



Heritage Impact Assessment

The Lodge, Wrexham Road,
Overton on Dee, LL13 0HG

Mr. and Mrs. Clacher

December 2021

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The Lodge

Executive Summary

This report relates to an extension to the main house and selective demolition and extension to the outbuildings to provide ancillary residential accommodation at The Lodge, Wrexham Road, Overton on Dee, Wrexham LL13 0HG. The building is located on the south side of Wrexham Road, on the junction of Wrexham and Argoed Road. It is approximately one-mile due west of Overton village.

This Heritage Impact Assessment has been written to identify the impact of the proposed development on the significance of the heritage assets. This is in accordance with national and local planning guidance contained in the Welsh planning guidance on the historic environment and the local plan.

The Lodge was historically known as Overton Lodge and was built as a dower house to Bryn-y-Pys Hall, which was demolished in the 1950's. The building has evidential, historic, and aesthetic significance. It has evidential and historical significance for its association with the Bryn-y-Pys estate in the 18th and 19th century. Its architectural significance is distinct, and, in several phases, which chart the changes in function and use of the internal living space from the 18th to the 20th century. Its architectural remodelling relates to the architectural taste of subsequent owners of Bryn-y-Pys, who paid for the remodelling as part of planned estate changes. Its west facing elevation allows for important borrowed views to the hills over the wooded slopes of the Dee valley, part of the picturesque ideal of landed gentry.

The setting of the building to the west and east has not significantly changed since the building was constructed. It is somewhat isolated and is not an integral component of the Bryn-y-Pys landscape park but its setting to the west and associated garden and borrowed views and views were an important component when designing the orientation of the house, a factor that is just as relevant today.

The proposal will allow the house to be used as a family house whilst facilitating the flow of space and movement in a way appropriate to the 21st century. It will create a distinct and phased remodelling for the 21st century which is another high-quality design phase in the life of the house. The architectural palette is simple and in keeping with previous phases of development which are distinct and add to the building's interest. More importantly it makes the building fit for purpose and will also reinstate a vacant outbuilding back into residential use. The extensions create an honest contemporary design of their time, whilst retaining the overall geometry and scale of The Lodge and the outbuilding, and the glazing not only allows for key views to be further appreciated but allows the primary east facade to retain its more solid character. The proposals are positive. As such, the application should be supported.

1.0 Introduction

- 1.1 This heritage impact assessment has been prepared on behalf of Mr. and Mrs. Clacher to accompany a planning application for an extension to The Lodge, Overton on Dee, LL13 0HG.
- 1.2 The purpose of the assessment is to describe the significance of heritage assets and their setting. This information will subsequently highlight any impact of the proposal on the significance of the assets. It will identify mitigating measures, where necessary, to address this impact.
- 1.3 Policies in the **Planning Policy Wales Edition 11 (PPW), Technical Advice Note 24: The Historic Environment and local development plans**, set out national and local planning policy in respect to the conservation of the historic environment and local development plans, set out national and local planning policy in respect to the conservation of the historic environment.
- 1.4 The **historic environment** is described in Wales Technical Advice Note 24: Historic Environment, (October 2017) as “All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and deliberately planted or managed.” A historic asset is: “An identifiable component of the historic environment. It may consist or be a combination of an archaeological site, a historic building or area, historic park and garden or a parcel of historic landscape. Nationally important historic assets will normally be designated.”
- 1.5 **Setting** is not a heritage designation. However, “the setting of an historic asset includes the surroundings in which it is understood, experienced, and appreciated embracing present and past relationships to the surrounding landscape. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. Setting is not a historic asset in its own right but has value derived from how different elements may contribute to the significance of a historic asset”. TAN 24 (paragraph 1.25)

- 1.6 The definition of **significance** in relation to heritage policy is defined in Conservation Principles for the sustainable management of the historic environment in Wales (Cadw, 2011). “To identify the heritage values of an asset, its history, fabric and character must first be understood. The relative significance of the different values then needs to be considered. It will be necessary to compare the values of the asset under consideration with others in the locality, region or even nationally, depending on its importance.”
- 1.7 The application site is The Lodge, located on Wrexham Road, Overton On Dee. It is not a listed building, nor in a conservation area, but it does have historic local interest as part of the former Bryn-y-Pys Estate.
- 1.8 This document has been prepared following a site visit in January 2022. It is to be read in conjunction with other associated plans and documents in relation to this planning application.

