



NEXUS
HERITAGE

Graig Cottage, Bangor-on-Dee, Wrexham Borough



Heritage Impact Statement

Report No: 3581.R01b

Sept. 2022



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Nexus Heritage Controlled Document – Commercial-in-Confidence

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Note on Transcriptions of Historic Maps

Historical mapping, both Ordnance Survey (OS) and individual cartographer's work relies on the accuracy of the data input into it and the projection used to produce a two dimensional image from three dimensional data. Techniques of survey have evolved and improved over the centuries but pre-OS maps are of widely varying quality and their accuracy is limited by the technology used to create them.

Creating an overlay of historic mapping (including 1st and 2nd edition OS Maps) and modern OS data can never be completely accurate. Creating a good approximation relies on using digital technologies to estimate and extrapolate the projection, orientation and scale of original maps by correlating known points on the modern OS grid with the historic mapping. This georeferencing 'distorts' the historic mapping to fit the modern grid using a set of known points chosen by the cartographer/illustrator.

Modern digitally produced OS mapping has a stated accuracy tolerance. The most detailed mapping at 1:1,250 (urban) will have a relative error of $\pm 0.5\text{m}$ up to 60m. On the ground that equates to an error between two points which are 60m apart on the ground. 95% of the time the scaled measurement would be between 59.1m and 60.9m (paraphrased from <https://www.gov.uk/government/publications/land-registry-plans-the-basis-of-land-registryapplications/land-registry-plans-the-basis-of-land-registry-plans-practice-guide-40-supplement-1>.)

Front Cover Illustrations

Left image: Tithe Plan of the Parish of Bangor in the Counties of Flint and Denbigh, 1840 © Crown Copyright. Image reproduced by permission of The National Archives, London

Middle Image: 1st edition Ordnance Survey of Denbighshire, Sheet XXXVI.6, 1874 Extract provided by Promap. © Crown copyright and Landmark Information Group Ltd 2021. All rights reserved. Nexus Heritage SRI Ltd 100048549

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1. INTRODUCTION

Mr. M. Roberts (hereafter the Applicant), owner of Graig Cottage (hereafter the Building) wishes to undertake a programme of renovation and extension.

The Building is a Grade II Listed Building and the Applicant understands that Wrexham Borough Council (hereafter the Council) requires the submission of a Heritage Impact Statement (hereafter HIS) informed by a Heritage Impact Assessment (hereafter HIA) in order to consider the Applicant's proposals.

In the light of the Council's advice the Applicant has commissioned Nexus Heritage to prepare a HIS to comply with statutory provision, *Planning Policy Wales, TAN 24*, the *Wrexham Urban Development Plan 1996 – 2011*.

The aims of the HIS are to determine, in so far as is reasonable by desk-based research and a site visit, a description and understanding of the Building and the implications of any impacts to it that may arise from the proposed development

The Applicant's proposals are not in conflict with any statutory provision, national planning policy or guidance or local planning policy or guidance which provides for satisfactory treatment of historic assets. There is no reason to raise an objection to the proposals on heritage grounds and no cause to conceive a reason(s) for refusal on heritage grounds.

2. CYFLWYNIAD

Dymuna Mr. M. Roberts (yr ymgeisydd o hyn ymlaen), perchennog Graig Cottage (yr adeilad o hyn ymlaen).

Mae'r ymgeisydd yn deall bod angen cyflwyno Datganiad o Effaith ar Dreftadaeth (HIS o hyn ymlaen) wedi'i lywio gan Asesiad o Effaith ar Dreftadaeth (HIA o hyn ymlaen) i Gyngor Bwrdeistref Sirol.

O ystyried cyngor y Cyngor, mae'r ymgeisydd wedi comisiynu Nexus Heritage i baratoi HIS er mwyn cydymffurfio â darpariaeth statudol, Polisi Cynllunio Cymru, TAN 24, Cynllun Datblygu Lleol Cyngor Sir Ddinbych 2006 – 2021 a Nodyn Cyfarwyddyd Cynllunio Atodol y Cyngor: Adeiladau Rhestredig (Mawrth 2015).

Nodau'r HIS hwn yw penderfynu, i raddau rhesymol drwy ymchwil desg ac ymweliad â'r safle, ar ddisgrifiad a dealltwriaeth o'r Adeilad a goblygiadau unrhyw effeithiau posibl arno a all godi yn sgil y datblygiad arfaethedig

Nid yw cynigion yr ymgeisydd yn gwrthdaro ag unrhyw ddarpariaeth statudol, canllawiau neu bolisi cynllunio cenedlaethol, neu ganllawiau neu bolisi cynllunio lleol sy'n darparu ar gyfer triniaeth foddhaol o asedau hanesyddol. Nid oes rheswm dros wrthwynebu'r cynigion ar sail treftadaeth ac nid oes unrhyw achos i gynnig rheswm/rhesymau dros wrthod ar sail treftadaeth.

3. LOCATION

The Building is situated to the north-east of Bangor-on-Dee in Wrexham Borough, Wales and is centred at National Grid Reference SJ 39523 45770.

The Building's long-axis is aligned, approximately east-west, with the entrance façade facing south. It is located at the terminus of a driveway on an approximate north alignment, extending from Station Road for a distance of *c.* 35m (Fig. 2).

The Building is set within an enclosure, with rectangular plan-form, measuring *c.* 107m x 40m, orientated on an approximate north-south alignment.

The spatial attribute information for the Site is provided in the table below and relates to the spatial data as illustrated in Fig. 2 below.

Field Name	Data
Project No.	3581
Project Name	Graig Cottage, Bangor on Dee, Wrexham Borough – Hertiage Impact Statement
Organisation	Nexus Heritage
Date	April 2022
Digitisation Source	Client/Ordnance Survey
Digitisation Scale	1:500 at A4
Description of Digitised Data	Ordnance Survey MasterMap



Figure 1: Location Plan

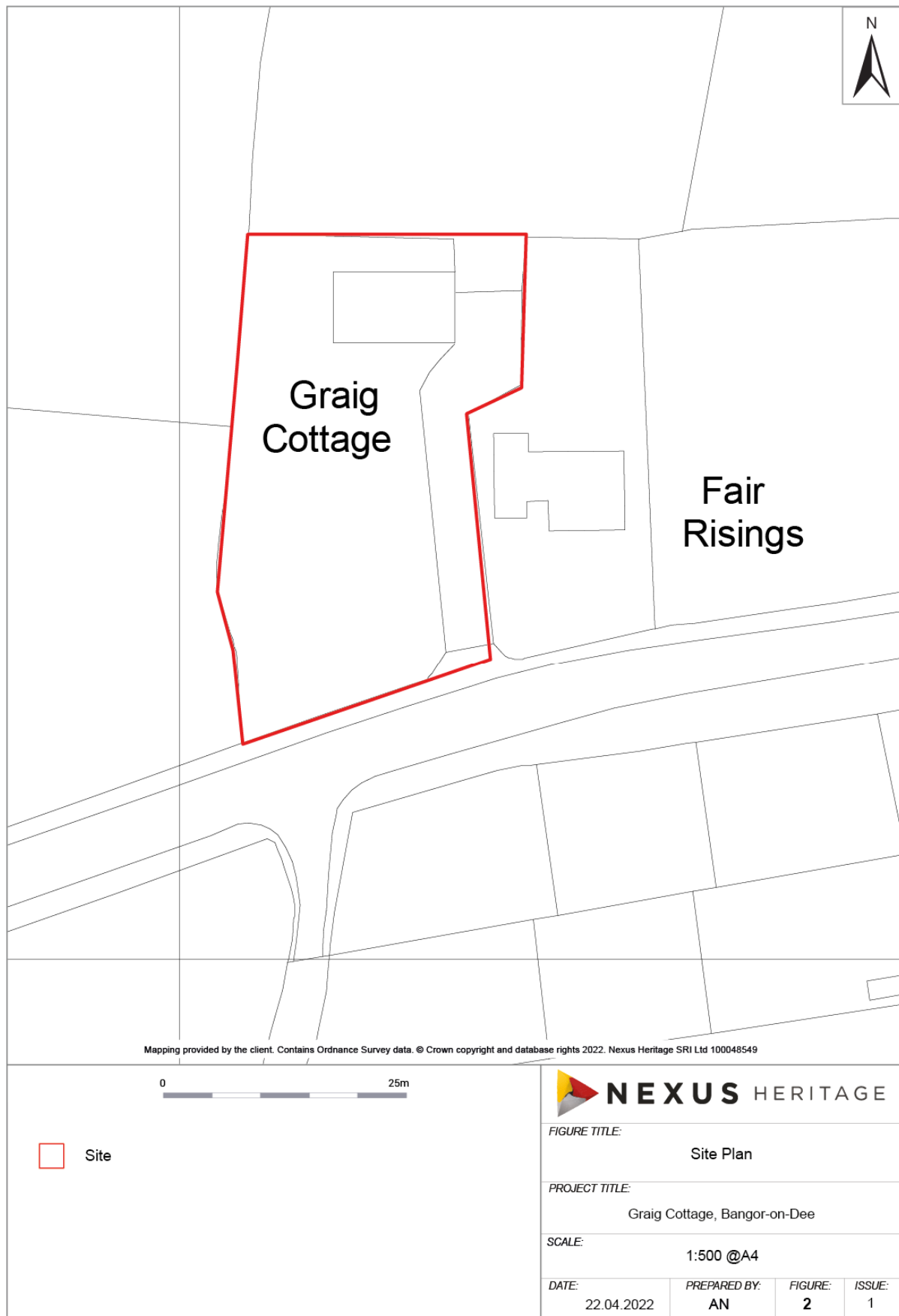


Fig. 2: Site Plan

4. LEGISLATIVE AND PLANNING POLICY BACKGROUND AND SPECIFIC PLANNING GUIDANCE

At the national level, the principal legislation governing the protection and enhancement of the cultural heritage of the built environment is the *Planning (Conservation Areas and Listed Buildings) Act* 1990. In Wales the applicable legislative framework is provided by the *Historic Environment (Wales) Act* 2016. The 2016 *Act* amends the *Planning (Listed Buildings and Conservation Areas) Act* 1990 in a number of ways, but does not alter the fundamental aspect of the 1990 *Act*. The 1990 and 2016 *Acts* set out the legislative framework within which development affecting Listed Buildings must be considered.

The general duties upon the decision-taker established by the 1990 *Act*, relative to Listed Buildings are as follows:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses" (s66(1))

Case law has confirmed that Parliament's intention in enacting sections 66(1) and section 72(1) was that decision-takers should give "considerable importance and weight" to the desirability of preserving the special interest and setting of listed buildings. In pertinent circumstances, "preserve" means to "to do no harm". The presumption is that it is desirable that proposed development should not give rise to harm to the special interest of a Listed Building or its setting. This duty must be actively taken into account when considering planning applications and/or Listed Building Consent applications where harm may be occasioned.

Graig Cottage is designated as a Listed Building (Cadw ref. 18259). Therefore, the duties falling on decision-takers arising from the 1990 and 2016 *Acts* are engaged.

Consideration for all heritage assets within the planning system, is provided for in *Planning Policy Wales* (hereafter PPW). PPW notes that the historic environment is made up of individual historic features which are collectively known as historic assets.

PPW para. 6.1.6 highlights the Welsh Government's specific objectives for the historic environment:

The Welsh Government's specific objectives for the historic environment seek to (inter alia):

- *safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved*
- *preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous*

PPW para. 6.1.7 states:

It is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset

or its setting should be managed in a sensitive and sustainable way.

In effect these policies establish duties upon the Welsh Government and planning system and do not create pass/fail measures against which an application is to be tested.

PPW para. 6.1.8 states:

It is the responsibility of all those with an interest in the planning system, including planning authorities, applicants, developers and communities, to appropriately care for the historic environment in their area. The protection, conservation and enhancement of historic assets is most effective when it is considered at the earliest stage of plan preparation or when designing proposals new proposals.

With respect to Listed Buildings PPW para. 6.1.10 states:

There should be a general presumption in favour of the preservation or enhancement of a Listed Building and its setting, which might extend beyond its curtilage. For any development proposal affecting a Listed Building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses.

Para. 6.1.11 states:

For Listed Buildings, the aim should be to find the best way to protect and enhance their special qualities, retaining them in sustainable use. The continuation or reinstatement of the original use should generally be the first option, but not all original uses will now be viable or appropriate. The application of planning and Listed Building controls should recognise the need for flexibility where new uses have to be considered in order to secure a building's survival or provide it with a sound economic future.

Para. 6.1.13 states:

Applicants for Listed Building Consent must be able to justify their proposals, show why the alteration or demolition of a Listed Building is desirable or necessary and consider the impact of any change upon its significance. This must be included in a heritage impact statement, which will be proportionate both to the significance of the building and to the degree of change proposed.

Technical advice note (TAN) 24: the historic environment provides the Welsh Government's guidance on how to consider the historic environment in planning decisions. TAN 24 should be read in conjunction with PPW and the relevant Cadw best practice guides and should be taken into account by local planning authorities and during the determination of planning applications.

