

DESIGN & ACCESS STATEMENT

Proposed installation of dormer windows, re-fenestration, re-cladding, refurbishment and addition of a riverside walkway structure at Erbistock Mill, Wrexham, LL13 0DR

May 2022

RAISE
ARCHITECTS

1.	Introduction
1.1	This statement has been prepared in support of a planning application for the proposed installation of dormer windows, re-fenestration, re-cladding, refurbishment and addition of a riverside walkway structure at the former mill building at Erbistock Mill, Wrexham, LL13 0DR.
1.2	It should be read in conjunction with the following drawings: ● Raise Architects Drawings: 539-PL-01 to 539-PL-05
1.3	The existing building is a former 19th-century mill building that was previously of Grade II listed status but was de-listed on 22 May 2015 (refer Appendix 1 for original listing statement and notice of de-listing). The proposal is to refurbish the building, improve its external appearance by adding dormer windows, re-arranging existing windows and adding timber cladding and installing a riverside walkway structure.
2.	The existing building
2.1	Erbistock Mill is located to the south of Overton Bridge on the west bank of the River Dee and adjacent to a weir in the river. Refer to Appendix B for location map and aerial photograph.
2.2	The building is accessed via an access track which loops downhill from the adjacent unclassified road.
2.3	A parking and turning area is located adjacent to the mill building.
2.4	The original listing from 1963 (Appendix 1) states: “Four-stage stone flour mill (with brick upper portion). New slate roof. Waterwheel and machinery still used. Thick walls. At lowest stage is arched stone fireplace with inscriptions including date 1602. Said to have been mill site in Norman days.”

	The water wheel and machinery are still present but are not usable.
2.5	Historics OS maps (Appendix C) indicate that the building in its current form was present from before 1890. A clear vertical joint in the external stonework provides evidence that the building was extended on plan. The change in stone detailing and the upper brick storey indicates that the building has been extended upwards, possibly by the addition of two additional floors.
2.6	The building was converted to holiday let usage during the 1960's and various alterations were made to the building.
2.7	The basement level contains the majority of the remaining mill machinery and this floor was not converted to holiday let use. The river regularly floods and flood water is allowed into the building at this level. Consequently, the floor, walls and machinery are coated in river silt.
2.8	The entrance door is located in the centre of the north gable and gives access to an interconnecting spiral stair and the main living room at ground floor level.
2.9	The first floor comprises bedroom and bathroom accommodation.
2.10	The kitchen and dining room are located on the second floor and an opening in the roof enables an external terrace area to be located at the south end.
2.11	The photographs in Appendix D illustrate the run-down appearance of the building. The size and distribution of window openings does not have any coherence and the windows and shutters are in poor condition. The roof has been modified with the insertion of a catslide dormer, rooflights and an opening for the terrace, all of which result in an unsatisfactory appearance. The brickwork is not of good quality, the stonework needs de-weeding and re-pointing and a collection of external cables and fittings needs to be removed.
3.	The proposals

3.1	The proposal is to re-organise and re-furbish the interior of the building while at the same time improving its external appearance.
3.2	The basement floor is retained as existing and the upper floors are re-arranged to provide bedroom and bathroom accommodation on the ground and first floors and kitchen, dining and sitting spaces on the second floor.
3.3	In order to make the second floor viable the roof is infilled in the area of the existing terrace and new dormers are introduced on the east and west elevations. The dormers on the east elevation become an architectural feature on the river frontage and help to give the building appropriate character.
3.4	The existing mill equipment on the ground and second floors is retained and the mill stones, which are currently used for seating, are moved externally to become features in the landscape.
3.5	All windows and external doors are proposed to be replaced and the arrangement of windows on the east elevation is re-organised to achieve an improved layout.
3.6	A new riverside walkway is proposed along the east elevation in order to provide access on this side of the building and improve the visual relationship between the building and the river.
4.	Planning policy
4.1	Planning Policy Wales (Edition 11): The primary objective of this national guidance is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales. Most relevant to the proposals are those general policies requiring good design and sustainable development.
4.2	Technical Advice Note 12: TAN 12 sets out further national guidance aimed at delivering good design.
4.3	Wrexham Unitary Development Plan: This sets out local policies to control development within the borough.

