

15th March 2024

DESIGN & ACCESS STATEMENT FOR LISTED BUILDING CONSENT

WHITEWALLS, STATION ROAD, CHIRK, WREXHAM, LL14 5BQ

Please also see Heritage Statement for full details

List Description

Grade II Listed

Listing Ref: 20259

The description of the listing states;

The building was erected in 1924 for the Edmundson family of Chirk, the architect is not recorded.

House, in free vernacular revival style. Built of white painted brickwork, with a brown plain tile hipped and sprocketed roof. Prominent ribbed chimney stacks with outsetting heads joined by a recessed panel forming an essential element in the design. Boxed eaves. Two storeys, the S garden front consists of a W end and centre hipped bays set forward and separated by a glazed sun lounge. A narrow 3rd bay at the E end. The wall offsets at a brick-on-end course at first floor sill level around the house. Paned iron cross windows with wedge brick lintels, with similar original casement windows to the first floor. A flat roofed dormer in the centre bay. At the W end, the main drawing room has a large bow window, with a timber cornice and flat lead roof. External brick stack having 3 narrow arches over windows on the ground floor, 1 to the first floor and swept shoulders to 2 joined flues. The N front has the entrance off centre opposite the main axial stack, set in a slightly recessed keyed arch; a 2-fielded panel door in a moulded frame, with pulvinating frieze and small triangular pediment. The paned metal windows on both floors are close spaced around the door to emphasise the entrance.

Included as a well designed building in a free vernacular revival style reminiscent of the work of C F A Voysey of an earlier generation, and notable for retaining its original carefully considered detailing and fenestration. An important survival from this period of innovation in domestic architecture.

Consultation

There has been email consultation with Dan Jones, Conservation Officer at Wrexham County Borough Council. Dan has seen photos and elevation drawings and stated 'from the

drawings you've provided it looks like the change of window to a door in the same style is unlikely to be an issue".

DESIGN COMPONENTS

Layout

Currently, access to the rear patio/garden from the kitchen is along a long hallway, through the snug/playroom, through the conservatory, and down steps. To have direct access to the patio and rear garden from the kitchen will make the space more usable, more family friendly and more frequently used. It will enhance the space and allow children to access the rear garden and play safely while adults are in the kitchen with quicker access to the garden if needed.

Two wraparound steps will be built to allow access down to the garden level.

There will be minimal impact to the lawn utilising stepping stones (also found elsewhere on the property) over the grass to access the patio.

Scale

The scale of the doors are the same width as the existing window opening and so the original keystone lintel is sufficient structurally and aesthetically will stay the same. The height of the door also fits within the same space to the floor so no additional materials will be required and the aesthetics of the existing building will not change.

Appearance

The appearance of the French Doors will match the existing window and will not impact the aesthetics of the property. The flag and brick steps down from the door to the rear garden will be built using reclaimed bricks and limestone flags to match the existing bricks and flags at the property.

HISTORIC BUILDING CONSERVATION ISSUES

Historic and special architectural importance of the building

Whitewalls is built in free vernacular revival style within the Arts & Crafts Movement. This application will conserve the importance of the building by using identical Crittall steel doors that match the rest of the original Crittall windows in the property.

Setting

Whitewalls is set within a one acre plot with modern new build dwellings on the north, east and south facing boundaries. Access to the property is from Station Road on the west boundary line of the property. Whitewalls is surrounded by mature gardens and trees. Whitewalls is set within the Chirk Conservation area. The property was listed in 1998, prior to that a modern single-storey extension was built on the east of the property which includes a carport, two garages, a workshop and office with a UPVC double-glazed window on the south facing elevation.

The proposed alteration will not impact the surroundings being in the same style as the rest of the original property.

ACCESS COMPONENTS

Technical advice

No technical advice has been sought due to the simplicity of the proposed alteration.

Degree of access

The proposed steps leading down from the French Doors will have wide treads of 450mm and a low riser of 150mm (all working to guidance of Building Regs) which will allow easy and safe access for children and the elderly. Wheelchair access to the rear garden is gained from the front door on the North-facing side of the property so there are no barriers to access the rear garden from the property.

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