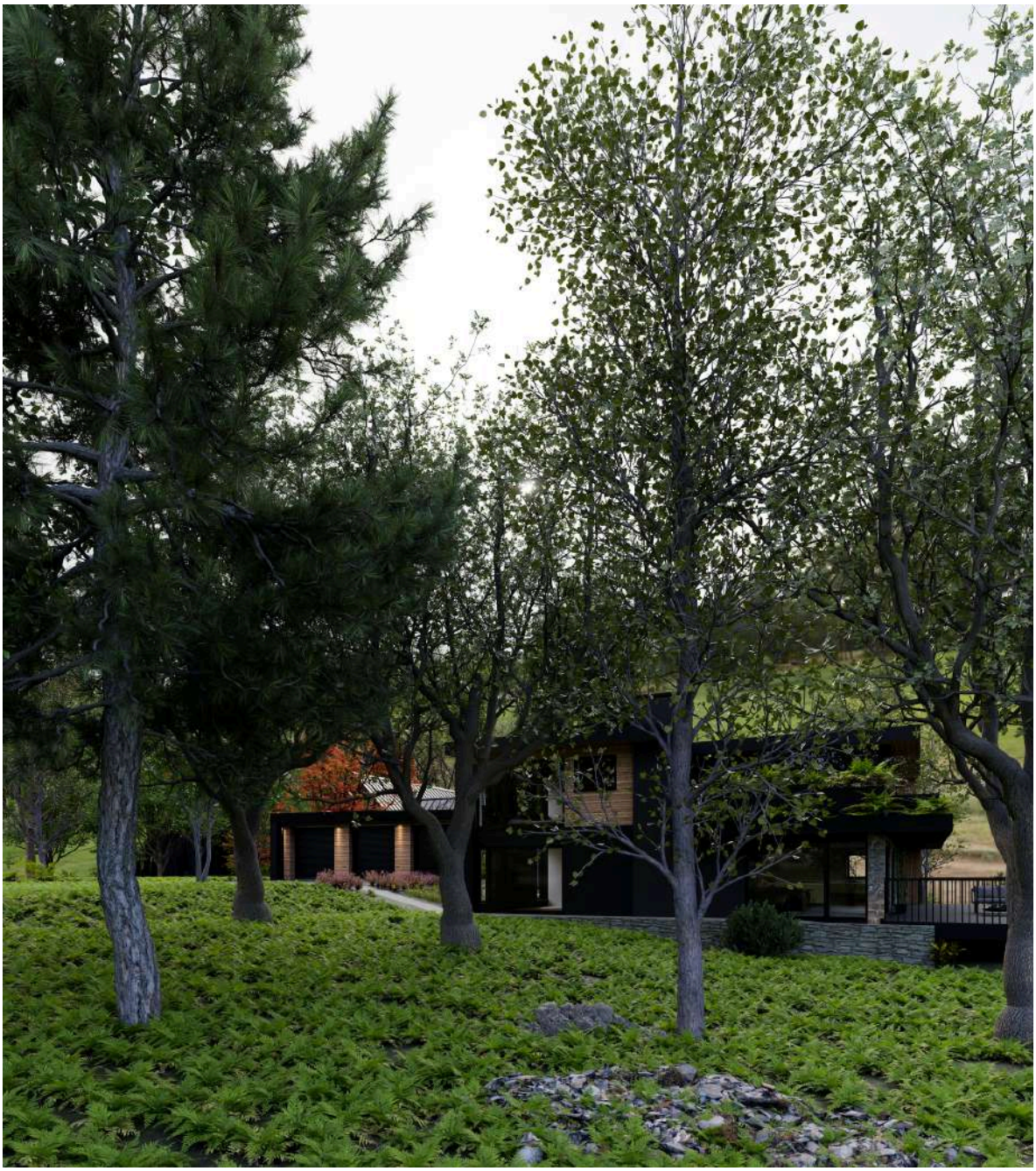
There are some beautiful Ruabon red brickwork details in and around the property and alongside other materials the client wishes to salvage some existing materials to be reused in the new home.