TAN 24 includes guidance with respect to Listed Buildings and it is worth reproducing the relevant paragraphs.

5.9 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires any works of demolition, alteration and/or extension which would affect the character of a listed building to be authorised through the process of listed building consent. It is a criminal offence to carry out such works without consent, which should be sought from the local planning authority. When considering any applications for listed building consent, the local planning

authority or the Welsh Ministers must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Consent is not normally required for repairs, unless they involve changes that would affect the character of the listed building. If in any doubt owners are advised to contact their local planning authority to seek clarification on whether or not consent is needed.

5.10 The controls that apply to a listed building also apply to any objects or structures fixed to the building or that are within its curtilage. The exact definition of what constitutes a fixture and curtilage may have to be treated on a case-by-case basis and has been the subject of case law.

5.12 Applicants for listed building consent are required to provide a heritage impact statement. This presents the results of a heritage impact assessment, which is a process designed to ensure that the significance of the building is taken into account in the development and design of proposals for change. Heritage impact assessment should be proportionate both to the significance of the listed building, and to the degree of change proposed, and the statement should provide enough information to allow the local planning authority to judge significance and impact when considering applications for listed building consent.

5.13 When determining a listed building consent application, the local planning authority should consider the following issues:

- The importance and grade of the building and its intrinsic architectural or historic interest.*
- The physical features of the building which justify its listing and contribute to its significance, (for example its form and layout, materials, construction and detail) including any features of importance such as the interior, which may have come to light after the building's inclusion on the list.*
- The contribution of curtilage and setting to the significance of the building, as well as its contribution to its local scene.*
- The impact of the proposed works on the significance of the building.*
- The extent to which the proposed works would bring substantial community benefits for example, by contributing to the area's economy or the enhancement of its local environment.*

The listing grade may be a material consideration, but is not in itself a reliable guide to the sensitivity of a building to alteration or extension.

5.14 Many listed buildings can sustain a degree of sensitive alteration and extension to accommodate continuing or new uses. Past changes that reflect the history of use and ownership may themselves be aspects of the special interest of the listed building. When applicants and the local planning authority assess the heritage values and significance of a listed building, which is the subject of a consent application, they must consider the sensitivity of that building to the proposed changes. Sustaining the special interest and significance of a listed building through the process of alteration, extension or re-use is exacting, and should always be based on specialist knowledge and skill in order to realise the benefits that well-designed interventions can bring.

5.18 Where a local planning authority proposes to grant listed building consent it must first

notify the Welsh Ministers (through Cadw). This arrangement gives the Welsh Ministers 28 days from receipt of the application in which to decide either to recommend that they want to call in the application for their own determination, or allow the local planning authority to determine the application itself. If a decision is not taken within 28 days, the timeframe may be extended. If the planning authority decides to refuse listed building consent, it can do so without notifying the Welsh Ministers.

5.19 The Welsh Ministers rarely call in listed building applications for their own determination. An application could be called in if the Welsh Ministers consider it raises issues of more than local importance and is of exceptional significance or controversy. This may include cases where the local planning authority has not had proper regard to national policy for the protection of the historic environment, or has disregarded it altogether.

5.20 Wherever possible, the Welsh Ministers are keen for listed building consent decisions to be undertaken at a local level. They are able to direct that certain categories of application need not be notified to them by a local planning authority. The Welsh Ministers have directed that Section 13 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (i.e. the notification process) shall not apply to an application for listed building consent for the carrying out of work affecting the interior only of a Grade II (unstarred) listed building. Section 13 will still apply to any application which involves:

- (i) the demolition of a listed building;*
- (ii) a grade I or II* listed building; and*
- (iii) works to the exterior of a grade II (unstarred) listed building.*

5.21 The Welsh Ministers can direct that, subject to the local planning authority obtaining prior written agreement from Cadw, Section 13 shall not apply to any application for works to Grade II (unstarred) buildings (other than demolition) providing that the local planning authority obtains the advice of a named specialist building conservation officer. If the local planning authority's proposed decision to approve the application is not strictly in accordance with the advice provided by the specialist building conservation officer, or where, for whatever reason, the specialist building conservation officer will not be able to offer advice on that application, then Section 13 will continue to apply and the Welsh Ministers must be notified of the application.

5.26 There are circumstances where a local planning authority, or in certain cases, the Welsh Ministers, have the power to make an order revoking or modifying a listed building consent. In making such an order, they must have regard to any material considerations that are relevant. The revocation does not affect works that have already been carried out. Compensation may be payable for abortive expenditure or other loss or damage caused by the order.

At the local level planning policy is provided by the *Local Development Plan 2006-2021* and two specific policies would appear to be relevant:

Policy GDP1 All new development should:

- a) 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.

Policy 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.

Thus, the local planning at minimum requires protection of Listed Buildings and where possible, enhancement.

There does not appear to be any *Supplementary Planning Guidance* for Listed Buildings.

5. METHODS

The assessment process leading to the production of a Heritage Impact Statement is essentially a desk-based exercise, supplanted by the results of a visit to the Building and its landscape in order to inform the assessment stages defined in the Cadw document *Heritage Impact Assessment in Wales* (2017).

- Explaining the objective (justification)
- Understanding the significance of the historic asset(s)
- Identifying the proposed changes
- Assessing the impacts of the proposals
- Getting the best solution

6. EXPLAINING THE OBJECTIVE (JUSTIFICATION)

The Client's objective is to secure the necessary permissions and consents for renovations to and extension of Graig Cottage.

The Applicant's justification for the proposals is as follows:

- The Building is desired to be a dwelling for a retired couple with mobility issues and the objective is to provide a dwelling suitable for human habitation in order to avoid the use of residential/care home.
- The Building is in a poor state of repair and it is right and proper to repair and renovate an existing building rather than build new;
- The improved thermal efficiency of the proposals will result in less use of heating, thus making a small contribution to the reduction of fuel use;
- The proposed replacement door and windows will lead to improved security; and
- The proposed renovations will lead to the long-term preservation and sustainable of a historic building in the use for which it was initially designed and constructed

7. UNDERSTANDING THE SIGNIFICANCE OF THE HISTORIC ASSET

The Building's Context

Although considerably set back from the Station Road frontage the Building is located at prominent landscape position *c.* 700m to the north-east of Bangor-on Dee's historic core.

The Building's façade faces south towards the historic communication route of Station Road.

During the mid-19th century the Tithe Plan of the Parish of Bangor in the Counties of Flint and Denbigh, 1840 (see front cover) shows Graig Cottage. It was owned by Richard Edmonds and occupied by Thomas Edwards. In the accompanying apportionment Graig Cottage is described as house and garden. Immediately to the east was another dwelling also recorded as house and garden in the apportionment. This dwelling was still extant at the time of the publication of the 1954 Ordnance Survey 1:10,560 map.

The Ordnance Survey 1:2,500 scale map of 1874 (see front cover) identifies

The location of designated historic assets within the environment of the Building is shown in Fig. 3.

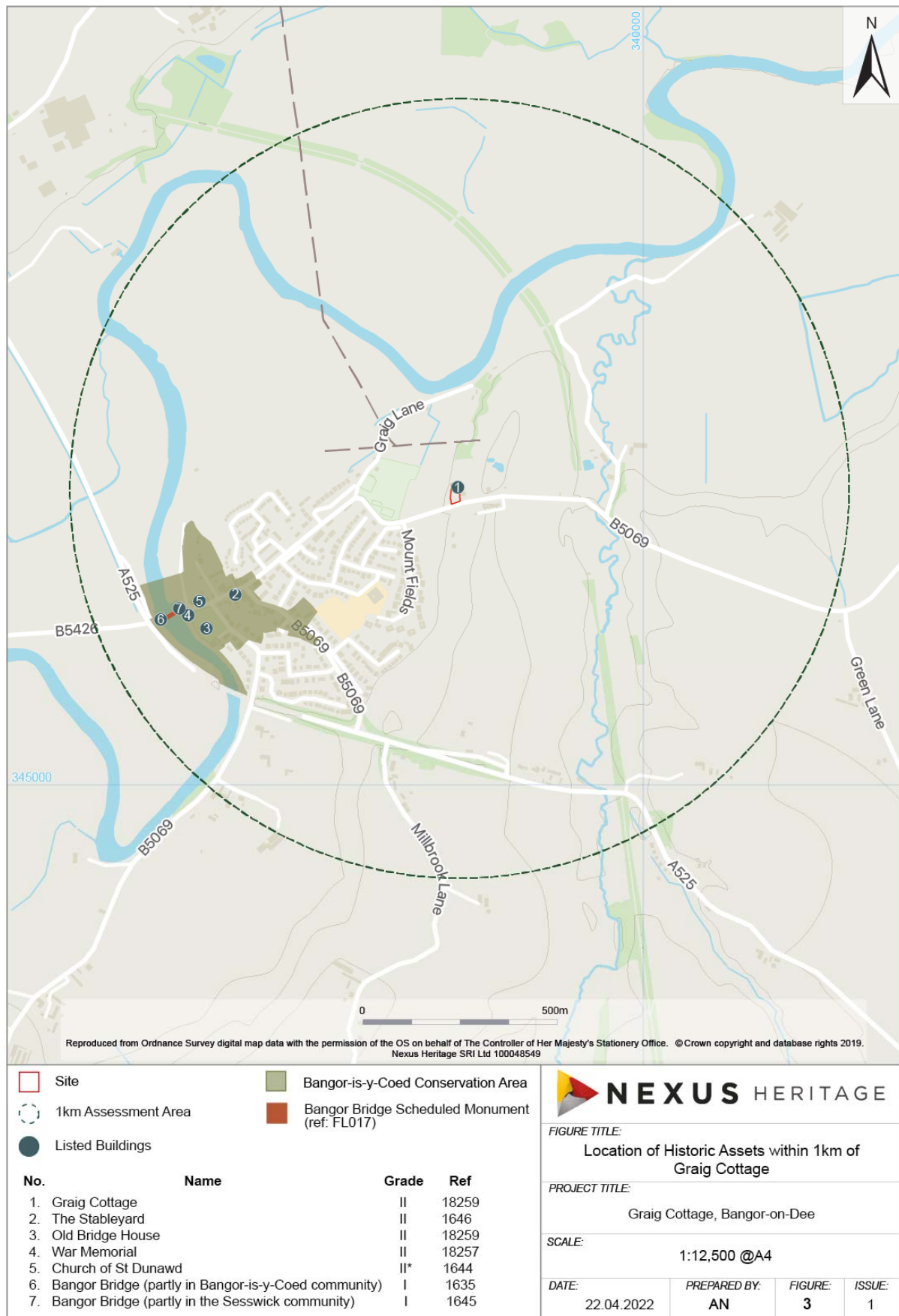


Fig. 3: Location of Designated Historic Assets within 1km of Graig Cottage.

The Building

The rather cursory Cadw Listed Building report (Appendix A), which dates to 1997 tentatively dates Graig Cottage to the late 18th century and also notes 20th century additions (no longer present). With respect to the broad form and exterior the Listed Building report states that the Building is a:

Brick in English garden wall bond, hipped slate roof with red ridge tiles, rendered end wall stacks. Two-storey, 2-window symmetrical elevation to road with dentil eaves course, central C20 door and trellised porch flanked by multipaned windows with cambered heads. Smaller multipaned casement windows to upper floor.

With respect to the interior Cadw Listed Building report notes that interior was not accessible.

Cadw notes that Graig Cottage was designated *as a good relatively unaltered example of a building type which rarely survives in this form.*

It is useful to provide a more fulsome, structured description of the Building in order that the Council can proceed from the foundation of an informed position.

Broad Fabric Analysis

Walling material, coursing, jointing finish: The Building is brick-built (projecting prestige as well as general utility) in Raking English Garden Wall bond. There is a line of projecting brick dentils at the eaves. The brick appears to be hand-made, with slightly rough, non-uniform surface textures and rough edges and corners. Bricks were commonly between 2¼ and 2½ inches thick during the second half of the 18th century.¹ The mortar beds are relatively thick (not unusual for hand-made bricks to be bedded in deep mortar to facilitate adequate bearing) and there are various episodes of cement pointing detectable by colour differentiation in the mortar.

Plan form: Double-pile, consisting of four rooms to the ground floor with through-passage connecting the (slightly off-set) front and rear doors. The ground floor rooms comprise a principal living room, a private room, a kitchen and a pantry (with sunken floor) on the northern aspect. At first floor level there are three bedrooms and a generous landing.

Fireplace provision: there are four fireplaces – three on the ground floor (Principal Living Room, private Room and Kitchen) and one to Bedroom 1 on the first floor.

Staircase provision: the single staircase is parallel to the rear elevation and ascends between the two service rooms at the rear.

Window shape, types and frames:

Door shape and details: The doors timber doors are set in rectangular door cases. Neither the front nor rear doors is of any historic merit. The front door provides direct affordance to the principal living room and the rear door opens into the through passage with the staircase on the immediate right and the kitchen on the right.