4.4	The most relevant policies relating to the proposals are as follows: GDP1: Development objectives PS2: Development and the environment EC5: Special Landscape Areas EC6: Biodiversity Conservation EC9: Listed buildings of special architectural or historic interest
4.5	GDP1: Development objectives: The most relevant sub-policy relating to the proposals is as follows: Ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.
4.6	PS2: Development and the environment: Development must not materially detrimentally affect countryside, landscape/townscape character, open space, or the quality of the natural environment.
4.7	EC5: Special Landscape Areas: Within Special Landscape Areas, priority will be given to the conservation and enhancement of the landscape. Development, other than for agriculture, small-scale farm-based and other rural enterprises, and essential operational development by utility service providers, will be strictly controlled. Development will be required to conform to a high standard of design and landscaping, and special attention will be paid to minimising its visual impact both from nearby and distant viewpoints.
4.8	EC6: Biodiversity Conservation: Development either within or close to sites of biodiversity interest will only be permitted where it can be clearly demonstrated that the need for the development outweighs the need to safeguard the intrinsic nature conservation value of the site. Where such development is permitted, damage should be kept to a minimum, and compensatory measures should be provided. Measures to improve the biodiversity value of sites and enhance their natural conservation interest and landscape quality including the establishment of local nature reserves, will be supported.
4.9	EC9: Listed buildings of special architectural or historic interest: Alterations or additions to, and development or redevelopment within the curtilage of, buildings or structures listed as of special architectural or historic interest must respect the setting and character of the listed buildings or structures.

4.10	Local Planning Guidance Notes: These cover a range of planning issues and provide guidance for common situations.
4.11	The most relevant guidance notes are: Local Planning Guidance Note 16: Parking Standards Local Planning Guidance Note 20: House Extensions
4.12	Local Planning Guidance Note 16: Parking Standards: This requires a minimum of 4no parking spaces and turning for a 5 bed dwelling.
4.13	Local Planning Guidance Note 20: House Extensions: In addition to normal house extensions, this guidance note also deals with roof extensions and issues of residential amenity.
5.	Planning Considerations
5.1	Planning policies GDP1, PS2 and EC5 require, in various ways, the development to be of a high quality in terms of design, choice of facing materials and for the proposals to be sympathetic to the context of the existing development and landscape. The proposals involve the improvement of the external appearance of the building which has previously been compromised by successive alterations over many years. This is achieved by re-ordering existing windows, introducing timber cladding over existing poor quality brickwork and re-organising the roof with new dormers. The latter providing appropriate architectural character to an otherwise bland building.
5.2	Planning Policy EC6: The proposals do not impact biodiversity in the adjacent landscape and swallows nests are proposed to be installed as a biodiversity enhancement.
5.3	Planning policy EC9: The building has been de-listed but still retains some historic interest given it's association with the river and location adjacent to the weir and the mill equipment that remains internally. The proposals for internal refurbishment and to improve the external appearance are all sympathetic and

	appropriate to the nature of the building.
5.4	Local Planning Guidance Note 16: Parking Standards: Parking and turning is provided for in excess of 4no vehicles.
5.5	Local Planning Guidance Note 20: House Extensions: The proposed dormer windows are sympathetic and appropriate for the existing roof. There are no near neighbours and hence no matters of residential amenity.
6.	Conclusions
6.1	It is concluded that, as a matter of principle, the proposals fully meet the requirements of the relevant planning policies and the relevant planning guidance notes as described above.