The client has been able to retain a few documents and images from the property and wishes for the home to retain some of this deep family history and soul to the site.

As you can see from the image there is a brickwork surround to the entrance door and this approach is to be incorporated into the new design albeit in a modern approach. Feature brickwork roses will be incorporated internally into the house as wall features.



The name of the property and area has a deep connection to nature and natural materials. The word Garth meaning garden or courtyard with surrounding cloisters will be interpreted into the design through such things as enhancing the surrounding greenery, natural flower meadows, tree's and new green garden roofs on the property. Natural timber will reflect the surrounding woodland, with stone reflecting the existing plinth that the house sits on and surrounding walls whilst the black sets the building into the shadows and name of the local woodland of Blackwood.



The house will sit on the existing plinth on the existing house footprint whilst the garage sits on the higher level with a link down to the house forming a garden and modern courtyard setting.

Our clients are creative and they wish to show this in the design approach whilst adding to the site's history. One feature is a metal feature artwork at the entrance which will provide a visual story to the house and its setting. This will highlight key elements such as the surrounding nature, Pontcysyllte Aqueduct and connection back to the previous owners, the flowers and quarry Ruabon red tiles.





The Pontcysyllte Aqueduct is a World Heritage site and UNESCO has described this world heritage site as ‘a masterpiece of creative genius’.
The first 11 miles of the Llangollen Canal is an outstanding piece of industrial and engineering heritage comprising of embankments, tunnels, viaducts and aqueducts, including the stunning Pontcysyllte Aqueduct itself and 31 other listed structures.

These great historic sites and nature have been large parts of our inspiration for the design approach.

The rear of the property will take full advantage of the views across the vale of Llangollen.

House styles and the use of materials vary across the area and therefore by using natural local materials with detailing and design elements in a contemporary manner both provide a connection to the site history and setting whilst creating a modern sustainable home for many generations to come.



The footprint will be very similar to the existing whilst reorganising existing buildings/footprints on the site into the new proposal.

The design approach and location will also provide privacy for the clients from the neighbouring footpath and house so that there is no negative effect on neighbours amenity spaces.



Planning history:

There is no planning history on the site but locally there has been other similar and larger replacement dwelling applications that have been approved such as:

P2013/0714 - Demolition of existing building and the erection of a proposed replacement dwelling and garage. Granted 06/02/14

