

Heritage Statement and Impact Assessment

Address: The Dymock Arms- Penley, Wrexham LL13 0LS
Client: Hamptons Property LLP
Purpose of Survey To provide and impact assessment of the proposed works.
Surveyor: Andrew Shenton BSc(Hons) DipCons MRICS BCAS IHBC
Date 17/10/22



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1.0 INTRODUCTION

1.01 Executive summary

The report was commissioned to assess the impact on proposals for the modification of the heritage asset and provision of three additional dwellings to the remainder of the site.

The properties full origins and layout are not historically documented. The building appears to suggest that it evolved from an original line of four timber framed dwellings, with the end two properties each side sharing a chimney. The property is listed as a pub from 1858, and the significant alterations of inserting the masonry two storey restaurant section would link with that date. The original building was also single storey with an attic. This was modified during alterations to remove the south timber frame and rebuild the south frontage using masonry to a two-storey height, modifying the roof line, but creating additional dwelling accommodation.

Later alterations involved the construction of the northern toilets, with modification of the north roof line, and extension to the west to provide additional bar space. The large northern extension of restaurant and kitchen area was added late C20. The building survey of 25/01/22 provides detailed reference to the existing condition of the historic asset.

1.02 Background to the report

The evolvement of the current structure is imperative to the understanding of the areas of any significant heritage construction that are present. The drawing associated with this report identifies the location of areas of historical interest, mainly timber framed sections.

The fire of 2010 was mainly seated in the eastern first floor, but did spread over to the west, partially stopped by the dividing wall of the central chimney CH03. Most of the ground floor damage was of water penetration, with the first floor containing heavily charred remaining timber sections, and areas of complete roof structure collapse.

The eastern section of the original two timber framed dwellings, that was the restaurant, contains very little historic structure. The western section of the two timber framed dwellings have been heavily modified and rebuilt in masonry with only part of the north timber frame wall and the cross frame between GF04 – GF05 remaining. This cross frame at first floor has been heavily burnt and charred. Purlins have also been significantly damaged and are no longer fit for structural purpose.

The only significant heritage items that remain in the heritage building are the main chimney, the cross frame at the back of the bar - which is heavily burnt, and some minor timber framing to the ground floor north wall. The building structure has been heavily modified over the years and any future works would be a re-creation rather than a restoration.

1.03 Purpose of the report

The report is designed to provide an impact assessment on the proposed works.



Assessing significance is a key principle for managing change to heritage assets, and is embedded within current NPPF. It sets out the following criteria for planning authorities to use to evaluate a planning application:

126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

127. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal. Significance can be measured according to hierarchical levels; the most usual levels are:

- Exceptional – an asset important at the highest national or international levels, including scheduled ancient monuments, Grade I and II* listed buildings and World Heritage Sites. Substantial harm should be wholly exceptional.

- High – a designated asset important at a regional level and also at a national level, including Grade II listed buildings and conservation areas. Substantial harm should be exceptional.
- Medium – an undesignated asset important at a local to regional level, including local (non-statutory) listed buildings or those that make a positive contribution to the setting of a listed building or to a conservation area. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.
- Low – structure or feature of very limited heritage or other cultural value and not defined as a heritage asset. May include insignificant interventions to listed buildings, and buildings that do not contribute positively to a conservation area. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.
- Negative – structure or feature that harms the value of a heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

2.02 Significance of Dymock Arms - Overview

The building is of medium significance, with many elements of the building having been destroyed by the building fire or modified during its evolution to new modern uses as a pub. The historic element which is still in existence is the cross frame in the centre of the structure. C19 additions / extensions have enlarged the original building to for attic space and first floor accommodation. The C20 extension to the property has been discounted from this heritage assessment.

The proposed frontage appearance is not excessively different to the original structure prior to the fire, and the proposals are in keeping with the existing Grade II listed building.