¹ An Act of 1776 (Statute 17 Geo III., c.42) regulated the dimensions of bricks for sale in Britain at 8½ x 4 x 2½ inches. It is not known if the bricks for Graig Cottage were formally purchased or made on site. The site is on a spur of Devensian Till which projects north into the alluvium of the Dee Valley and so there was no immediately convenient source of clay for on-site extraction.

Roofing shape: Hipped.

Ridge: unexamined, but clay capped angle tiles are arranged along the line of the ridge board.

Roof material, method of laying: roof cover is slate but laying properties not investigated in any detail. Clay capped angle tiles along the ridge board and hip rafter lines.

Detail at Eaves: Plain close with dentils

Roof Construction: The absence of ceilings to the first floor rooms permitted visual examination of the hip roof construction formed from the usual purlin frame, centring rafters, hip rafters, common rafters and creeper rafters. There is underfelt between the roof truss and the slate roof indicating re-roofing. There is evidence of re-use of existing timber components and the addition of new, machine swan elements, presumably to replace rotten/damage elements.

Chimney position: there are three chimneys. Two side wall stacks serving, respectively the principal living room and one of the first floor bedroom and the private room and another first floor bedroom. The third chimney is integrated into the rear wall and serves the ground floor kitchen and third bedroom on the first floor.

Openings: there are two doors, one in the south-facing entrance elevation and one on the north-facing rear elevation. There are seven windows: four in the south-facing entrance elevation serving the principal living room and private room on the ground floor and two of the bedrooms on the first floor; one in the east-facing elevation serving the ground floor kitchen and: two in the north-facing rear elevation serving the pantry at ground floor level and the third bedroom at first floor level.

Interior: There are four rooms to each floor. The ground floor comprises a Principal Living Room (parlour), with fireplace directly access by the front door. This room effectively provides the through passage, via a door into the Kitchen and, slightly off-set, the rear door. There is a complimentary Private Room, smaller than the Principal Living Room, also with fireplace. The rear of the Building at ground floor level is occupied by a Kitchen and Pantry (with sunken floor). The staircase is adjacent to the rear elevation and accesses a first floor Landing off which is Bedroom 1 (the largest) and Bedroom 3 (the smallest). The access to Bedroom 2 is though bedroom 3. The tow internal cross walls are timber framed with studs rails, brick noggin and two visible panels of wattle and daub.

The Applicant has provided some historic photographs of Graig Cottage thought to date from the 1970s/1980s.

Applicant Image 1 shows the front façade of Graig Cottage and part of a lean-to extension on the western elevation is clearly visible.

Applicant Image 2 shows the front façade of Graig Cottage and is likely y to post-date Image 1 as the porch has been removed and there is no sign of the extension on the west-facing elevation.

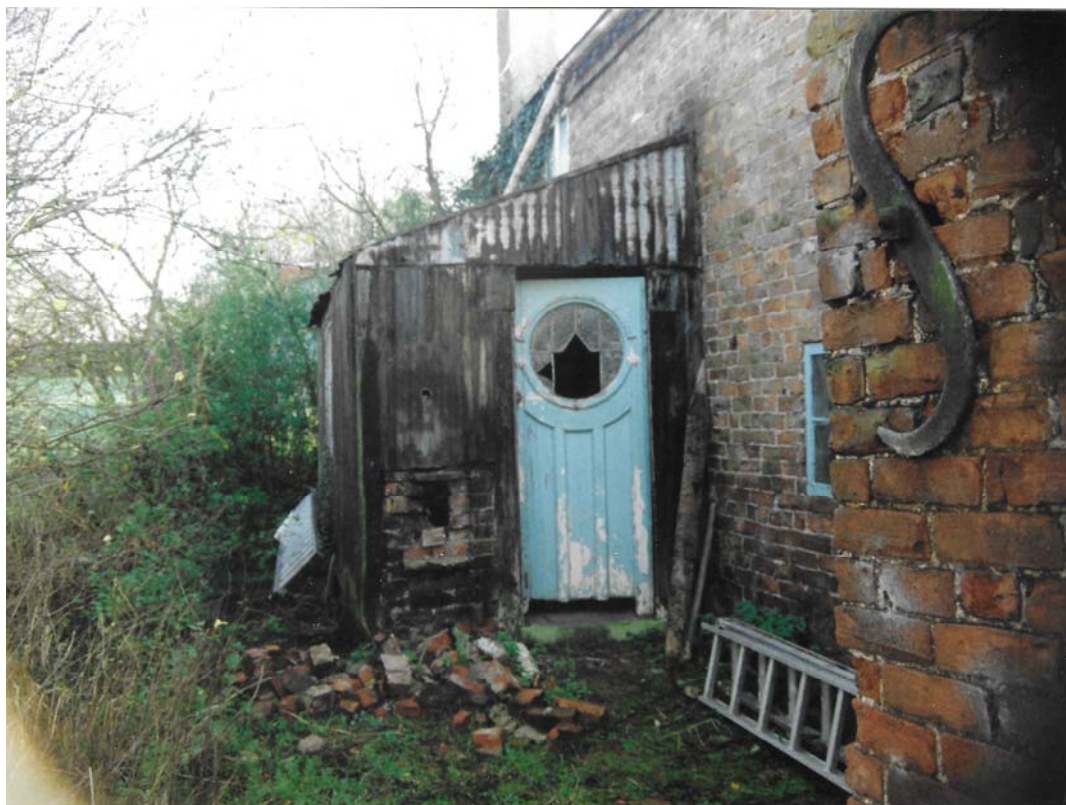
Applicant Image 3 shows a part-brick and part-galvanised sheet lean-to extension on the rear elevation

Applicant Image 4 shows the dilapidated lean-to extension on the western elevation

Applicant Image 5 shows part of a brick-built lean-to extension



Applicant Images 1 and 2



Applicant Images 3 and 4 (note S-shaped tie plate to the north-facing elevation of the lean-to on the west-elevation)



Applicant Image 5

Site Conditions

The Building was visited on 7 April 2022 during benign weather conditions for the purpose of a visual survey.

Select and illustrative photographs of the Building and its approaches are provided and the locations from which the photographs were taken and the directions of views are provided at Figs. 4.

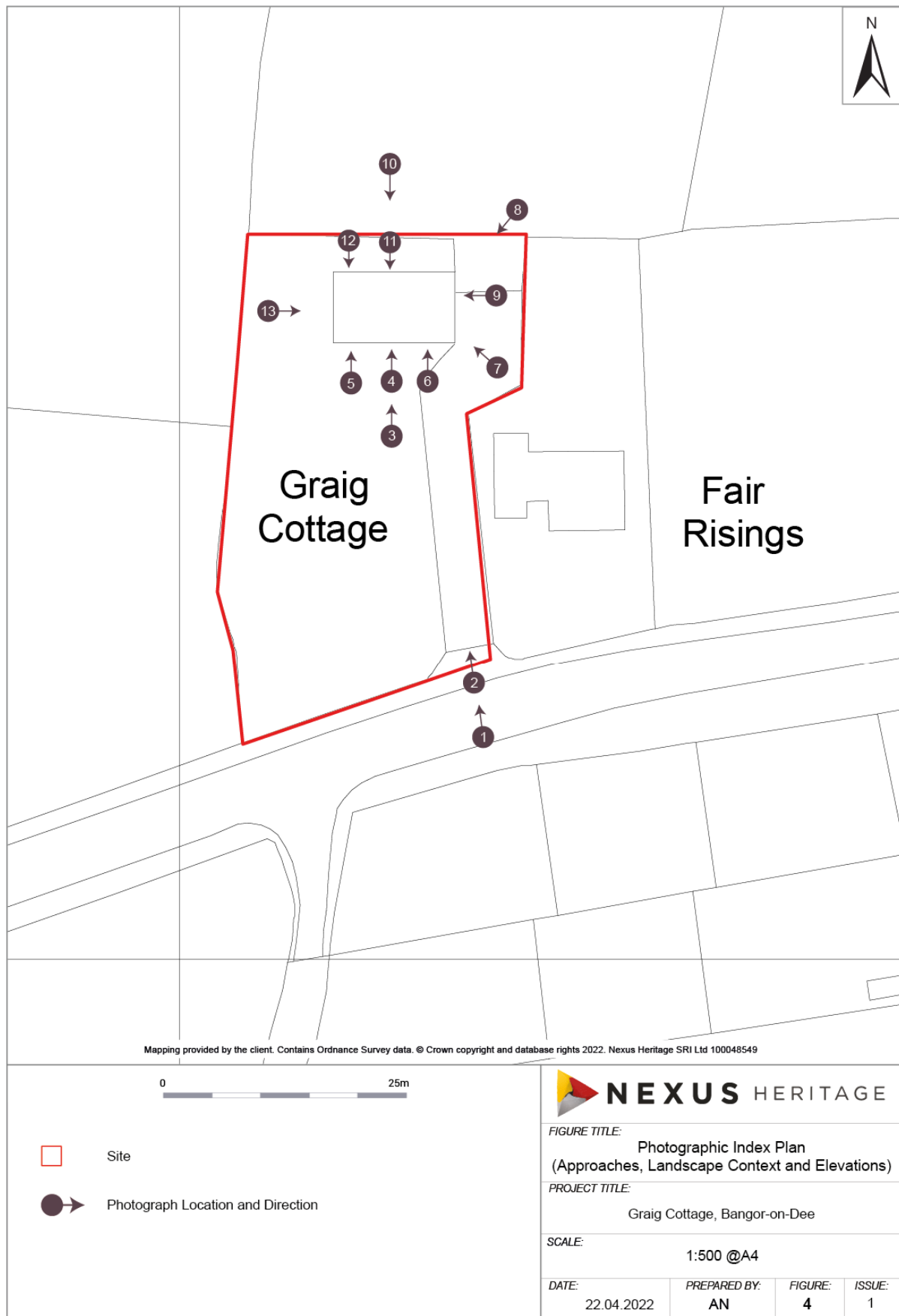


Fig. 4: Photographic Index Plan (Approaches and Elevations)



Plate 1: Sightline to Graig Cottage from Station Road, looking north along the driveway defined by stone walling and hedges. Scale = 2m



Plate 2: Approach to Graig Cottage along the driveway showing the south-facing, entrance façade. Scale = 2m.



Plate 3: Sightline to the south-facing, entrance façade highlighting the central entrance door, hipped roof, chimneys and the asymmetric fenestration to ground and first floors. Brickwork is in the Raking English Garden Wall Bond. Scale = 2m.



Plate 4: Timber entrance door to south-facing façade. Nine panels with central given over to fenestration. Timber door case and flat rowlock course above.



Plate 5: Sightline to the ground floor window serving the parlour, under a cambered, single-course, rowlock segmental arch head to the left of the entrance door. Window is a single, timber-frame casement, with lead came panes dividing each light into 9 rectangular panes. Scale = 2m.



Plate 6: Sightline to the ground floor window serving the private room, under a cambered, single-course, rowlock segmental arch head to the right of the entrance door. Window details as per left-hand side. Scale = 2m.



Plate 7: Oblique sightline to the north-west showing the south-facing entrance façade and the east-facing elevation. Scale =2m.



Plate 8: Oblique sightline to the south-west showing the east-facing and north-facing elevations. The chimneys betray the side-wall and rear-wall fireplace locations. The chimney to the east-facing elevation projects from the elevation face and punctures the roof at the eaves. It is rendered above eaves level and has a single, plain pot with mesh guard. There is a single, ground floor casement window to the east-facing elevation. The chimney to the north-facing elevation served the kitchen at ground floor level, projects from the elevation face and punctures the roof at the eaves. It is rendered above eaves level and has a single, plain pot with mesh guard. Scale =2m.



Plate 9: Sightline detailing the four-pane timber casement window to the kitchen. Scale =2m



Plate 10: Sightline to the south showing the north-facing (rear) elevation highlighting the kitchen chimney, the off-set rear door and fenestration to the ground and first floors. Scale -=2m.

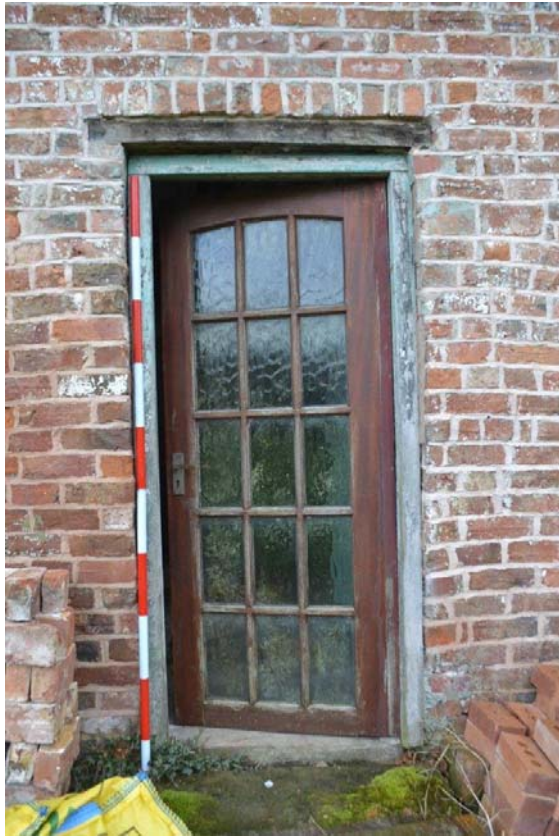


Plate 11: Sightline to the south highlighting the modern 15-light timber rear door in timber door-case with timber lintol above and rowlock course in the north-facing (rear) elevation. Scale =2m.



