

HERITAGE IMPACT ASSESSMENT

Carter Jonas

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The Heritage Impact Assessment has been prepared in accordance with the guidance provided in: CADW – Heritage Impact Assessment in Wales: May 2017.

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1. OVERVIEW

Introduction

1.1. Carter Jonas have been instructed by _____ to prepare this statement in order to accompany '***A full planning application and listed building consent for the erection of an Orangery to Redbrook House.***' This statement extends to the site outlined in the accompanying site location plan.

1.2. Carter Jonas is a national firm of chartered surveyors, town planners and property consultants established in 1855 with 33 offices nationwide. Carter Jonas aims to bring together the strengths of experience in every aspect of property together with a forward-looking approach.

Location and Description

1.3. Redbrook House is located within the settlement of Redbrook Maelor, circa 2.7 miles west of Whitchurch, 13.3 miles south-east of Wrexham and 17.4 miles north-east of Oswestry.

1.4. The site falls under the jurisdiction of Wrexham County Council. The National Grid Reference for the site is SJ 50852 40903 (see Location Plan).

1.5. The application site extends to circa 0.3ha and lies parallel to the A495.

1.6. Redbrook House is Grade II Listed

HISTORIC IMPACT ASSESSMENT

Introduction

- 2.1.** *CADW's Historic Impact Assessment In Wales* sets out the general principles to consider when planning changes to historic assets and applying for listed buildings. The document takes into account *CADW's Conservation Principles for the Sustainable Management of the Historic Environment in Wales (Conservation Principles)* to achieve high-quality sensitive change, using the principles of good design.
- 2.2.** In the preparation of this Heritage Impact Assessment, further reference has been given to *CADW's Small Rural Dwellings in Wales (Care and Conservation)*, *CADW's Full Report for Listed Buildings*, Cof Cymru online record and the National Monuments Record of Wales. Further consideration has been given to Wrexham's adopted planning policies including Supplementary Planning Guidance.

Description and Reasoning of Proposed Works

- 2.3.** The proposal is for the addition of a traditional Orangery to the side elevation of Redbrook House, Redbrook Maelor which was once linked to another building and demolished in circa 1980.
- 2.4.** An adjoining farmhouse was attached to the side elevation where the proposal Orangery is to be situated. This was however demolished in circa 1980 and is depicted in the photograph below (Dated circa 1970)



- 2.5.** Due Redbrook House being Grade II listed, it was considered that the Orangery should be of traditional design and echo the features already present on Redbrook House.
- 2.6.** To that end, it is proposed that the Orangery is predominately glazed to give a 'light weight' structure. The glazing bars will be painted white timber to match the fenestration on Redbrook House. The roof glazing bars will be a slate colour to match the slates on the roof of Redbrook House. No structural alterations will be required to Redbrook House as the Orangery will be accessed through an existing patio door into the kitchen.
- 2.7.** The proposal will not be overlooked by the neighbouring property due to the presence of existing fencing and an established tree lined border.
- 2.8.** A pre-application enquiry was submitted to Wrexham Council and a response received 27/07/2023. A summary of the pre-application response is detailed below:

The Authority's Conservation Officer has been consulted and states the construction of an orangery on the south gable elevation of the building may be acceptable in principle, particularly on the basis that there was a previous building in that position

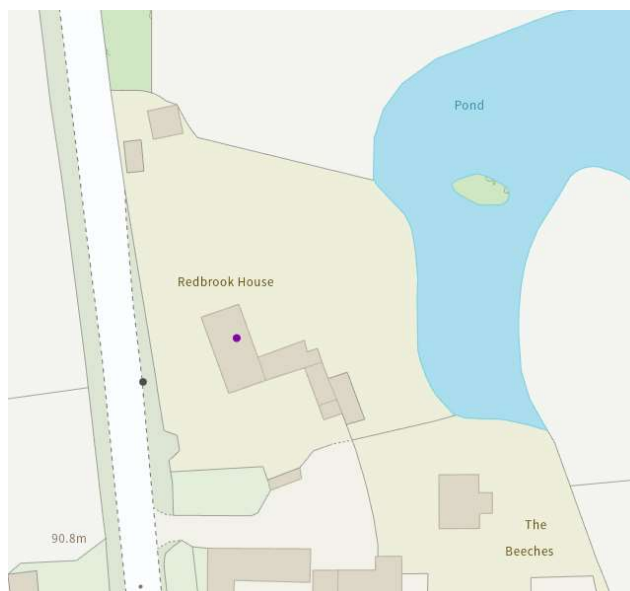
and that elevation would not otherwise be designed to be as it now appears). However the following matters would have to be dealt with in a full application:

- ☐ *The orangery would need to be very high quality - if of a tradition design, it would carefully need to show an understanding and reflect traditional joinery details (e.g. through its glazing bar details) and choice of materials (e.g. good brick and cast rainwater goods). We would not automatically refuse a modern design, but a similar attention to detail would be needed and it may be more controversial with neighbours etc.*
- ☐ *It should not be more elaborate in design than the relatively restrained and elegant main building.*
- ☐ *We advise that it is set back from the front elevation*
- ☐ *We do not have any information on the room(s) into which it would presumably connect - a new doorway would need to be carefully detailed and must not have an adverse impact on the character or features of a room. If there was an opening blocked in the 1980s, it may be advisable to reuse that.*

From the information provided, it is considered the extension would be acceptable in principle subject to the sensitive alteration to the listed building which protects its integrity.

Description of Architectural and Historic Interest

2.9. Redbrook House is a Grade II listed building and classified as follows in CADW's listing:



HISTORY

Originated as a late C16 timber-framed 1½-storey house. In the late C18 a new Georgian front was added, and the surviving portion of the original house became a rear wing housing a kitchen and service rooms. The rear wing has subsequently been heightened twice, visible in the timber-framing, and was extensively restored in the late C20. In 1838 it was owned by the Hanmer estate and was the home of Joseph Lee, agent to the Hanmer and Iscoyd Park estates. An adjoining farmhouse was demolished in the late C20.

EXTERIOR

A Georgian house, symmetrical of 2½ storeys 3 bays, of brick painted white, slate roof behind coped gables and on sawtooth eaves, replacement brick end stacks and rear skylights. The central porch is scribed render, has sawtooth frieze beneath the blocking course, and Tuscan posts in antis. The entrance has a panelled door of flush lower panels and 4 fielded upper panels, beneath a round-headed radial-glazed overhead. Reveals have panels similar to the door. Windows are 12-pane horned sashes in original segmental-headed openings. In the R-hand bay the wall has been rebuilt between the lower and upper-storey windows. The R gable end (where the former adjoining house stood) is rendered and painted cream, and has a 2-light window upper R. In the L gable end is a 12-pane horned sash window upper R, a 2-light small-pane casement upper L, and a replaced casement window L of the stack to the attic. The rear has sawtooth eaves to the central and R side only. It has 2 superimposed stair windows with 12-pane sashes, a replacement half-glazed door under a large overhead to the R and replacement window further R. The lower 2-storey rear wing is timber-framed with rendered panels, and has a roof of large slates. Some of the framing is original, but much has been renewed. On the N side it has 2-light casement windows in each storey, and upper R a small casement window with hexagonal and diamond pattern glazing bars. The gable end reveals the line of 2 earlier roofs. It also has a 1-storey projection with half-glazed split door, R of which is an inserted 2-light window. On the opposite (S) side the wall is rendered. An

external stack has been added to the L of centre, L of which are narrow windows in each storey. To the R of the stack are two 2-light windows in the lower storey and a 3-light window in the upper storey. At the R end the lower projection in line has a half-glazed door, and then a 1-storey projection at R angles, of brick with corrugated-iron roof. This has a central boarded door, 3-light windows to its L, and rebuilt to the R side with door and small-pane window.

INTERIOR

The entrance hall has an elliptical arch leading to the rear stair hall, which retains a fine full-height open-well stair with turned balusters, moulded tread ends and wreathed handrail. To the attic it has plainer round newels. The principal room is to the L. Its doorway has fielded-panel reveals. It has a neo-classical wooden fireplace surround with shouldered architrave, and plaster bracketed cornice. Main rooms have panelled windows reveals, and most retain panelled shutters. Main rooms also have fielded-panel doors, the attic service rooms plainer 2-panel doors. A 2-panel door also leads below the staircase to the cellar. The cellar has stone steps, brick floor, and 2 smaller chambers under segmental tunnel vaults. The main cellar has a cross beam and plastered ceiling.

REASON FOR DESIGNATION

Listed for its special architectural interest as a well-preserved C18 house of definite character, retaining original and good interior features and with significant earlier origins.



Statement of Significance

- 2.10.** Redbrook House - The significance of Redbrook House reflected through its evidential, historic, aesthetic and communal value. The evidential value is seen in the physical layout and fabric and the applicant is seeking to make improvements to enhance the overall character and appearance. The aesthetic value will be enhanced through the programme of works and will be in keeping with the setting and modest proportion.
- 2.11.** Only a minor proportion of Redbrook House will be affected by the proposal, albeit on an elevation which previously had a substantial building attached to it and was removed in the 1980's.