2.0 The application site and identified heritage assets

- 2.1 The application site, The Lodge, is on the outskirts of Overton on Dee, on the junction of the A528 Wrexham Road and Argoed Lane, which is approximately 7 miles southeast of Wrexham and approximately 2.5 miles from Bangor on Dee. It is located on the north-west side of Overton, approximately a mile away.
- 2.2 The Lodge once formed part of the Bryn-y-Pys estate in Overton. Bryn-y-Pys Hall was demolished in the 1950's.
- 2.3 There are no nearby designated heritage assets that are relevant in considering the proposed development.
- 2.4 Historic assets of special local interest that are relevant in considering the proposed development are identified below:
- The Lodge

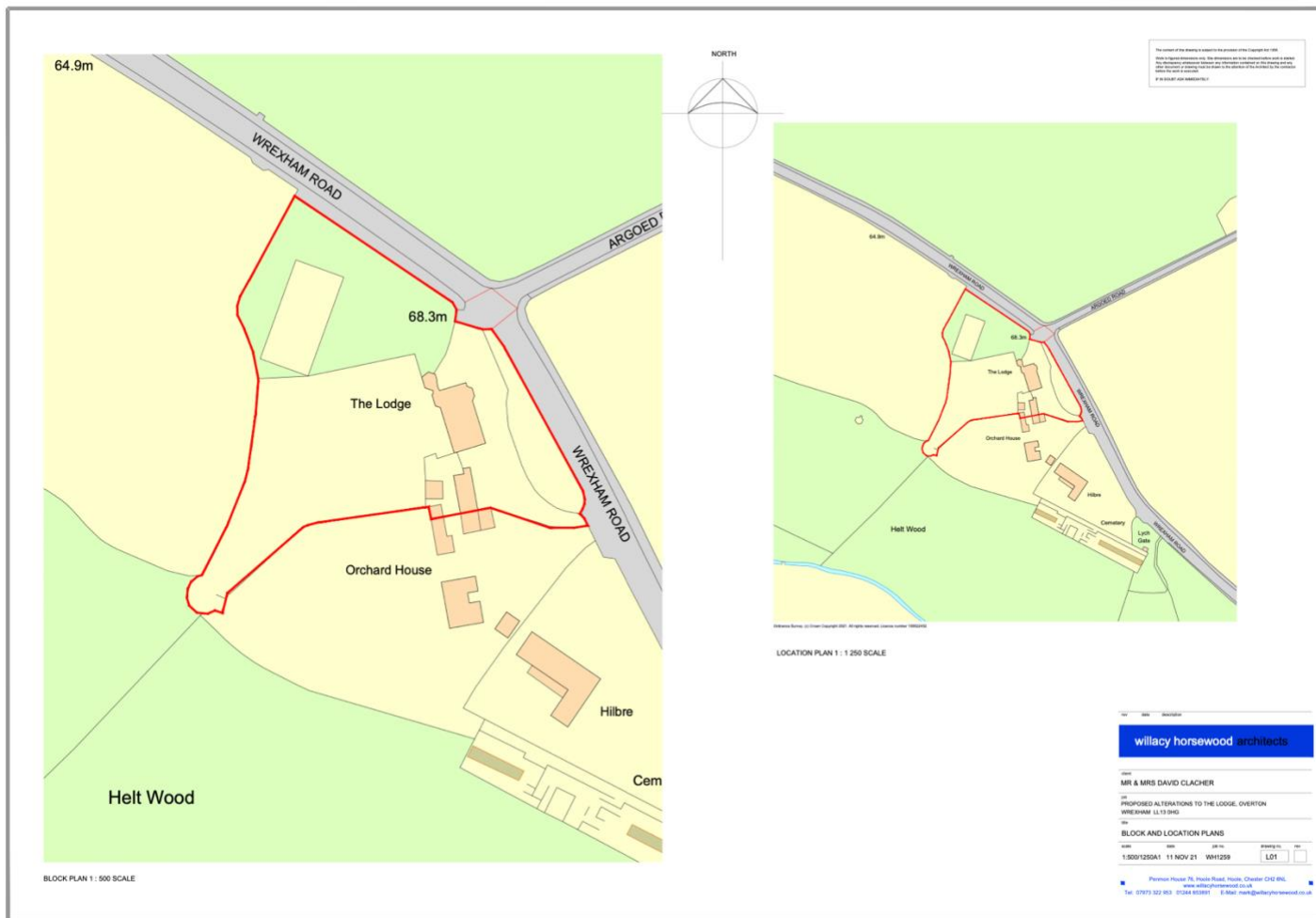


Fig 1. Location and block plan (Copyright: Willacy Horwood Architects)

3.0 Historical context and heritage assets

- 3.1 **The Bryn-y-Pys Estate in Overton on Dee, Maelor Saesneg**, has its origins dating from the 1500's. It was the former boyhood home of Arthur, Duke of Wellington, and was in the Price and Peel family for generations. The house located approximately 1.5km to the north-east of the village of Overton, was the seat of Francis Price in 1728. It was rebuilt as a country mansion in an Italian style in a picturesque parkland landscape, in around 1739 by Francis Parry Price Esq. (1699 – 1747). He was the father of Richard Parry Price (1736 – 1782) of Bryn-y-Pys, High Sheriff of Flintshire in 1866, who married Dorothy Bryne, daughter of Sir John Bryne, Baronet de Tabley. Their son, Francis Parry Price, of Bryn-y-Pys (1761 – 1787) married **Francisca Wright** (1755 – 1844) in 1783. Their son was Francis Richard Parry Price Esq. (1785 - 1853) of Bryn-y-Pys, and Lord of the Manor of Birkenhead (1820's), who erected St. Mary's Church in Birkenhead.