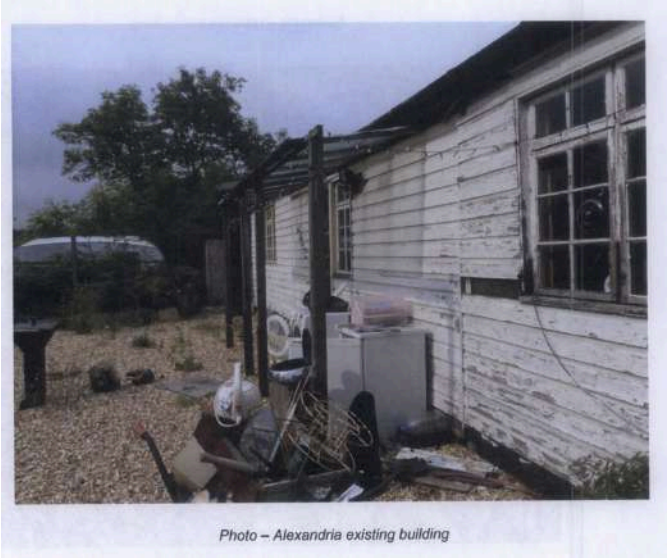
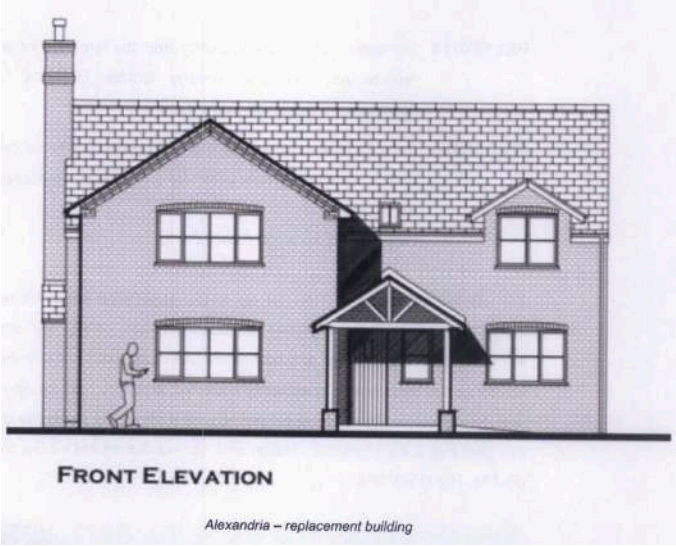
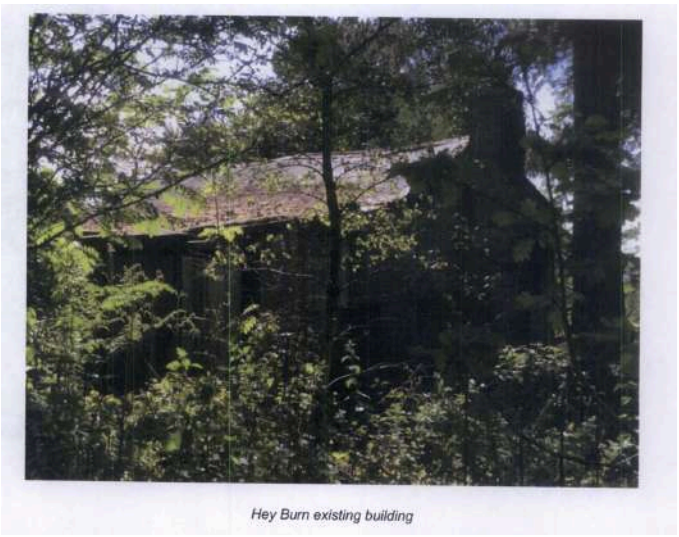


Photo – Alexandria existing building



Alexandria – replacement building

P/2015/0706 - Demolition of existing dwelling, erection of new two storey dwelling and construction fo new vehicular and pedestrian access. Granted 04/01/2016