Plate 12: Sightline to the south highlighting the four-light fixed window in the north-facing (rear) elevation, serving the pantry. Scale =2m.



Plate 13: Sightline to the east showing the window-less west-facing elevation, plastic rain-water goods and the chimney integrated into the side-wall. There is cementitious render to the final few brick courses. Scale =2m

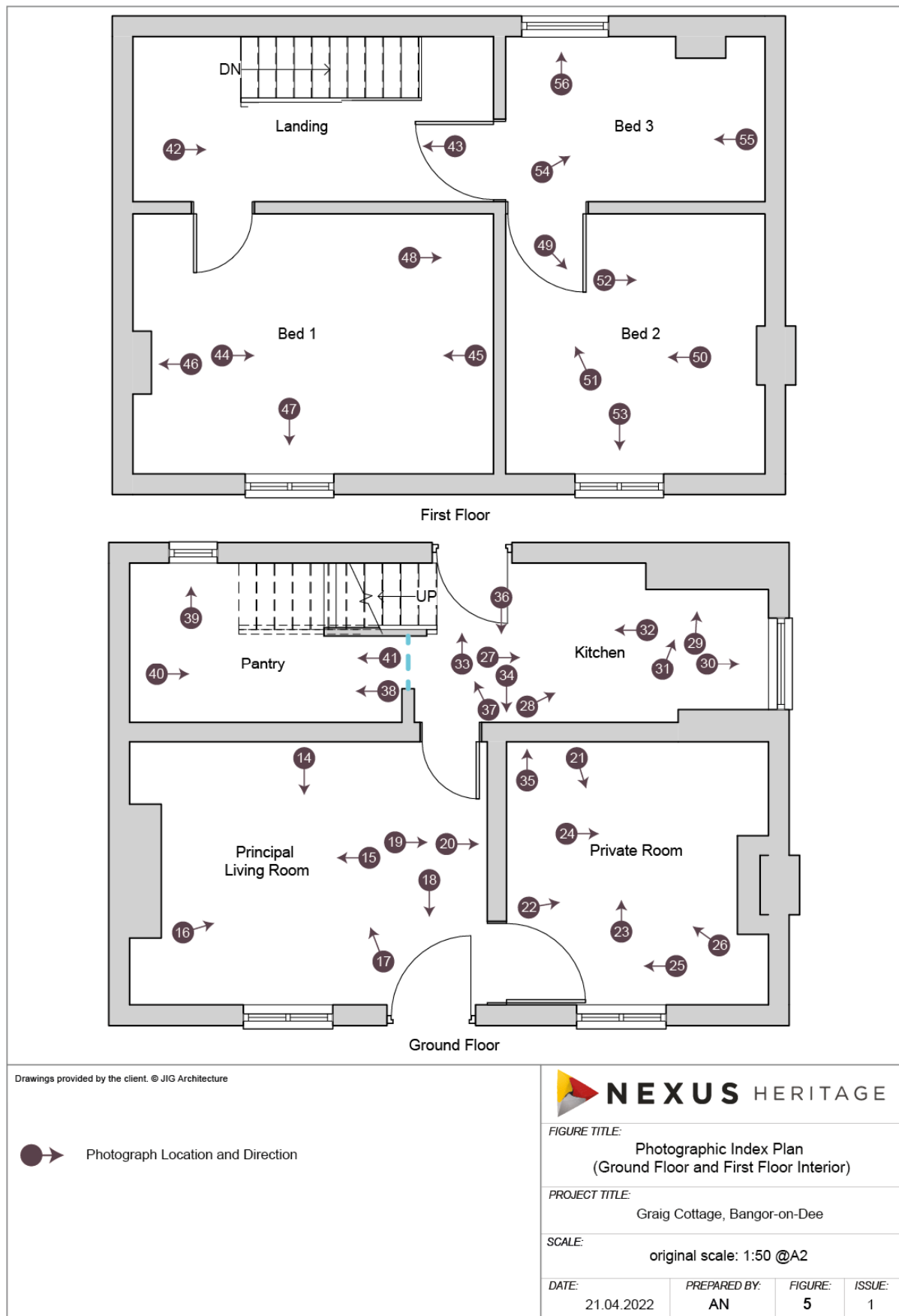


Fig. 5: Photographic Index Plan (Interior)



Plate 14: Ground Floor, Principal Living Room, looking towards the inner face of the brick wall forming the principal façade, the entrance door and the casement window. Scale = 2m



Plate 15 Ground Floor, Principal Living Room. Chimney breast and mid-20th century fireplace. Scale =2m



Plate 16: Ground Floor, Principal Living Room. The internal wall separating the principal living room from the private room. Constructed from timber studs and rails with infilling brick nogging and also two panels of wattle and daub. Scale = 2m



Plate 17: Ground Floor, Principal Living Room, The internal wall separating the principal living room from the pantry. Constructed from orthogonal small-framing in the form of timber studs and rails with infilling horizontal brick nogging. Brick nogging often replaced wattle and daub. Scale =2m.



Plate 18: Ground Floor, Principal Living Room,



Plate 19: Ground Floor, Principal Living Room. Detail of the studs, rails and wattle and daub panel in the internal wall separating the principal living room from the private room. Scale = 30cm



Plate 20: Ground Floor, Principal Living Room. Detail of the wattle and daub panel in the internal wall separating the principal living room from the private room. It's not strictly wattle as there are no visible vertical staves and the wattles (possibly hazel) are not woven horizontally- they are closely packed and vertically arranged. Scale = 30cm



Plate 21: Ground Floor, Private Room. Scale = 2m



Plate 22: Ground Floor, Private Room. Chimney breast and mid-20th century fireplace. Scale = 2m



Plate 23: Ground Floor, Private Room. Collapsed wall which once separated the Private Room from the Kitchen. The floor to first floor bedroom above is propped. Scale = 2m



Plate 24: Ground Floor, Private Room. The bearer beam for the first floor joists.



Plate 25: Ground Floor, Private Room. Looking through the door into the through passage and Principal Living Room. Note Ruabon quarry tiles providing the floor surface. Scale = 2m.



Plate 26: Ground Floor, Private Room showing the studs, rails and plastered panels to the wall separating the Private Room from the Principal Living Room. Scale = 2m



Plate 27: Ground Floor Kitchen, showing the casement window to the east-facing elevation and the cooking range to the left. Scale = 2m.



Plate 28: Ground Floor Kitchen. Cooking range with open fire to left and two oven to right. Scale = 2m.



Plate 29: Ground Floor Kitchen. Detail of bressummer beam above cooking range. Scale = 1m.



Plate 30: Ground Floor Kitchen. Detail of timber, four-light double casement window with monkey-tail handles. Scale = 1m.



Plate 31: Ground Floor Kitchen. Detail of early/mid-20th century fire/cooking range. Scale = 1m.



Plate 32: Ground Floor Kitchen, looking towards the pantry and the door to the staircase to the first floor. Scale = 2m.



Plate 33: Ground Floor Kitchen. Sightline towards rear door. Scale = 2m.



Plate 34: Ground Floor Kitchen. Failure in bearer beam above the (removed) wall separating the kitchen from the private room. Scale = 5cm.



Plate 35: Ground Floor Kitchen. Failure in bearer beam above the (removed) wall separating the kitchen from the private room. Scale = 5cm.



Plate 36: Ground Floor Kitchen. Mortice in waney bearer beam tying the internal wall separating the kitchen from the private room into the rear wall.



Plate 37: Ground Floor Kitchen. Sightline to staircase across through passage from the kitchen. Scale = 2m.



Plate 38: Ground floor, pantry. Scale = 2m.



Plate 39: Ground floor, pantry. Window to rear elevation, timber frame, four lights, fixed. Security bars to inside. Scale = 30cm.



Plate 40: Ground floor, pantry. Looking back up the stone steps to the timber door into the through passage. Underside of staircase to first floor to left. Scale = 2m.



Plate 41: Ground floor, pantry. On-bed bricks forming sunken pantry floor. Scale =2m.



Plate 42: First Floor, Landing.



Plate 43: First Floor, Landing.



Plate 44: First Floor Bedroom 1. Internal wall separating Bedroom 1 from Bedroom 2, highlighting the studs and rails with horizontal brick noggin. Also visible a canted purlin above which are replacement/reused machine-sawn common rafters



Plate 45: First Floor Bedroom 1. Chimney breast and off-centre mid-20th century fireplace backing onto west-facing elevation wall. Also visible a canted purlin to the hip rafter and the above which are replacement/reused machine-sawn creeper rafters and underfelt.



Plate 46: First Floor Bedroom 1. Detail of chimney breast exit point through roof with waney purlin, hip rafter, replacement/reused machine-sawn creeper rafters and underfelt.



Plate 47: First Floor Bedroom 1. Multi-paned casement window. Scale = 1m.



Plate 48: First Floor Bedroom 1. Deal boards forming bedroom floor.



Plate 49: First Floor, Bedroom 2. Sightline to the chimney in the east-facing external wall. Also visible canted purlin, hip rafter and creeper rafters and underfelt. Scale = 2m.



Plate 50: First Floor, Bedroom 2. Internal wall separating Bedroom 2 from Bedroom 1, highlighting the studs and rails with horizontal brick noggin. Scale = 2m.



Plate 51: First Floor, Bedroom 2. Detail of roof truss construction showing replacement ridge beam, hip rafters, common rafters and reused rafters with underfelt above.



Plate 52: First Floor, Bedroom 2. Damage to deal floor caused by failure of bearer beam below. Scale = 2m.



Plate 53: First Floor, Bedroom 2. Multi-paned casement window. Scale = 1m.



Plate 54: First Floor, Bedroom 3. Sightline to chimney. Also shows hip rafter, purlin and creeper rafters below the underfelt.

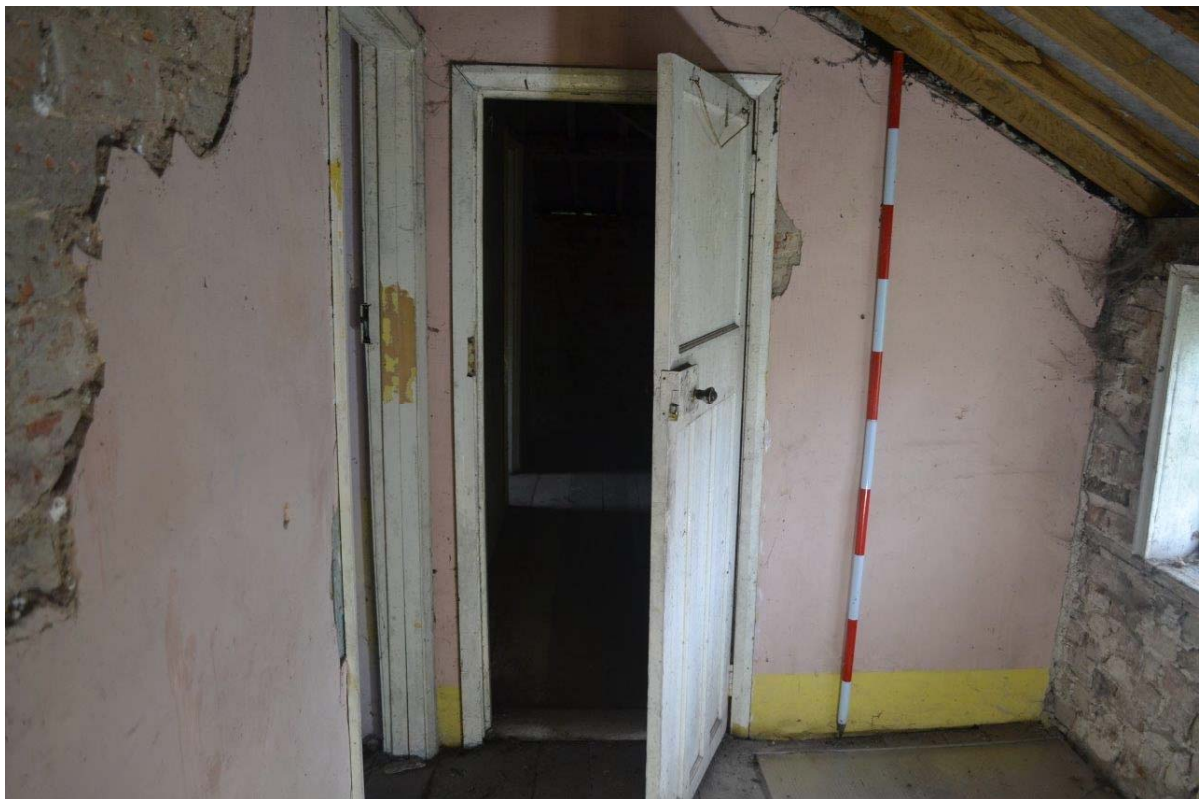


Plate 55: First Floor, Bedroom 3. Sightline to the door (straight ahead) from the Landing and (to right) door into Bedroom 2. Scale = 2m.