- 3.2 **Bryn-y-Pys Hall and the land around** it was owned by Francis Richard Parry Price in the 1837 Parish Tithe Map for Overton in the Eaton One Hundred and the surrounding area. **The Lodge** is documented in the tithe apportionment as Plot 595, occupied by Mrs. Frances Price, described as a 'House, Buildings Garden and Croft'. She also occupied Plot 596, described as a 'Croft', and Plot 597, described as a 'Plantation'. Mrs. Price also occupied other land, principally that to the west and north of the house, including Plot 597 (172), a 'Plantation', Plot 596 (173) a 'Croft', Plot 174, a 'Field', Plot 172 'Near Piece', and Plot 173 – 'Middle Field'.
- 3.3 Francis Richard Parry Price sold Bryn-y-Pys Estate to Edmund Ethelston (**Edmund Peel**) (1826 – 1903) in 1848, and it was around this time that **Bryn-y-Pys Hall was remodelled, but largely retaining the Georgian massing and proportions**. Ethelston adopted the coat of arms and the surname Peel from his maternal grandfather, in 1851, and following the death of his first wife, married Henrietta Margaret Williams, daughter of Sir John Hay Williams, 2nd Bart. of Bodelwyddan. He was High Sheriff of Montgomery in 1868 and Flintshire in 1870. In 1873 Peel owned 5779 acres in Wales, and appointed John Douglas in the late 19th century, the eminent Cheshire architect to design lodges in the distinct vernacular revival style for Bryn-y-Pys. Bryn-y-Pys Hall was demolished in 1956 following the death of Major Hugh Peel, Edmund's son, in 1950.