Assessment of the Impact

- 2.12.** The proposal will not have a negative impact on the evidential value of the historical asset. It will not result in the loss or damage to the historic fabric, nor will it make it harder to appreciate the way in which the building and walls were used in the past. The proposal will include for the retention and restoration of significant architectural features. There will be no negative impact on the aesthetic or design qualities as there is no compromise to the layout, scale and proportion. The proposal will have a positive impact on communal value and will reduce maintenance risks as the building works will be undertaken to a high standard. Overall, the proposals will have a positive impact on the heritage asset, and it will not involve the loss of any significant features.

Summary of Options

- 2.13.** The works are respectful of its heritage & built form and will use traditional materials where appropriate, including timber windows and doors. The proposed works fully respect the built form of Redbrook House and the proposal will be undertaken with due care and attention to detail.

SUMMARY STATEMENT

The significance of the heritage assets has been taken into account in the design proposals as follows:

Redbrook House

Proposed Work

Construction of Orangery on side elevation

Objective

To allow additional living space

Significance of Affected Fabric

Impact on evidential value.

Assessment of Beneficial Impact

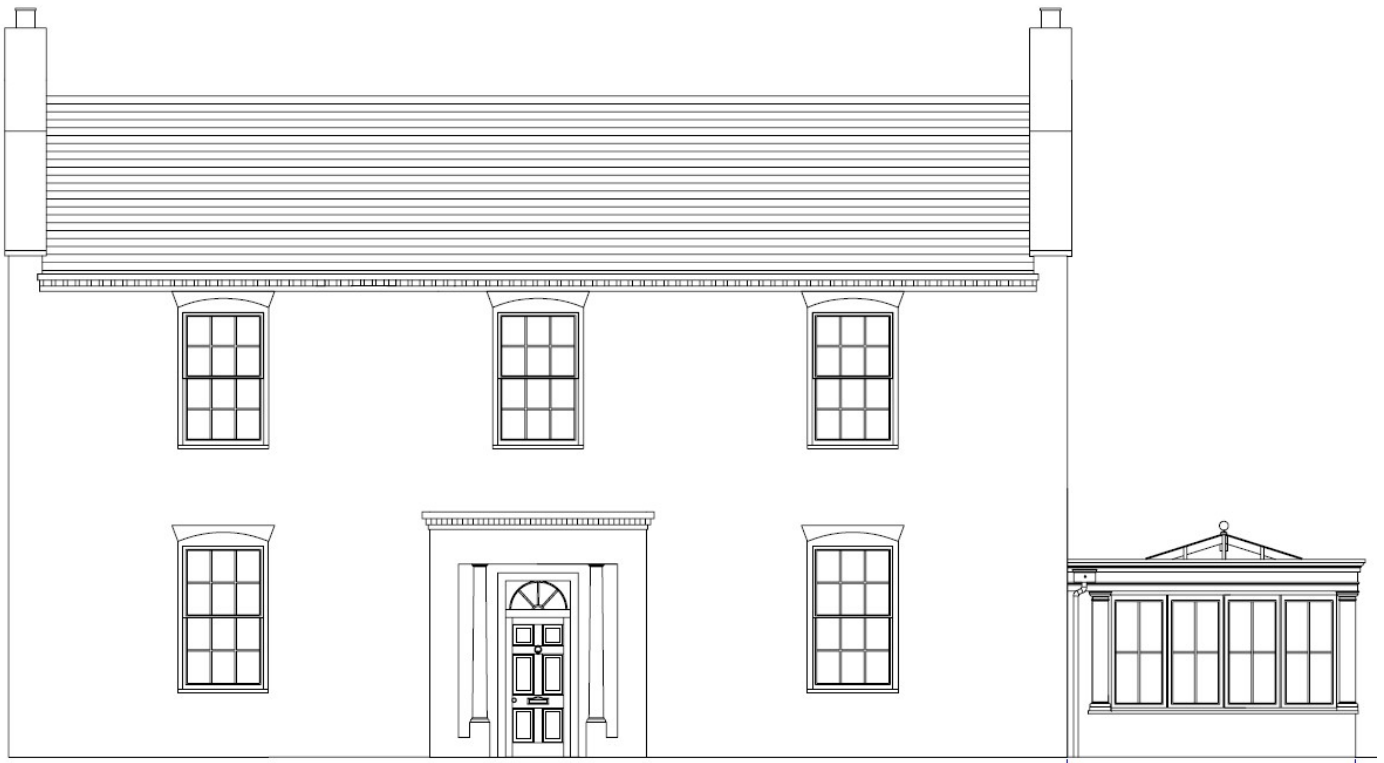
Allows for greater visual and practical gains