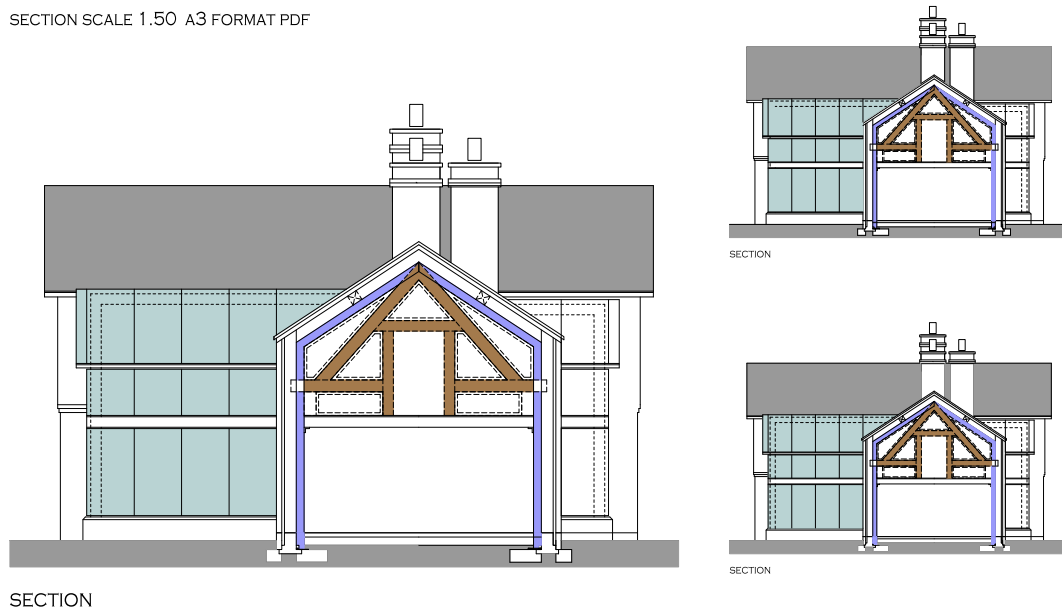
3.0 IMPACT ASSESSMENT

3.01 Summary and justification for the proposals

The heritage asset (Identified by Cadw as at risk) will be retained in its volume, whilst retaining remaining historical items where practical. The development of additional dwellings to the perimeter of the historic asset are not set to impose on the appearance of the collective site.

The historic asset will be carefully modified to suit the new use as two dwellings, using construction methods which retain historic elements, but bypass their need for structural integrity. The enclosed drawing shows the use of a steel frame to bypass historical structural elements but present a structurally competent new format.

SECTION SCALE 1:50 A3 FORMAT PDF



SECTION

SECTION

SECTION

PROPOSED ALTERATIONS THE DYMOCK ARMS SITE PENLEY

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and civil engineers
client MR A HAMPTON
project THE DYMOCK ARMS
PENLEY, LL12 0JG HOUSE section sheet
date MARCH 2022
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New dwellings on the site will be vernacular architecturally sensitive to the historic asset. The conservation principle is in the careful reuse of historic structures, continuing their involvement to sustainable use.

The external appearance to previously brick facings will be the application of a rendered finish, to mask poor quality original brickwork, providing some moisture protection to the original structure.

PROPOSED INSULATED BREATHABLE FLOOR AND WALLS SCALE 1:10 A3 FORMAT PDF

TYPICAL VERTICAL SECTION

PREMIXED 3MM TOPCOAT PLASTER WITH
VAPOUR PERMEABLE PAINT FINISH
ON 6MM TY-MAWR BASECOAT FOR BOARDS
ON 60MM HOMEAETHERM ID-Q11 STANDARD
WOODFIBRE BOARD FIXED TO 1X KANTERS
10MM SCRATCH COAT LIME PLASTER
TO INTERNAL FACE

Hardwood arch boards to match

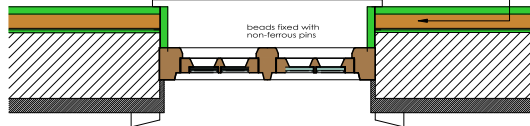
All fixed lights to be fitted with dummy casements

All windows and doors are purpose made into new and existing openings
Dimensions indicated are for estimating purposes only
The manufacturer will be responsible for taking all dimensions on site before manufacture

All work to be in accordance with the requirements of
The Building Regulations Approved Documents
NHBC Standards