Hey Burn existing building

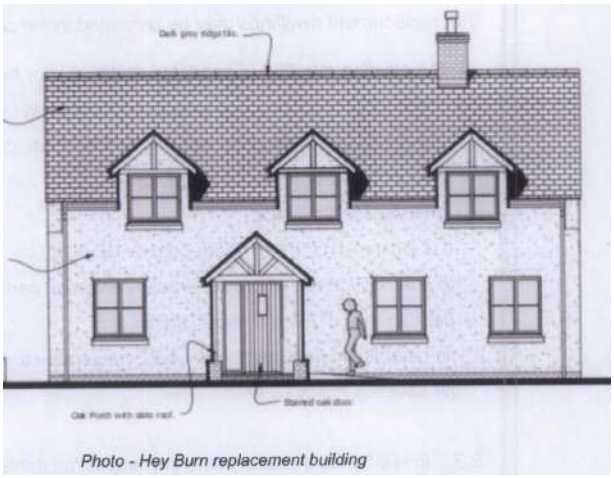
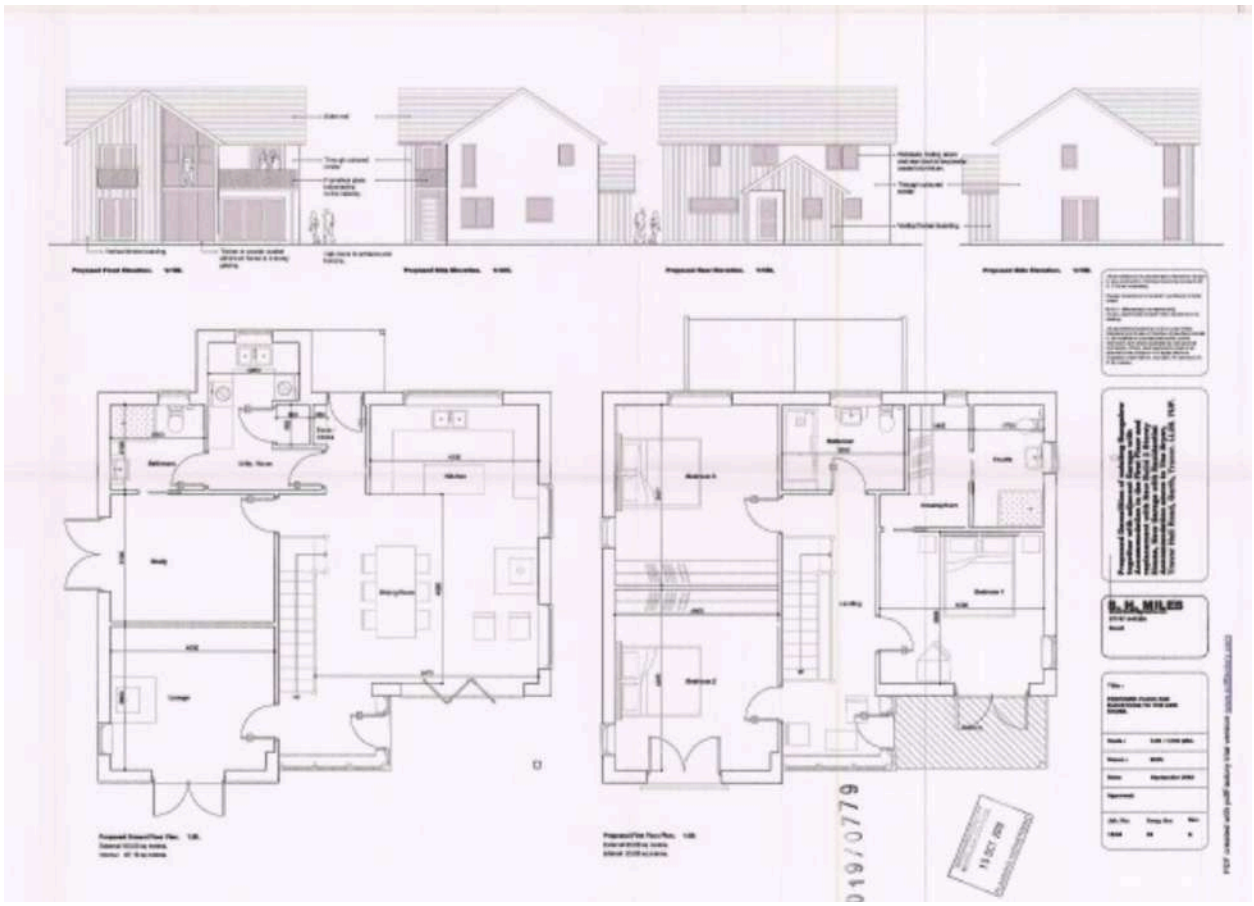


Photo - Hey Burn replacement building

P2019/0779 - Demolition of existing dwelling and double garage with flat over and erection of replacement two storey dwelling with detached double garage/store with self contained flat above. Granted 20/01/2020



Other matters:

We have started to engage with other consultants to obtain further reports/documents relating to ecology and on advise from the pre-application response we will be undertaking and providing any necessary details as part of the full planning application.

Conclusion:

Following our thorough and thoughtful design process we feel that the proposals accords with all associated planning policy and guidance and would be an acceptable form of development in the countryside which can be looked at favourably from the local planning authority subject to a full planning application.

We welcome any constructive feedback so that we can enter into meaningful dialogue post pre-application in readiness for a full planning application.

The proposals will not be visually detrimental to the existing site or local surroundings. This statement shows that the important issues of design, scale, setting and use of materials have been carefully considered, resulting in an overall scheme of high quality with no adverse impact on the immediate or wider environment plus the creation of a high energy efficient home for many generations to come deserves special consideration.

