

PLANNING DESIGN ACCESS STATEMENT

**PLANNING, DESIGN &
ACCESS STATEMENT**

**REDBROOK HOUSE
REDBROOK MAELOR
SY13 3ET**

July 2023



Carter Jonas

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This statement has been prepared in accordance with the guidance provided in: Welsh Government Technical Advice Note (TAN) 12: Design 2016.

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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. Openness and close co-operation are an essential part of achieving our aims and we look to work closely with interested parties in order to ensure the best possible outcome. Carter Jonas has created a comprehensive network of specialist regional teams, each with the full range of knowledge and experience in its field.

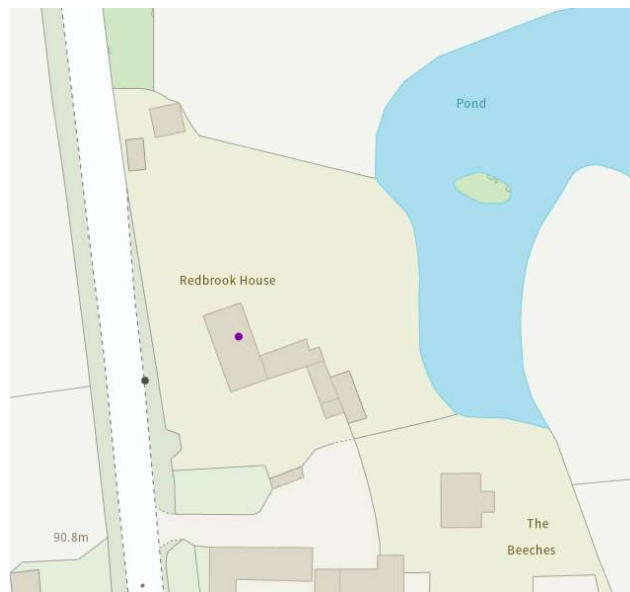
Location and Description

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 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.



The Development

- 1.7. 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.

1.8. 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)



1.9. 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.

1.10. 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.

1.11. The proposal will not be overlooked by the neighbouring property due to the presence of existing fencing and an established tree lined border.

1.12. 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:

1.12.1. *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.*

1.12.2. *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.*

2. PLANNING CONSIDERATIONS

Planning Policy – National Guidance

This proposal has been considered against Future Wales – The National Plan (2040), Planning Policy Wales (Edition 11, 2021), Technical Advice Note 12 (Design), Technical Advice Note 24 (The Historic Environment)

Planning Policy Wales (Edition 11, 2021)

- 2.1.** The policy states that the countryside is a dynamic and multi-purpose resource. In line with sustainability principles, it must be conserved and, where possible, enhanced for the sake of its ecological, geological, physiographic, historical, archaeological and agricultural value and for its landscape and natural resources, balancing the need to conserve these attributes against the economic, social and recreational needs of local communities and visitors.
- 2.2.** The policy also sets out the requirements for listed buildings and covers the preservation of listed buildings and optimum viable use, proposals affecting a listed building and its setting. This proposal is not considered to be of a scale which will adversely affect the setting of a listed building due its scale, massing and proposed materials. A Heritage Impact Assessment accompanies this application.

Technical Advice Note 12 (Design)

- 2.3.** The proposal is compliant with **TAN 12** as it aims to complement and where possible enhance the character of the surrounding area. The design, layout, size, scale, mass and materials are compatible with the capacity and character of the site and the locality within which it is located. The proposal is not unduly prominent in the landscape and it will not significantly harm the amenity of the neighbouring areas. The proposal reflects good sustainable design and it uses materials that are sympathetic to the area. The proposal will

enhance the immediate setting of the site and it will not result in the loss of landscape features nor will it damage any important open space or public view. The proposal will utilise the existing access and this will not harm the locality or the amenities enjoyed by the occupants of nearby properties. The proposal offers adequate provision of car parking and on-site turning areas with no traffic implications regarding increased movements on the local road network. The proposal will not have an unacceptable adverse impact, through increased resource use, discharges or emissions, on public health, surface and ground water (quality, quantity or ecology) or on air quality. Furthermore, the proposal will not cause significant harm to the environment or to neighbouring amenities by way of noise, light, dust, odour, vibration, hazardous materials or waste production. Neither will the proposal have an unacceptable adverse impact on the quiet enjoyment of the area by the public.

Technical Advice Note 24 (The Historic Environment)

2.4. The proposal has been carefully considered against TAN24. In accordance with the policy, the application includes a Heritage Impact Assessment (HIA) which assesses the significance of Redbrook House in the development and design of the proposed Orangery. The HIA is proportionate both to the significance of the listed building, and to the degree of change proposed. Paragraph 5.14 accepts that many listed buildings can sustain a degree of sensitive alteration and extension to accommodate continuing or new uses.