TYPICAL HORIZONTAL SECTION

all frames to be set
back 65mm



SCALE 1:10

EXTERNAL WALL SECTION

PROPOSED ALTERATIONS THE DYMOCK ARMS SITE PENLEY

quarry tiles refixed

TY MAWR 100MM LIME SLAB

CLIP RAILS FOR UNDERFLOOR
HEATING SYSTEM

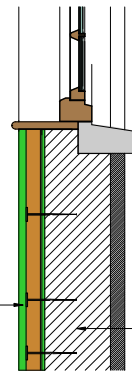
GEOTEK

200MM TY MAR SG 600 RECYCLED
GLASS GRAVEL

GEOTEK

SAND BUNDLING

EXISTING SUBSOIL



EXISTING EXTERNAL WALL

NEW RENDER SKIN

PERFORATED
DRAIN PIPE

GEOTEK LINER
AND RUN OFF
MEMBRANE
GRAVEL COVER

200MM TY MAR SG 600
RECYCLED FOAMED
GLASS GRAVEL
SURROUNDING
PERFORATED
PIPE

GEOMETRA
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client MR A HAMPTON

drawn by DAU/AV/2022/7

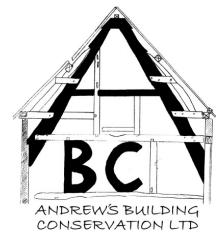
project THE DYMOCK ARMS
PENLEY LITTLE WALL and floor details

amendments

date OCT 2022

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10 Church Street, Penley, North Wales CH6 3PT
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3.02 Impact of the proposals

The proposal restores some economic longevity to the use of the site and land, following on from the previous use as a pub. The current burnt out, and derelict appearance of the property and site, should make the proposed development be seen in a positive impact to the community.

Date of first issue : 17th October 2022

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Signed:.....A L Shenton..... Date.....27/10/22.....

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Appendix A – LISTED PROPERTY INFORMATION

Reference Number 1693
Status – Designated Grade II
Date of Designation 16/11/1962 Date of Amendment 18/11/2005
Name of Property -Dymock Arms
Address – Penley, Wrexham LL13 0LS
Unitary Authority- Wrexham
Community- Maelor South

Locality- Penley Easting 341994 Northing 339693
Street Side NE
Location- Set back from the main road at the SE end of the village, opposite the junction with Grange Lane.

Description
Broad Class- Commercial

History
Said originally to have been 2 cottages. Alternatively it might have been a single lobby-entry house, and it is shown on the 1837 Tithe map as a single dwelling. It subsequently became a public house and was known as the Dymock Arms by 1873. Originally timber-framed, its front was rebuilt in brick in the C19. The L-hand end was extended slightly c1870, although without adding any openings to the front, and the R-hand end was extended in 1920.

Exterior
A 2-storey brick range painted white, with slate roof and brick ridge stack in line with the porch. The original building is on the L side and the higher 1920 extension on the R side. In the original building, the 2-storey porch is L of centre. It has a segmental-headed doorway and inside it is an boarded door. To its L is a small added lean-to and 3-light wood-framed casement window in each storey, segmental-headed in the lower storey. On the R side of the porch are 2 similar 2-light windows in each storey. At the L end is the extension of c1870, which has 'Dymock Arms' in modern lettering. To the R, the 2-storey addition of 1920 has a projecting bay and is half-timbered in the upper storey. The projection has a boarded door in the lower storey, and 2 cross windows in the upper storey. Further R is a 4-light lower-storey window and 2-light window in a segmental half dormer. The R gable end has an oriel window. The L gable end is asymmetrical and has a replacement upper-storey window in the extension of c1870. Behind the original building and c1870 extension is a C20 outshut. Behind the 1920 section are larger C20 extensions.

Interior
The building probably originally had a lobby entrance, with 3-unit plan. Box-framing is visible in the rear wall, and partly in the former R-hand gable end and R-hand end of the front. There are 2 timber-framed partitions. Three trusses remain visible, 2 of which are altered but retain tie and collar beams. The truss at the L-hand end, with queen posts, was probably the original gable end.

Reason for designation
Listed, notwithstanding alterations and additions, as a public house with sub-medieval domestic origin, retaining elements of its original construction visible in the interior.