Appendix A

Original Listing Statement

(46)

Community	Erbistock	Grade	II
Locality	Erbistock	Date Listed	07/06/1963
Post Code		Grid Ref	
		Record No	1579
Name	ERBISTOCK MILL		
Entry Name/No	ERBISTOCK MILL / 92		
Street No, Name			
Location			
History			
Exterior	1602. 4-stage stone flour mill (with brick upper portion). New slate roof. Waterwheel and machinery still used. Thick walls. At lowest stage is arched stone fireplace with inscriptions including date 1602. Said to have been mill site in Norman days.		
Interior			
Listed			
Reference			

Print from Historic Building Condition Database

27/04/2006 14:02:29

Notice of De-listing

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT
1990 – DELISTING**

Name: Erbistock Mill, Erbistock, Wrexham

Grade: II

Date First Listed: 7 June 1963

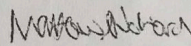
Cadw Record No: 1579

Reason for Delisting

The building has been altered and converted into holiday accommodation since it was initially listed. The physical alterations that have been undertaken to the building have resulted in it no longer meeting the criteria to be a listed building.

*Signed by Matthew Coward under authority of the Deputy Minister for Culture,
Sport and Tourism, one of the Welsh Ministers*

Date: 22 May 2015



Matthew Coward
A Senior Heritage Planning
and Designations Manager
within the Welsh Government