- 3.4 **The Lodge** once formed part of the Bryn-y-Pys estate. It is a two-storey building with dormer windows to the steep east attic roof. It has a formal front entrance, with a small portico, supported by open columns. It is shown as a C shaped building on the **Tithe Map**. Francis Richard Parry Price is the recorded landowner. It is assumed that Mrs. Frances (Francisca) Price is his mother, and it is assumed that it was built as a dower house for her. Census records for 1841 show that Francisca was 85 and lived at The Lodge with her daughters Francisca Mary Kenyon aged 30, and Emma Dorothea Kenyon aged 25, plus 7 servants, five females and two males. The two Kenyon sisters resided there in 1851, with three servants. The subsequent censuses of 1861, 71 and 81 all record Mary Kenyon resident at the address. Mary died in 1887. In 1891 the Lodge was occupied by a Doctor, James Timotheus Gobat, and his wife, plus a parlour maid, cook, kitchen maid and stableboy. In the early 20th century, it was an estate house, occupied in 1901 and 1911 by Mr. Alfred Child, agent for the Estate, his wife, two infants, a cook, parlour maid, housemaid and nursemaid. In 1939, the Lodge was occupied by Alexander Tucker a retired Civil Servant, his wife and three servants, including a nursemaid. From the middle of the 20th century, it was owned and occupied by two owners, Doug, and May Brereton, their five children and Doug's sister and her husband, between the 1950's and 1980's, and Nonna and Clive Woodward from the early 1980's until the present owners, Mr. and Mrs. Clacher, purchased the property in 2020.
- 3.5 The **Ordnance Survey maps of 1879** show a larger building than that on the Tithe map, with a projecting wing to each side of the building to the north and attached to a narrow range of outbuildings to the south. There is an orchard to the west and a small plantation of trees to the west along the road. The icehouse, used to store fresh produce, is to the west in Helt Wood.
- 3.5 **The icehouse** was important as a larder for game, fish, meat, poultry and dairy and for ice for summer puddings and drinks. The head gardener was responsible for filling the icehouse in winter, and a large workforce was needed for this. The ice had to be clear and free of twigs or leaves, and the ice had to be accessed from as nearby water source and carried by a horse drawn cart. It was built into the side of a hill, in a tree shelter, which was considered necessary for keeping the ice thick for as long as possible. It is likely to have served both Bryn-y-Pys Hall, some 500m south of it, and The Lodge.
- 3.6 The **Ordnance Survey Map of 1898** is poorly detailed in comparison to the **1879** map. The **1900** map is much clearer. It shows a rectangular house, attached to a linear range. The **1914** Ordnance Survey map shows a large rectangular house, with a small narrow wing to the south. The stable range to the east of the walled garden is now opposite a new range to the west. The later map of **1954** map shows the house and grounds largely as that of 1914.



Fig 2. The title map – Plot 595 is The Lodge. It shows a detached C shaped house with detached outbuildings. The Ordnance Survey Map of 1879 shows a fat T-shaped building, with projecting wings to the north, linked to outbuildings to the south, which forms part of the eastern boundary of the walled garden. This would suggest that the early Victorian large rear wing was built at this point, to create a double plan pile house.



Fig 3. The Ordnance Survey Map of 1900 and 1914. Later maps are the same as the 1914 map.



Fig 4. An undated photograph, which appears to pre-date 1948. This shows four bays and four dormer windows, with a stone kneeler to the gable. A single storey side wing is sent further back from the main façade, and the rear Victorian wing is just visible with a chimney stack.

The photograph on the right (January 2022) shows that the end bay has been removed, it is understood in the latter part of the 20th century, along with a substantial chimney stack. Window design and aperture proportions have been replaced from casements to sliding sash. A new kitchen to the south wing was added in 2009.



Fig 5. An undated aerial photograph of the rear of The Lodge, which appears to pre-date 1948. This shows the lost bay (arrowed yellow). The outbuildings are the same in number as the OS map of 1914. The ones to the south (arrowed green) look to be roofless but the photograph is not sufficiently clear. Most of this has been demolished apart from a small potting shed.



Fig 6. The undated but assumed pre-1948 black and white photograph of the south gable shows coping stones and kneelers, now replaced with a mortared fillet. It is also evident to the present north gable end.

3.7 The Lodge has been altered in at least four phases of remodelling.

3.8 Phase 1 - the original part of the house, which is the east wing, has a steep roof pitch to the east wing. This may possibly suggest a 17th century core, but it is more likely to be later. The house shares several similar features with Bryn-y-Pys but in a less elaborate manner of decoration that point to its construction towards the mid-18th century when Bryn-y-Pys was rebuilt in around 1739. This includes reeded architraves to doorframes, mahogany double doors to the drawing room, curved staircase banisters, and the use of Doric columns to the portico. The stables are likely to have been built at the same time. They share a similar hipped roof as the stables at Bryn-y-Pys, which are 18th century in origin but remodelled in 1840.