Planning Policy – Local Guidance

2.5. The proposal has been considered against the *Adopted Wrexham Unitary Development Plan (1996 – 2011) (as extended)*: Policies PS2, GDP1, EC7, EC9 and EC11, Draft *Wrexham Local Development Plan (2013-2028)*: Policies SP7, SP12, SP15, SP18 and DM1 together with *Wrexham Local Planning Guidance Notes* 04 – Conservation Areas, 06 – Access to and Use of Buildings, 30 – Design.

- 2.6.** In accordance with the planning policies and guidance notes, the design of the proposed Orangery is of high quality and sympathetic to the original farmhouse and surrounding buildings. The proposal reflects the design and character of the area as a whole and the form, scale, detailing and materials of existing buildings. The proposal is obscured from public view and will have no impact on the setting of the listing building and its surrounding. In accordance with EC9, the proposal respects the setting and character of the listed building and does not harm its historic integrity and identity.
- 2.7.** The proposal is of limited scale whilst incorporating traditional materials to echo those utilised on Redbrook House. The proposals are lightweight with glazing to allow transparency and clear readability of the original dwelling.

3. DESIGN STATEMENT

Introduction

3.1. The proposal aims to enhance the local character through incorporating traditional design features for the area. In accordance with Technical Advice Note 12: Design (TAN 12), this Design and Access statement will appraise matters including building materials, local architecture, historic quality, plan forms, and locally distinctive features and traditions. This contextual appraisal of the proposal will be detailed below.

Environmental sustainability

3.2. The proposal will be constructed to modern standards. It will minimise the demand for energy by being as thermally efficient as possible. It will be designed in line with the revised Part L of Schedule 1 of the Building Regulations 2010 – Conservation of Fuel and Power and will therefore be highly energy efficient and capable of responding to future economic and environmental changes.

3.3. The proposal has been designed to integrate with the existing landscape and context of the site. The pattern, grain, appearance and colours of the proposal aim to sustain the character of Redbrook House through the main facade, fenestration, accommodation arrangement and wall finishing.

3.4. The construction team will consider waste management, including the provision of appropriate facilities for sorting, storing and recycling waste. The construction team will also be mindful of sustainable building standards and will look to incorporate recognised and quality assured standards to demonstrate that environmentally sustainable design solutions have been incorporated into the development.

Movement to, from and within the development

3.5. The location of the proposed development does not allow for a high level of connectivity to public transport as it is within a rural setting. However, The Site is within walking distance to the Redbook Hunting Lodge Bus Stop (Service 146) which provides a regular service between Whitchurch and Wrexham.

3.6. All car parking and associated manoeuvring will be contained within the boundary of the site, allowing cars to exit onto the public highway in a forward gear.

Character – Appearance

3.7. The proposal will incorporate existing traditional materials to reflect the local vernacular style, ensuring that the proposal maintains and enriches the character of the area.

Character - Amount, Layout, Scale and Mass

3.8. In terms of scale, the proposed Orangery is of a scale which is subservient to Redbrook House at 6m x 4m.

3.9. The proposal enhances and sustains local character. It promotes a high quality, legible development with a successful relationship between public and private space. The proposal responds to the context of the local landscape, culture, form and scale. The scale of the proposal is considered appropriate for the surrounding environment. The mass of the proposal allows for privacy and the infiltration of sun light, leading to passive gain.

3.10. The proposal provides for the efficient use of land whilst safeguarding quality of life.

3.11. The layout of the proposal integrates with its surrounding environment and its position respects the layout of the existing dwelling and surrounding buildings.

Character - Landscaping

3.12. The proposal will appear fully integrated within the existing landscape with a harmonious palette.

Context – Physical

- 3.13.** It is not considered that the proposal will have a detrimental impact upon the surrounding area. The proposal will blend into the backdrop and will therefore not have a negative impact on the surrounding environment.

Context – Social

- 3.14.** The proposal will have no negative impact.

Context – Economic

- 3.15.** The proposal will create economic advantages to the local area as the residents will utilise and support local businesses and services.

Community Safety

- 3.16.** The proposal will provide for a high quality development that will not be overly visible from the public realm. The proposal will have no negative impact upon community safety and it will create a safe and secure environment within its boundary. The proposal will also provide for a sense of ownership and responsibility for all parts of the development, meaning that the site will be well maintained and so should not attract anti-social behaviour.

Access

- 3.17.** Access will continue to be taken from the existing drive. No alterations are required.
- 3.18.** Inclusive Access – The proposal will ensure safe inclusive pedestrian links, access for all whilst ensuring safety and the provision of off street private parking.