Assessment of Harmful Impact

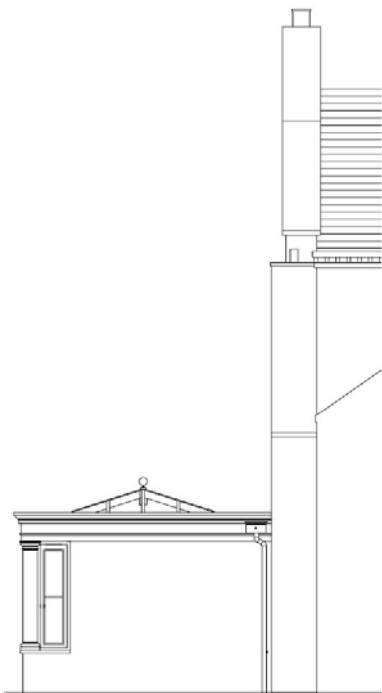
Change in appearance of the exterior.

Proposed Solution

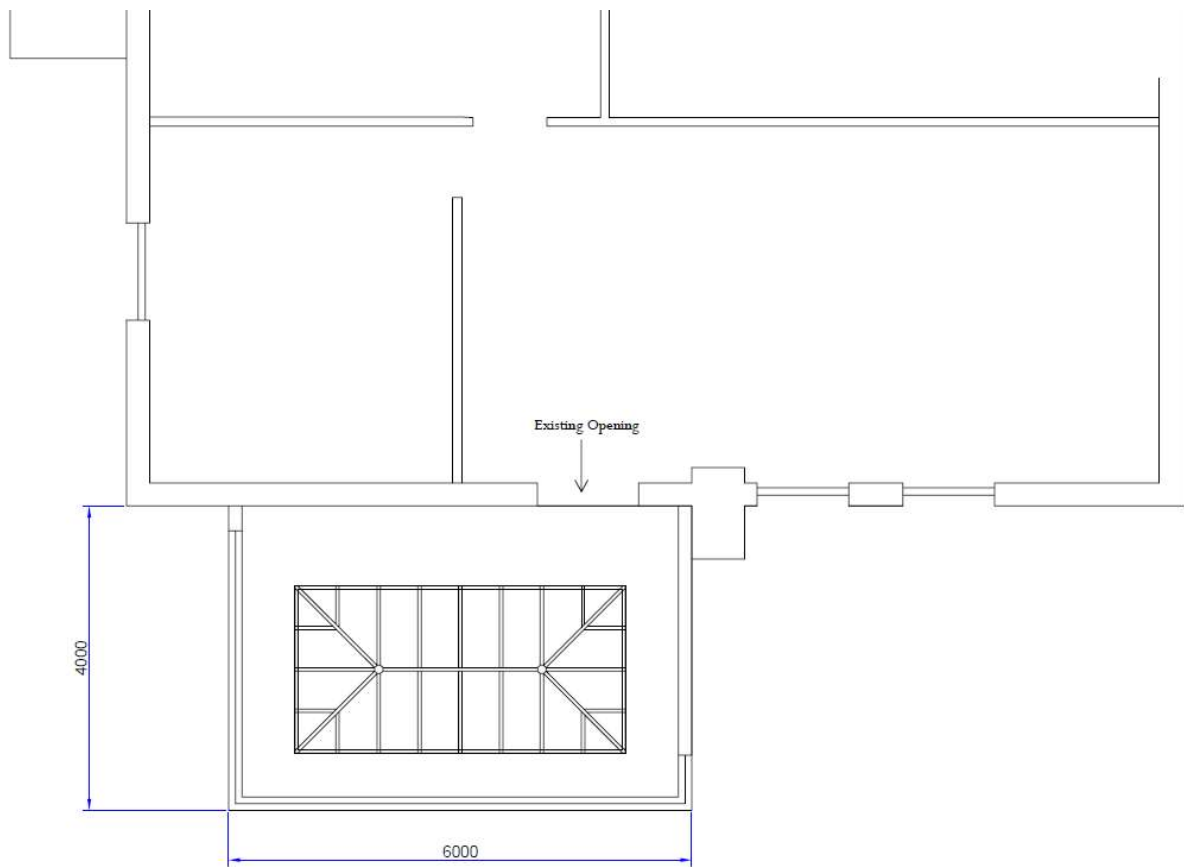
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Proposed Front Elevation



Proposed Rear Elevation



Proposed Floorplan



Proposed Side Elevation