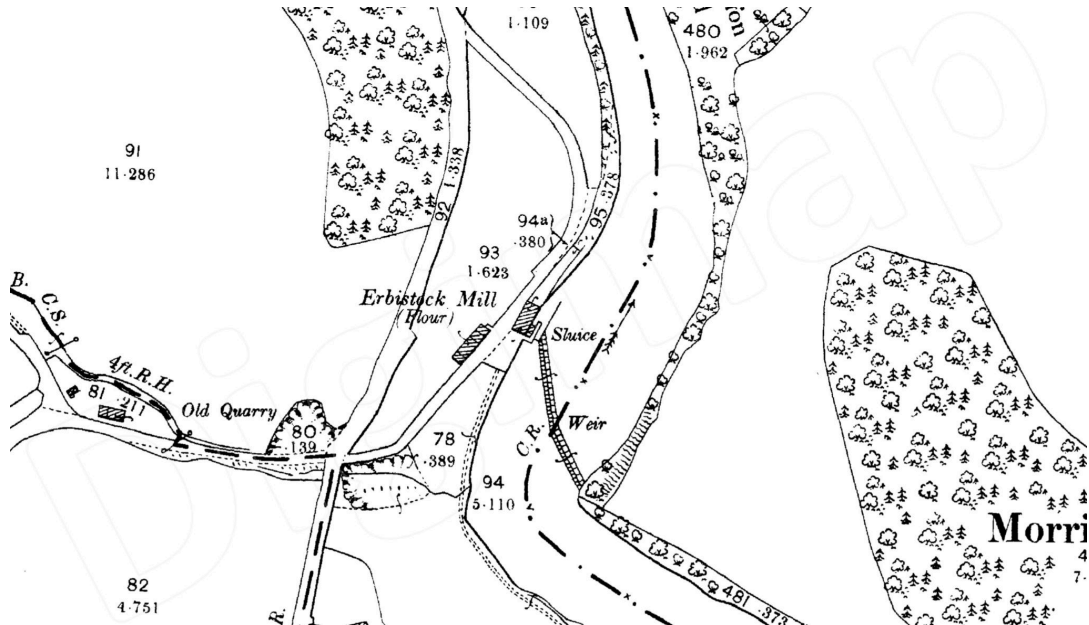
Appendix B

OS map extract and aerial photograph

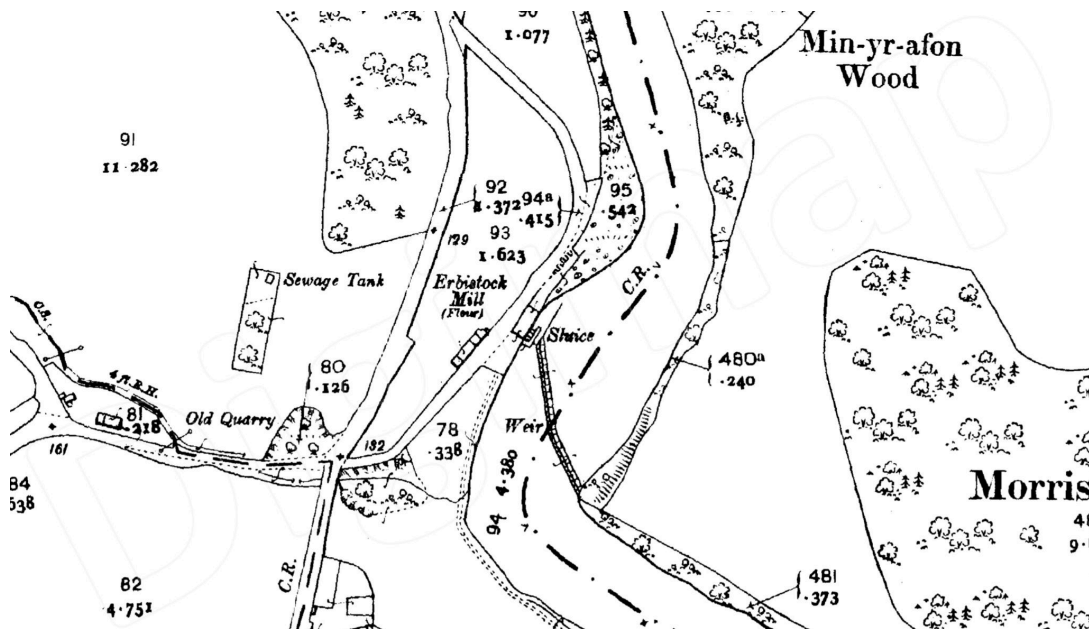


Appendix C

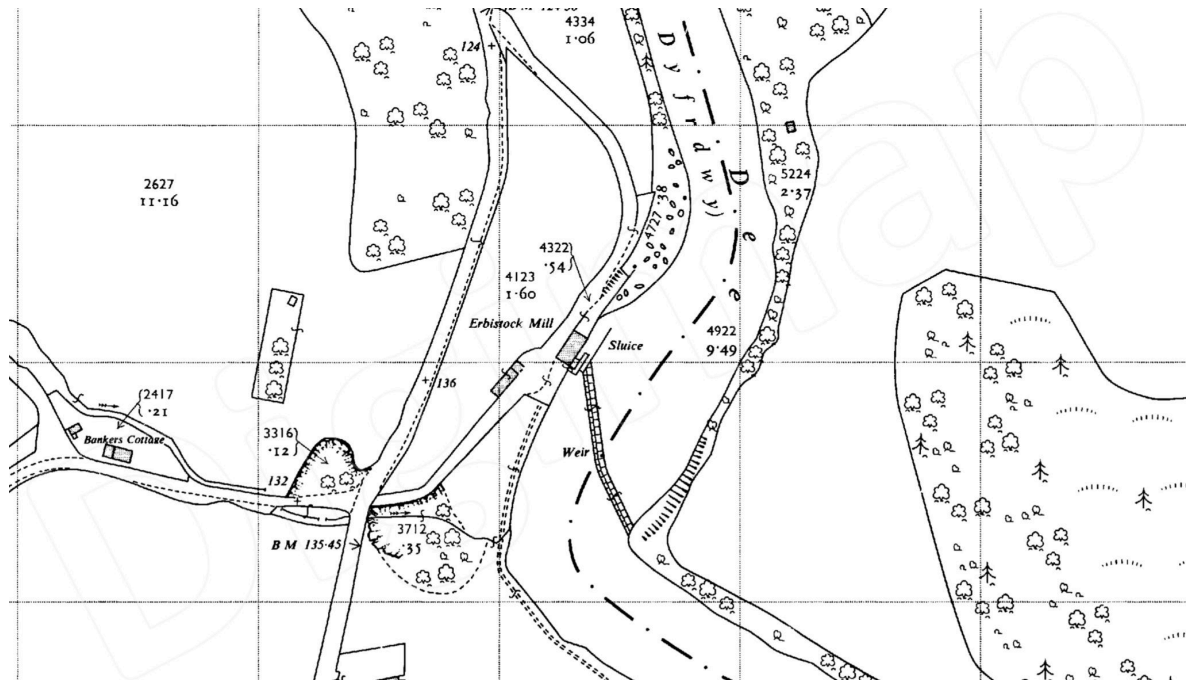
Historic maps



1890's



1910's



1960's

Appendix D

Selected photographs