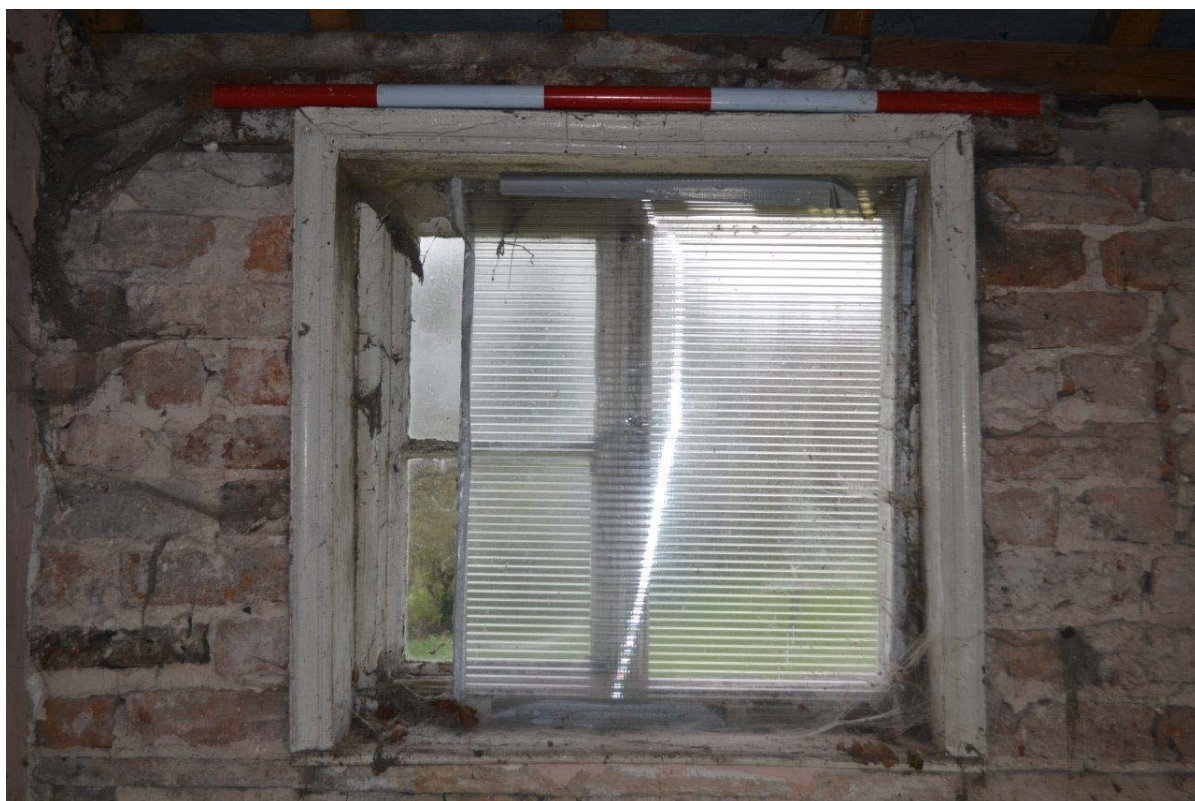


Plate 56: First Floor, Bedroom 3, window case and casement window in north-facing (rear) elevation. Scale = 1m.

The as existing floor plans and as existing elevations are provided at Figs. 6 and 7 respectively.

The Applicant has also commissioned a footprint study to show the position and extent of the historic extensions to the Build which have been removed. The outcome of this study is shown at Fig. 8.

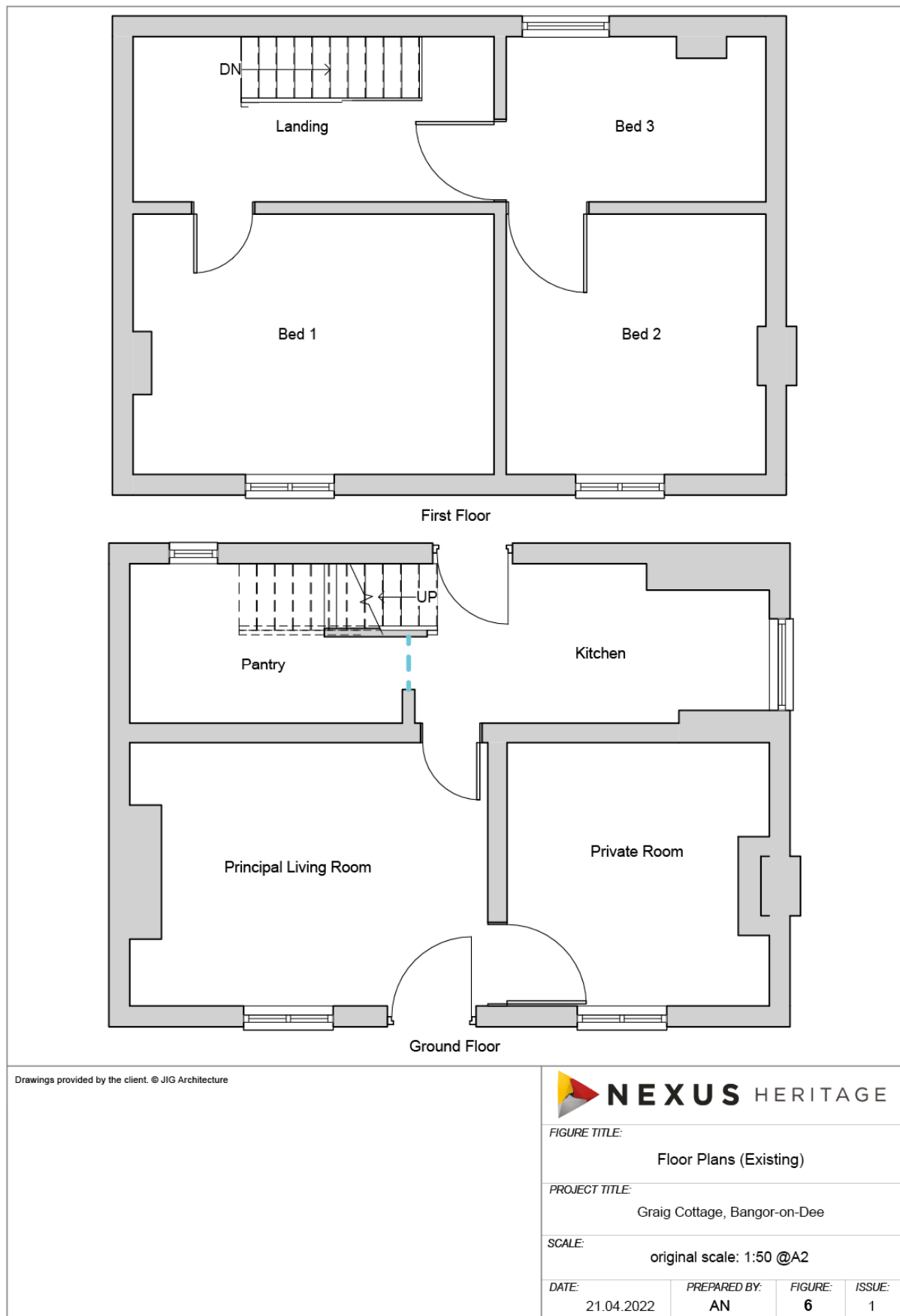
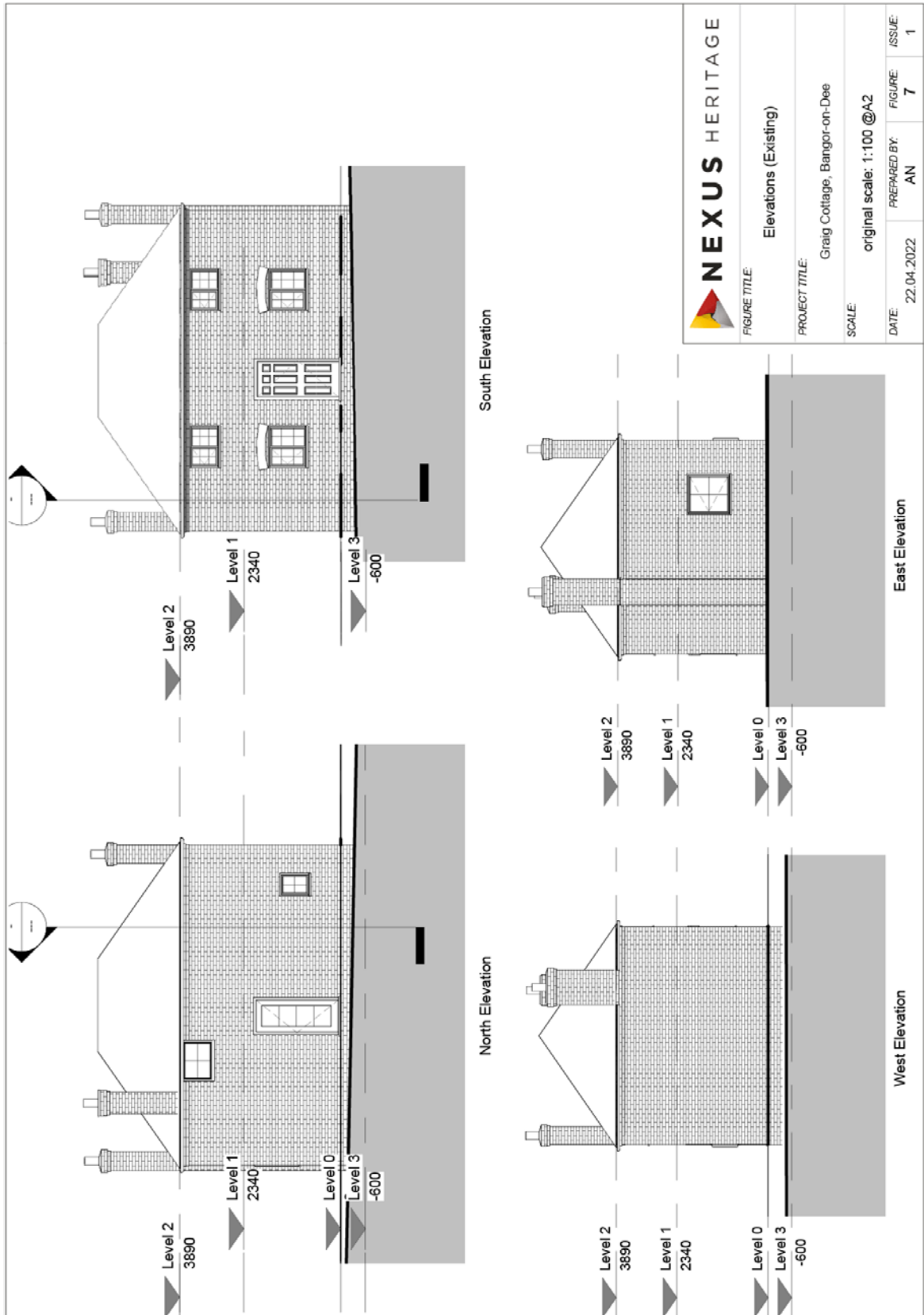


Fig. 6: Floor Plans (Existing)



Drawings provided by the client. © JIG Architecture

Fig. 7: Elevations (Existing)

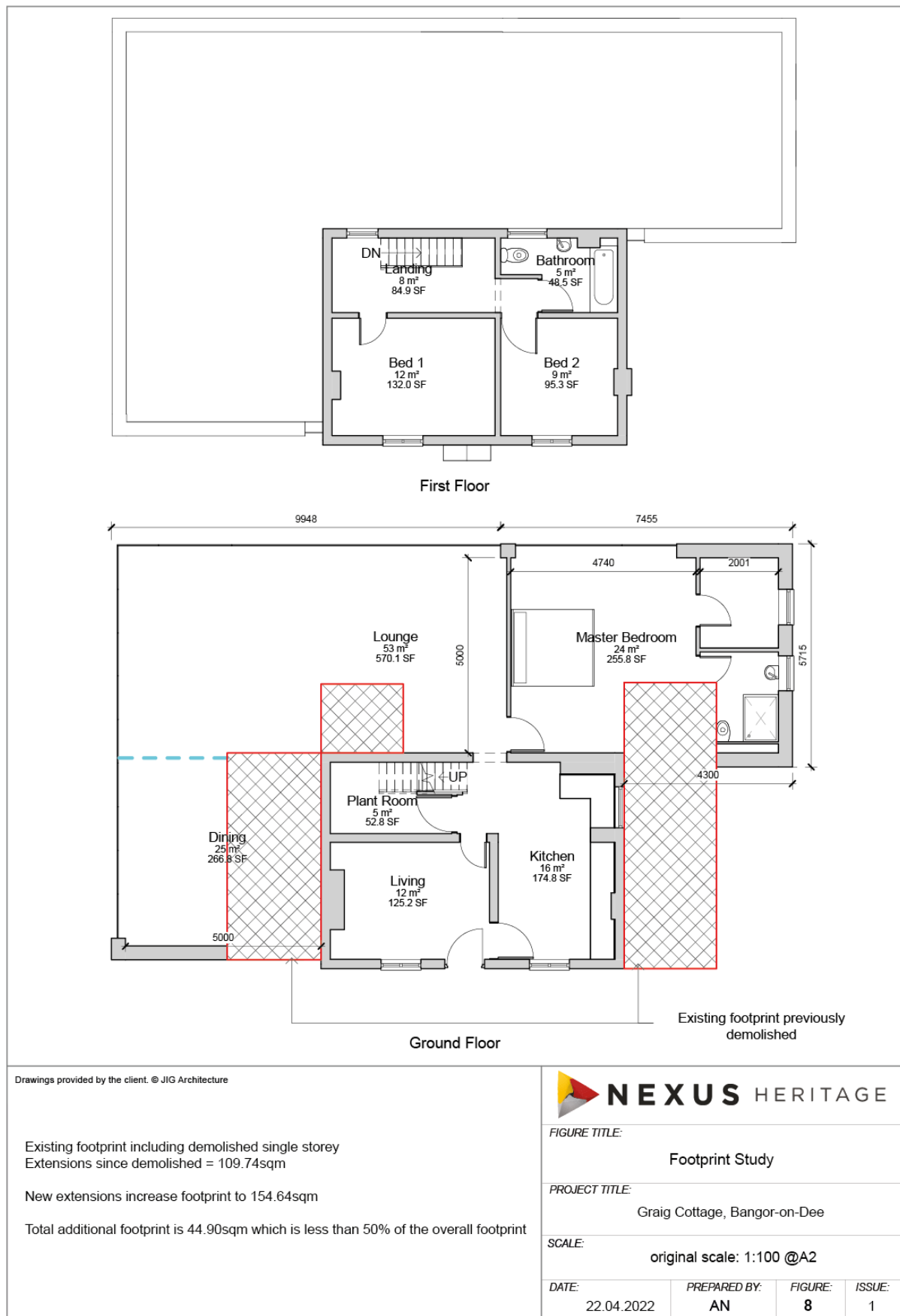


Fig. 8: Footprint Study

Significance of the Identified Historic Asset (The Statement of Significance)

There are a number of different methodological approaches that can be used to understand and assess the significance of historic assets, and the one used here proceeds on the basis that the significance is the sum of the cultural heritage values ascribed to the asset as defined in the Cadw document *Conservation Principles for the Sustainable Management of the Historic Environment in Wales* (2011). The cultural heritage significance is the sum of the four component values- aesthetic, communal, evidential and historical.

In the first instance it is prudent to define categories of significance:

Evidential Value the extent to which the physical fabric tells how and when a heritage asset was built, how it was used and how it has changed over time.

Historical Value the way a heritage asset illustrates a particular past way of life or be associated with a specific person or event

Aesthetic Value the design, construction and craftsmanship of a heritage asset. This can also include setting and views to and from the heritage asset, which may have changed through time

Communal value the particular significance to people for the commemorative, symbolic or spiritual value of a heritage asset, or for the part it has played in local cultural or public life

Cadw mentions the degree of significance in *Conservation Principles* (para 2.4 page 10) but no guidance is provided on how to apply a spectrum of significance or the units of measurement. In the absence of such guidance it is proposed that the sum of the component heritage values can be mapped across to one of five ratings International (Very High), National (High), Medium (Regional), Low (Local) and Negligible.

Historic Asset Grading	Built Heritage Description
Very High (International)	Structures or buildings of acknowledged international importance inscribed as of universal value as a World Heritage property
High (National)	Grade I and Grade II* Listed Buildings or Scheduled Monuments with standing remains.
Medium (Regional)	Grade II Listed Buildings
Low (Local)	Locally Listed buildings or structures Buildings or structures making a positive contribution to a Conservation Area
Negligible	Buildings or structures of no architectural or historic merit

Craig Cottage, Significance Assessment

Component Values

Evidential – The Building has a high potential to yield evidence about past human activity and

this reservoir of evidence, in the main, resides in the fabric and characteristics - design, built form, materials, decorative embellishments, modifications, fixtures/fittings intersecting volumes and openings. The ability to understand and interpret the evidential value of the asset is similarly high as the identification of the Building as a dwelling is secure and the function is readily appreciable. There is some evidential support (the timber framed walls) for a contention that the Building is an extended/rebuilt basic two-unit, end-chimney dwelling with fireplaces at each lateral elevation. It is not unusual for more than one type of construction to be combined in a single building and this can sometimes reflect different phases of building. There are some barriers to understanding and interpretation of the evidential value of the historic asset but the evidential value is nevertheless high.

Historical – the asset has a historic interest as it illustrates the story of past events, people and aspects of life closely related with the construction of 18th century dwellings in north-east Wales. The Building is broadly traced to a construction period and the evolution of the Building is traceable. The historic connection can currently be directly encountered and experienced (exterior only) from publically accessible locations but there is no public right of interior access whatsoever. The historical value is therefore, somewhat concealed from the wider community by the fact of exclusion and the absence of any easy opportunities for close-quarter experience and appreciation of the interior. The Building aids interpretation of the past through making connections with, and providing insights into, past communities and their activities. Evidence of past changes that reflect the history of use and ownership of the Building are present and contribute to the special interest of the Building

Aesthetic - Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place and in this respect the Building has a clear value. There is some facility for sensory stimulation and intellectual engagement as the Building embodies recognised 18th century approaches to cottage construction.

Communal - Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory and can be commemorative and/or symbolic. Few individuals may draw elements of their identity from the Building or have emotional links to it. A dwelling naturally exists as a resource which potentially resonates in the memories of very few individuals and whilst it may have some broad symbolic value it has no commemorative, social or spiritual value.

Statement of Significance (Component Value Integration) – The Building is of medium (Regional) significance. The Building is a historic asset which possesses strong evidential, historic and aesthetic values related to architectural interest and historic depth compatible with its designation as a Grade II Listed Building.

8. IDENTIFYING THE PROPOSED CHANGES

It is proposed to renovate and extend the Building and the proposed floor plans and proposed elevations are shown at Figs. 9 and 10 below.

The design principles/concepts (Appendix B) arise from the Applicant's brief and his support for the requirements to respect the historic asset of Graig Cottage. The broad approach has

sought to retain the cottage's appearance from the principal elevation with the proposed extension being sympathetic to the existing structure. Internally, the aim is to retain as much of the internal structure of the cottage as possible and avoid any breaking out of new openings.

The work to execute the design principles/concepts would take place in a defined and controlled manner and is outlined in a Schedule of Works provided at Appendix C. This Schedule includes commentary on whether the individual tasks would result in a negative, neutral or positive outcome for heritage significance/special interest of the Building. As can be seen at Appendix C the net outcome would be positive. Of the 21 individual tasks within the schedule, 11 would lead to positive outcomes and 10 would lead to neutral outcomes.

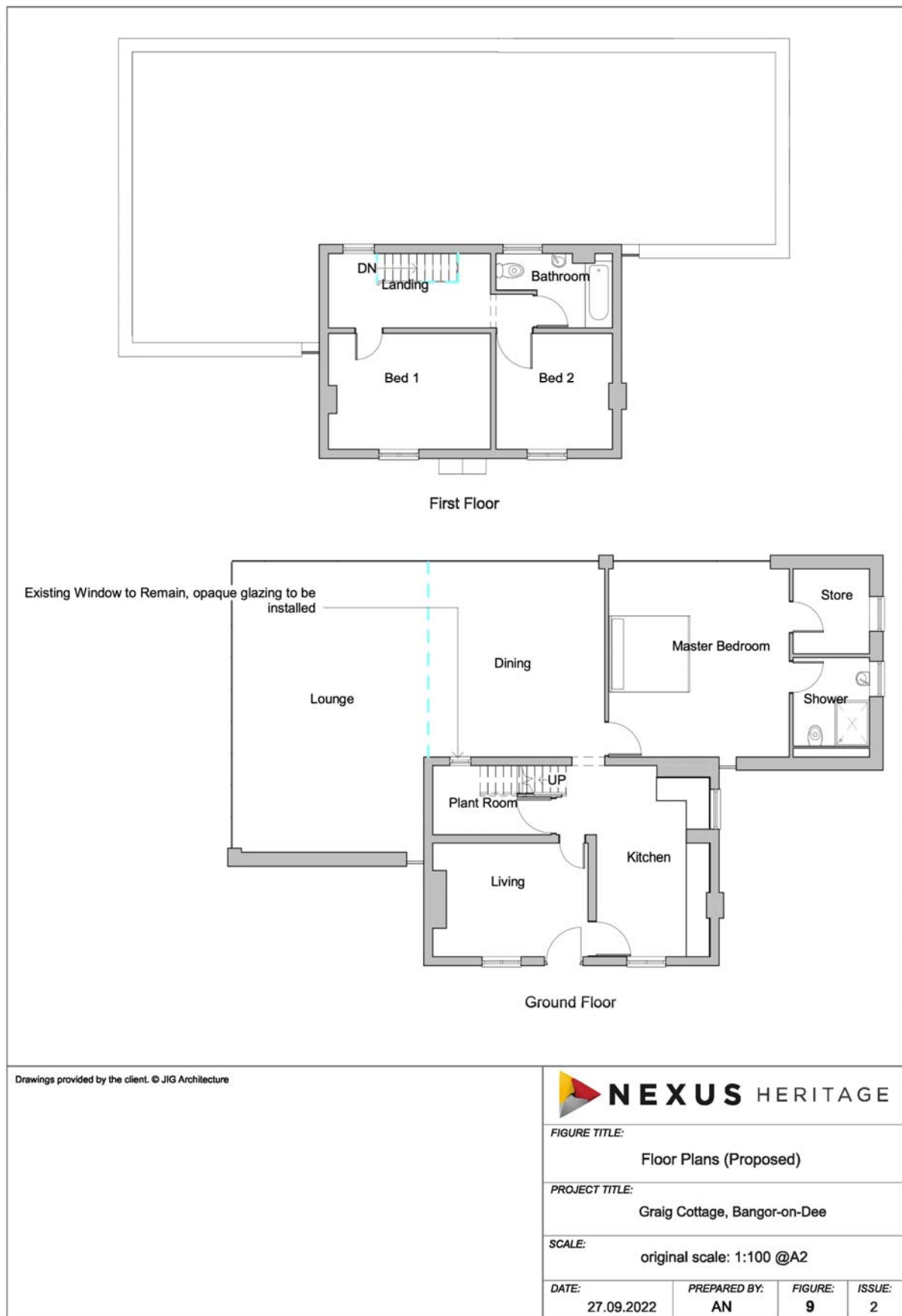


Fig. 9: Floor Plans (Proposed)

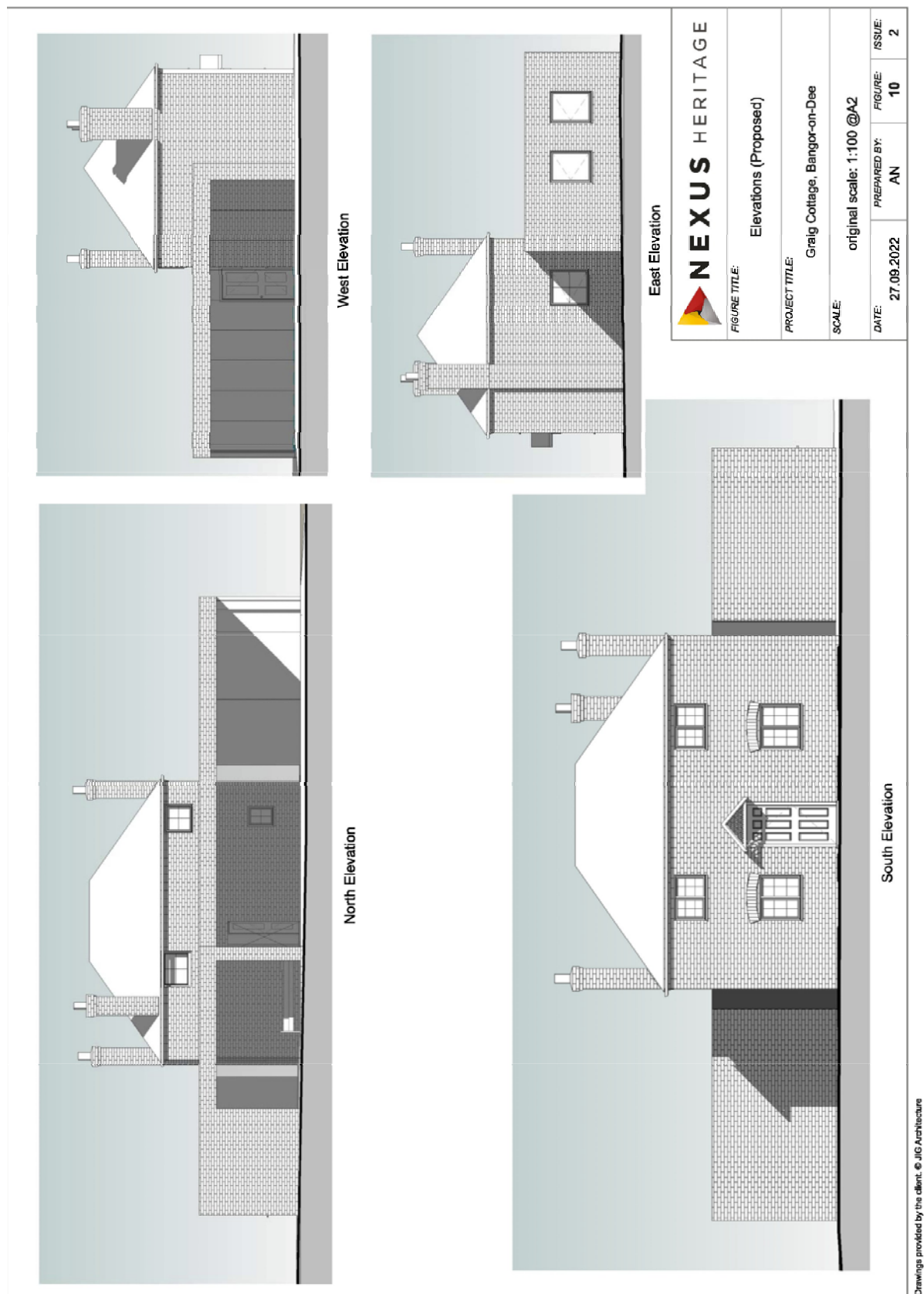


Fig. 10: Elevations (Proposed)

9. ASSESSING THE DIRECT IMPACTS OF THE PROPOSALS

Direct Impacts (Graig Cottage)

The assessment process leads, in essence, to a position whereby by heritage values (in this instance significance and special interest) can be reconciled with utility values so that a balanced judgment can be made avoiding a narrow focus and intransigent positions.

At present the Building is uninhabitable, in disrepair, with ongoing decay vectors and it has almost nil utility value. There is an argument that in order to secure its long-term preservation it should be adapted for a sustainable use - which retains as much of its cultural and heritage values as possible. The proposed adaptation would take the form of renovation, modification and extension.

The implications of the proposals are:

Renovation (broadly positive - retaining all historical materials and finishes wherever practicable; repairing and reinstating where necessary; renewing where necessary with like-for-like materials and respecting inherited character).

Modification (broadly neutral – some modification to internal layout and detail on both the ground and first floors but in the main the extension [see below] facilitates a sensitive approach to the existing interior space. Sensitively designed thermal upgrading)

Extension (broadly neutral – the wrap-around, single-storey extension encompassing the west-facing and north-facing elevations is patently a major intervention which fundamentally alters the appearance of the Building. The extension uses contemporary materials and is a distinct contrast to the Building, is a bold, but sensitive addition utilising a design approach that takes account of the sensitive nature of the Building, resulting in an exciting, yet practical solution.

These proposals would involve some loss of historic fabric but the repair of the remaining fabric, and the structural interventions to arrest the deforming bearer beam and first floor displacement outweigh the direct physical impact to historic fabric. .

Upon completion of the proposals the overall historic and architectural interest of the Building would still attain that which a Grade II Listed Building would be expected to possess. The physical changes and changes to the appearance of the Building would not result in any net harms or deterioration to the significance of the Listed Building.

The evidential value of the Listed Building would remain latent as the Building would retain a robust reservoir of information with the potential to contribute to an understanding of the past. The proposals would not fatally compromise any future efforts to research the Building and add to the knowledge base of the development of building traditions in north-east Wales. The historic value, as demonstrated by the historic plan form, fabric and, material finishes, would be changed but not vitiated. The proposals would be understood and a formal record of them maintained by the Council and they would not confuse any future researchers as to the timing and character of the changes, which would not overly trouble an appreciation of the historic dimension of the Building, nor overly concede the historic authenticity, nor confuse an understanding of the group value of the Building in the wider context of Wrexham Borough's historic environment.

The aesthetic value of the Building is, partly, a function of historic change – change to the fabric, externally and internally. The proposals would change the appearance of the Building but not exert any negative pressure on the aesthetic value and the story of the Building's use as a dwelling would be continued.

The communal value of the Building, expressed as a contribution to the wider spatial references within this part of north-east Wales, would not be adversely influenced by the proposals. The physicality of the Building would change, but its place within the landscape would remain intact.

The continued preservation of the Building would perpetuate the special architectural and historic interests which it possesses, which would be upheld.

The Schedule of Works at Appendix C summarises the direct impact assessment.

Indirect Impacts (Designated Historic Assets)

The effect of development on the significance of the setting of designated historic assets is a material consideration for the Council.

Setting is defined as the surroundings in which a historic asset is experienced and all heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. Therefore, all designated historic assets have settings and it is right and proper for this assessment to identify the key attributes of designated historic assets and their settings and the potential impact upon the settings occasioned by the proposals. In order to identify these key attributes it is necessary to consider the physical surroundings of the assets, including the presence/absence of trees and other screening elements within the landscape, relationships with other historic assets, including the way the assets are appreciated and the assets' associations and patterns of use.

A consideration of these attributes allows an estimation to be made of whether, how and to what degree setting makes a contribution to the historic assets.

Changes to the appearance of the Listed Building are capable of affecting the settings of historic assets and the ability to understand experience and appreciate them. An assessment of the scope of the magnitude and effect of any impact on settings is part of the remit of this assessment.

The value of a historic asset can be harmed or lost through alteration within its setting. The extent of a setting is not fixed and may change as the asset and its surroundings evolve. It is acknowledged that a setting may make a positive or negative contribution to the value of a historic asset, it may affect the ability to appreciate that value or it may be neutral.

Setting does not have a fixed boundary and cannot be defined, in perpetuity, as a spatially bounded area or as lying within a set distance of a historic asset. Setting is most commonly framed with reference to visual considerations and so lines of sight to or from a cultural heritage site will play an important part in considerations of setting. However, non-visual considerations also apply, such as spatial associations and an understanding of the historic relationship between places. There is no overwhelming reason to establish the need for a level of physical and visual connection between a historic asset and its setting in order for

any land to be deemed to be within the setting. To adopt an artificially narrow approach to the issue of setting would be a misjudgment and it is appropriate to ensure that an assessment does not treat visual connections between any land and a historic asset as essential and determinative for the purposes of considerations of setting.

The methodological approach adopted for the setting assessment is defined as a staged approach in the Cadw document *Setting of Historic Assets in Wales*. This represents a prescribed approach, advanced by means of a pre-set process. It should be borne in mind by decision-takers that a setting assessment is not merely a risk metric determined by spatial proximity or other fixed criteria but according to the environment of specific locations and circumstances.

Many historic assets within any given landscape may be visible from a number of locations – publically accessible areas such as footpaths, streets and the open-access countryside and also private spaces such as dwellings and private land. The majority of sightlines from to, into and across historic assets are, therefore, incidental and are not intrinsically or intimately associated with the significances assigned to any given asset. However, there are instances where the characteristics of sightlines may have been intentionally designed and as part of the setting are integral to the significance or may have evolved serendipitously to make a positive contribution to the settings. Taking into account these considerations, the designated historic assets identified in this assessment (Fig. 3) within a 1km buffer from the Building do not require a detailed setting assessment. This judgement is taken in the light of the nature and scale of the development, the characteristics of the landform, lines of sight (taking into account the prominent position Graig Cottage occupies in the landscape), and the attributes of the historic assets themselves. This suggests that there is capacity for changes to the external appearance of Graig Cottage without occasioning any negative impact to the significance of designated historic assets in the wider landscape.

The assessment process, whilst it needs to be conducted with reference to a framework defined by reasonable geographical limits, should not be rigidly constrained by such a framework and historic assets should not be omitted from the assessment solely on a consideration of distance from the proposed development. With this in mind assets beyond the 1km buffer have been taken into account during the assessment but their inclusion in any setting assessment process was determined to be unnecessary due to the location, size and nature of the proposed development, separation distances and the characteristics of the intervening built environment and topography.

Mitigation

Mitigation is an active process whereby an approach can be made to getting the best solution.

There is knowledge that a heritage asset would be changed as a consequence of the proposed development, should it be enacted. The nature of the design cannot avoid some harmful impacts to heritage significance.

With this in mind active and passive mitigation measures are embedded in the design.

Extensions to historic buildings are not inherently adverse so long as they do not overpower what is already there and given the pre-existing removal of three lean-to extensions which

did not complement the Building the proposed extension can be regarded as a replacement poorly built and designed extensions with a new structure.

The proposed extension would not dominate the Building as it would be lower and smaller than the principal. The effect of the extension on the Building by the majority of it being located on the rear elevation That portion which would be to the west-facing elevation would be set back from the line of the entrance elevation, thereby protecting the lines of the facade and not seen from the front.

Connections from the Building to the extension have been considered carefully removing any historic walling to make the connection has been avoided by the use of an existing doorway.

How the extension would affect windows and daylight in existing rooms has been considered and the pantry window opening would be retained.

A balance of complimentary and contrasting materials, in a modern design, have been deliberately chosen in order that the extension could be clearly 'read' as different to and subordinate to the Building. The translucent property of glass, which would be employed extensively on the west and north elevations of the proposed extension would lend permeability to the design and help to maintain the projection of the Building and maintain the architectural quality of the original construction.

With respect to mitigation and where impacts to historic assets are unavoidable it is reasonable for local planning authorities to require developers to record and advance understanding of the significance of any historic asset to be affected in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. This confirms that the planning process can accommodate impact to historic assets and that the Council can assuage impact by requiring the deployment of mitigation.

10. GETTING THE BEST SOLUTION

The Applicant has endeavoured to arrive at the best solution within the parameters of the objective to make the Building habitable.

As there is, overall, a net betterment (balancing the positive, neutral and negative aspects of the proposals) taking into account the passive and active mitigation. However, the Council by means of a condition on any permission and/or consent may wish secure the satisfactory treatment of the Building by specifying conditions which require the implementation of actions to protect its special interest, this may include a formal historic building record, configured with reference to an appropriate level (Historic England, 2016) in order that a formal, archival, publically deposited record of the Building in its current condition can be made prior to any interventions.

11. CONCLUSIONS

The Client wishes to renovate and extend Graig Cottage – a Grade II Listed Building.

This document has carefully considered the heritage implications arising from the proposals. The assessment has applied evidential, historic, aesthetic and communal values to Graig Cottage and therefore the impact or otherwise that may befall the heritage significance of Graig Cottage has been considered.

The assessment is proportionate to the significance of Graig Cottage and the scale of impact and is therefore, limited by sensible bounds. The Statement based on the assessment has addressed the aims and objectives adequately.

The impact arising from the proposals would lead to a net betterment. Some fabric with heritage values would be harmed but the overall improvements that the proposals would bring to the sustainability and long-term preservation of Graig Cottage outweigh these harms. Design measures and methodological approaches would ensure and emphasize the positive impacts and assuage the negative impacts. The significance values of Graig Cottage would be upheld.

Graig Cottage is notionally and conceptually with the settings of a number of designated historic assets. As a result of separation distances, the characteristics of the local landform and natural environment and the modest nature of the proposals no designated historic assets would be adversely impacted by the proposed development and the significances of no designated historic assets would be impacted negatively as a consequence of the proposals for Graig Cottage.

The general duties upon the decision-taker established by the *Planning (Conservation Areas and Listed Buildings) Act 1990* relative to Listed Buildings require them to *have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*. In having special regard, the Council may resolve that the proposed changes would lead to no threat to the preservation of Graig Cottage, or its setting or any features of special architectural or historic interest which it possesses. In considering the results of a professionally competent heritage statement and consulting with its heritage advisors the Council can demonstrate that it has made efforts to address its statutory duty.

PPW para 6.1.6 establishes a two-part objective for the Welsh Government to *safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved*. The first, safeguarding objective is addressed by means of specific policies (including that provided in PPW para. 6.17 – see below). The second objective is to manage change so that special architectural and historic interest is preserved. The term special architectural and historic interest is usually reserved for Listed Buildings. As Graig Cottage is a Listed Building it has formally recognised (and statutory control) special interest.

PPW Para 6.1.7 mandates *the sensitive and sustainable management of any changes to a historic asset or its setting within the planning system*. This policy provision is not so much a test for applicants to address, rather an exhortation to the decision taker to have regard to the protection, conservation and enhancement of the significance of historic assets. With respect to management of change this Statement informs the decision taker within a framework of sensitivity and sustainability and any consequential obligation attached to the Applicant's proposals by the policy is discharged.

PPW para. 6.1.8 identifies a responsibility for applicants to *appropriately care for the historic environment*. The *protection, conservation and enhancement of historic assets is most effective when it is considered at the earliest stage of plan preparation or when designing proposals new proposals*. The Applicant takes the duty to care for the historic environment seriously and has considered the protection, conservation and enhancement of Graig Cottage. The test to demonstrate the responsibly that the policy requires is passed.

PPW para. 6.1.10 acknowledges the legal duty on the decision taker to *have special regard to the desirability of preserving the [Listed] building, its setting or any features of special architectural or historic interest which it possesses*. Demonstration of efforts to comply with this duty can be confirmed by consultation with the Council's conservation adviser and by taking into account the results of this heritage impact assessment.

PPW para. 6.1.11 establishes an aim (rather than a binding obligation) to *find the best way to protect and enhance the special qualities* (of a Listed Building), *retaining them in sustainable use*. Within the parameters of renovation and extension proposals, the development protects and enhances the building's special qualities and, crucially, results in continued, sustainable use. The Applicant's proposals are, therefore, not in conflict with the policy aim and the test is passed.

PPW para. 6.1.13 requires applicants for Listed Building Consent to *justify their proposals, show why the alteration ... of a Listed Building is desirable or necessary and consider the impact of any change upon its significance*. The justification for the alterations at Griag Cottage have been provided. The proposals are justified on the basis that the renovation and extension contributes to the upkeep of a dwelling and the continued and beneficial use of a Listed Building. The test is passed. Para 6.1.13 also requires that the justification is *included in a heritage impact statement, which will be proportionate both to the significance of the building and to the degree of change proposed*. This Statement is proportionate both to the significance of the building and to the degree of change proposed and so the test is passed, but it is interesting to note that the suggested contents for a Heritage Impact Statement listed in the Cadw document *Heritage Impact Assessments Wales* does not include any mention of justification. However, Cadw recommend that the contents include the reasoning behind the design – which could be interpreted as 'justification'.

Technical advice note (TAN) 24: the historic environment provides the Welsh Government's guidance on how to consider the historic environment in planning decisions

TAN 24 includes guidance with respect to Listed Buildings but little of this creates specific obligations on applicants. One particular requirement obliges applicants to *provide a heritage impact statement*. This document is a Heritage Impact Statement and so the obligation is addressed.

Usefully, at para 5.14 TAN 24 concedes that *many listed buildings can sustain a degree of sensitive alteration and extension to accommodate continuing or new uses* but requires applicants to consider the sensitivity of the Listed Building to the proposed changes. The Applicant has indeed factored in this consideration and wishes to realise the benefits that the well-designed interventions can bring.

The *Local Development Plan 2006-2021* also establishes some tests.

Policy GDP1 impels new development to accord with the character of the site by means of scale, design and layout, materials and landscaping and make a positive contribution to the appearance of the nearby locality. The proposed refurbishment of and extension of Graig Cottage adds character to the plot, is deferential in scale, bold and distinctive in design, sympathetic in material choice and finishes and light-touch with respect to landscaping. It would make a positive contribution to the approaches to Bangor-on-Dee from the east. The test is passed.

Policy EC9 is emphatic in its requirement that alterations and additions to, Listed Buildings must respect the character of the Listed Buildings. The proposed refurbishment and extension are respectful of the character of Graig Cottage and, as above, esteem has been paid to the character of Graig Cottage, principally in the investment and care that would be devoted to repairs to make good and solve the on-going decay processes, and also in the design of the extension which would facilitate a permanent, sustainable use for Graig Cottage in the purpose for which it was intended – a family dwelling. The test is passed.

Ultimately, the proposals are a creative solution to the conservation of the Building. They are not in conflict with any statutory provision, national planning policy or guidance or local planning policy which provide for satisfactory treatment of historic assets. There is no reason to raise an objection to the proposals on heritage grounds and no cause to conceive a reason(s) for refusal on heritage grounds.

12. SOURCES

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Tithe Plan of the Parish of Bangor in the Counties of Flint and Denbigh, 1840

1st edition Ordnance Survey of Denbighshire, Sheet XXXVI.6, 1874

APPENDICES

APPENDIX

Cadw Full Report for Listed Building Graig Cottage (ref. 18259)

Full Report for Listed Buildings



Cadw



Llywodraeth Cymru
Welsh Government

Summary Description of a Listed Buildings

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
18259		II	Designated	24/02/1997	24/02/1997

Name of Property	Address
Graig Cottage	

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Wrexham	Bangor is-y-Coed		Bangor Is-y-coed	339523	345767

Street Side	Location
N	Set back from Station Road at the outskirts of the village.

Description

Broad Class	Period
Domestic	

History

Probably built late C18, some C20 alterations. Unoccupied at time of 1996 survey.

Exterior

Brick in English garden wall bond, hipped slate roof with red ridge tiles, rendered end wall stacks. Two-storey, 2-window symmetrical elevation to road with dentil eaves course, central C20 door and trellised porch flanked by multipaned windows with cambered heads. Smaller multipaned casement windows to upper floor.

Interior

Not accessible at time of 1996 survey.

Reason for designation

Listed as a good relatively unaltered example of a building type which rarely survives in this form.

APPENDIX B
Design Principles/Concepts

Design Principles/Concepts

The client for this project was clear in his request that he wanted to retain the cottage appearance from the principal elevation with any extensions being sympathetic in terms of their impact on the existing structure, whilst maximising the views to the east towards Bangor on Dee and beyond. His desire to retain as much of the internal structure of the cottage has been made clear from the outset, and with the client's brief to provide a decent family home for himself and his wife, who needs to be always on the ground level due to health issues, we set out to provide the space they needed without impacting adversely on the existing Cottage.

There had previously been three substandard extensions added to the property over the years, these provided additional living accommodation including bathroom, kitchen, and further sanitary accommodations. These have since been demolished, but formed large areas of additional footprint, used in the calculation of new extensions now provided.

From the front elevation the extensions appear as solid garden walls in typical garden wall brickwork construction and give the appearance of a formal garden / courtyard behind the property. This is considered to be a sympathetic addition, respectful of the principal elevation.

The extension itself is predominantly glass, this permeability, appearing as window naturally provides a view out for occupants over Bangor on Dee, but also a view in towards the elevations of the cottage. A simple shadow detail is proposed at the junction of the wall between the old and the new, this we propose to be a simple lead clad section, so the eye is not drawn to the junction, but rather views the building as a harmonious composition.

Reproduced courtesy of JIG Architects

APPENDIX C

Schedule of Works

Ref.	Element	Summary of Work	Design Justification	Method Statement	Heritage Impact
1.0	Walls				
1.1	External brickwork	Existing Brickwork to remain as existing, any repairs to be carried out using correct lime mortar	Existing brickwork an important part of the original fabric and is to remain intact		Positive as repair will maintain original fabric, contribute to weather-proofing and long-term preservation.
1.2	External brickwork	New Brickwork to be modern brick in colour to complement the existing, it is not to be a match or to be the same in appearance, but a modern walling to differentiate it from the original.	To show the new, and how it differs from the old, but complements the original in terms of tonal appearance and massing	Join old walling to new by using a detailed shadow gap, suggested material for this either a lead detail or a dark zinc detail, set back from the old and the new to create a simple but crisp junction.	Positive. The design of the extension sits happily alongside the cottage and the contrasting form is preferable to a pastiche
1.3	External (general)	Simple external materials, will not overpower or detract from the quality of the existing building, rose garden to the front will be reinstated. Simple neutral colours for paving will be used to the rear, with the front remaining original.	To retain the existing features to the principal elevation and provide an enhancing Landscape context.		Positive by means of general environmental and visual improvement
2.0	Roof				
2.1	Roof	Existing roof to be retained, and made good where necessary. This roof has been replaced some twenty years ago, before the current owner	To retain appearance of existing pitched roof	Existing roof to be inspected for damaged or broken slates, any such slates to be replaced like for like with reclaimed slates to match existing	Positive as repair will maintain original fabric, contribute to weather-proofing and

		purchased the property, so has a felt underlay. The new roof, will be a flat roof, behind a parapet, and will be constructed to meet current standards. The colour will be dark grey.	The flat roof permits a degree of subservice and is a useful manipulation of massing	New flat roof, to be single ply laid in accordance with manufacturers recommendations	long-term preservation
2.2	Rainwater Goods	All rainwater goods to extension will be Aluminium, by Alumasc – Heritage Range to match original where in need of replacement. All new rainwater goods to match the above	To provide longevity and to match existing	Carefully remove existing rainwater goods, repair cast iron goods where possible and replace, any new goods to existing house to be cast iron to match existing.	Positive
3.0	Windows				
3.1	Repairs and general maintenance to the principal glazed elements	Existing windows to be repaired and refurbished. Any double glazing to be secondary glazing by <i>selectaglaze</i> or similar approved.	To retain appearance and keep historic fabric intact	All existing original windows to remain intact, and repaired in accordance with SPAB / Cadw / LPA recommendations. Secondary glazing if required to be <i>selectaglaze</i> or similar approved secondary glazing. Details to be provided prior to construction for approval	Positive as repair will maintain original fabric, contribute to weather-proofing and long-term preservation
3.2	Glass and vent repairs	Any new glass to existing windows to be to same specification as that being replaced	To protect historic asset	All to be carried out by specialist glass installer, method statements to be provided by installer for approval prior to commencing work	Positive as any new introductions would be on a like-for-like basis.
4.0	External works				
4.1	Driveway	Retain as existing	-	-	Neutral

4.2	Drainage	As described below	-	-	Neutral
5.0	Roof Space				
5.1	Trusses	None			
5.2	Ventilation (existing)	None			
5.3	Ventilation (extract new)				
5.4	Ventilation (foul vents)	Aluminum – Heritage Range to stacks, any grilles to be black iron type grilles – new build areas only	To match existing	No penetrations through existing walls, all to be in new extension	Neutral
6.0	Sub-structure				
6.1	New below ground drainage	Clay / Plastic Pipework to new inspection chambers to connect to existing drainage system	To discharge drains	Works to be carried out with extreme care adjacent existing structures.	Neutral
6.2	New floor slabs	Concrete floor slabs to new areas, existing floors to be relaid where necessary, provide damp proof membrane under.	To ensure smooth floor transitions with no trip hazards	New floors to be cast in one pour. Existing floor tiles to ground floor to be carefully lifted and underfloor investigated for make-up. Tiles to be re-laid in materials to match existing.	Neutral
6.3	New utilities supplies	None - already provided			
6.4	Foundations	New foundations to be strip / trench fill foundations. Existing walls where subsiding to	To ensure structural collapse is avoided	All work to existing to be carried out in strict accordance with engineer's	Positive, maintains and preserves existing structure.

		be underpinned to engineer's details and LPA agreement		specification and LPA agreement before proceeding.	
7.0	Spot demolition removal and remedial works				
7.1	Demolition	None			
7.2	Rear entrance	Part of new extension - Existing rear entrance is poor quality softwood door, circa 1980s. This will be removed and will become an opening into the new rear extension	To provide access through existing opening into new elements	Carefully remove existing door and frame and make good to existing walls in Lime Plaster and paint finish	Neutral
7.3	Front entrance	Existing poor-quality door to be replaced with new door – type to be agreed with LPA prior to installation.	To ensure continuity of historic asset	Carefully remove existing door and frame and replace with new timber door, and frame. Make good to walls internally, and refinish. Materials to be consistent with original finishes including lime based plasters and paint / wash	Positive. New door will be in a style that is not anachronistic or incongruous and would be compatible with the appearance of the cottage.
7.4	Rot damage	Small areas of rotten timber to internal timber walls to be carefully removed and new timbers spliced in, in accordance with SPAB – repair of Ancient Buildings. Any repairs to infill panels to be carried out in accordance with SPAB Tech Note 11.	To ensure retention of historic fabric and continuity of historic asset.	To be carried out in accordance with recommendations in SPAB Tech Note 11.	Positive. Maintains and preserves existing structure
7.5	Staircase	Existing stairs to remain in place. Any repairs to be like for like repairs.	To ensure continuity of historic asset	Existing stair is intact, all risers, treads and balusters appear to be in good order, no major repairs are expected. Any works	Neutral

				found to be needed during work would be agreed with LPA before commencing.	
7.6	Ceiling repairs	None			
7.7	Wall plaster repairs	Existing walls need to breathe (permit the evaporation of moisture), and any repairs will be carried out using porous lime based plasters to match existing	To ensure maintenance and continuity of historic asset	All works in accordance with SPAB Information Sheets 4 and 9.	Positive. Ensures use of suitable materials and avoids creation of a moisture barrier.
8.0	New works				
8.1	New partitions	New partition to first floor to bathroom, to be timber frame with ply lining and plasterboard finish, walls will be tiled finish	To show new wall is not part of original fabric.	New timber walls to be constructed off existing floor, and be non-load bearing and capable of removal in the future. Dry lining to be direct tiled, no cement-based plasters to be used.	Neutral
8.2	Breaking out existing partitions	None			
8.3	New fixed services	New electrics in original section to follow existing routes where feasible	To ensure integrity of historic fabric	All work to be carried out in accordance with SPAB recommendations https://www.spab.org.uk/advice/electrical-installations	Neutral
8.4	Extension	All services to be routed within walls and roof space, no surface fixed services will be constructed within the extension	-	-	Neutral