Fig 7. The stables, now divided with the neighbouring property, and a much-altered potting shed.



Fig 8. The west drawing rooms doors at Bryn-y-Pys hall, and the drawing room doors at The Lodge.



Fig 9. The open string staircase at Bryn-y-Pys hall, and the similar, but much restrained closed string staircase at The Lodge.



Fig 10. A marble staircase at Bryn-y-Pys hall, with Greek Doric columns, and like the portico at The Lodge.



Fig 11. Door architraves at Bryn-y-Pys hall, with like the principal rooms at The Lodge.

- 3.9 The second phase appears to be c 1840, when the house was enlarged to the west side. This includes a whole rear wing. Externally it would appear to have been built in one single phase, as evidenced by the canted double height bay window, hornless four pane sliding sash windows and a unified frontage. However, internally the canted bay has a plastered ceiling and architraves that show similarities to the front suggesting that this may have been an 1840's external remodelling of the west facing northern wing of the 'C' shaped part of the building as shown on the Tithe map. The front has some similarities with the Estate Office of Bryn-y-Pys (listed Grade II), also of 18th century. W.M Teulon, a Victorian architect, may have undertaken the work to the west wing. He had built the Mortuary Chapel at Bryn-y-Pys, which is now ruinous, located to the south of The Lodge and work to the Estate Office for Bryn-y-Pys at the southern end of High Street in Overton.



Fig 12. The rear wing at The Lodge, with an early sash window of c1840. Internally the architraves, panelling, and plastered ceiling suggests a date of the mid 18th century, but the architraves may possibly have been remade.

3.10 The third phase was Edwardian and included a small number of bay windows to the north and west side.



Fig 13. The rear and gable end Edwardian bay windows.

- 3.11 The fourth phase is 20th century. This included the demolition of the south gable bay, and the erection of a single storey extension to each side of the building. The early 19th century outbuildings, seen on the 1914 Ordnance Survey map, had also been demolished. The house saw quite significant change in the latter part of the 20th century. The Brereton's, who lived there between the 1950's and early 1980's, demolished almost a quarter of the house following the death of Mr. Brereton's sister. It was at this time that half of the stables and the orchard was sold off to create Orchard House.
- 3.12 In the early 1980's Nonna and Clive Woodward purchased the house and lived there with their two children. They significantly remodelled the inside of the house and added several features incidental to the enjoyment of the house and garden. This included a swimming pool, tennis court and the hexagonal summer room to the north gable. In 2009 the kitchen extension was built to the south gable.



Fig 14. The modern kitchen to the southern end gable following the demolition of the original, and single storey extensions.

4.0 The significance of the heritage assets

4.1 **Assessing significance** is embedded in national planning policy. Heritage values that contribute to a greater understanding of significance are identified by Cadw's Conservation Principles for the Sustainable Management of the Historic Environment in Wales (2011) as being: -

- Evidential
- Historical
- Aesthetic
- Communal

4.2 There are six commonly accepted levels of significance. These are as follows: -

- | | |
|----------------------|---|
| • Outstanding | Highest level of importance, SAMs, WHS, Grade I and II* listed buildings and Historic Parks and Gardens |
| • High (significant) | Grade II listed buildings, Historic Parks and Gardens and conservation areas |
| • Medium (moderate) | Locally listed buildings, and those buildings that contribute to a listed building's setting |
| • Low (limited) | Limited heritage value |
| • Neutral | Neither positive nor negative features |
| • No significance | Features that detract from the heritage values |

4.3 The Setting of Heritage Assets

4.3.1 Although setting is not a heritage asset, it still requires assessment. To understand how heritage assets are experienced within its surroundings, it is important to define the contribution that the existing site makes to their significance. **Historic England's Good Practice Advice in Planning Note 3 (Second Edition) - The Setting of Heritage Assets** states in para. 9 that "settings of heritage assets which closely resemble the setting at the time the asset was constructed or formed are likely to contribute particularly strongly to significance". It also provides a checklist approach to identify to what degree sites might contribute to the significance of the heritage asset, once that is identified. The setting of heritage assets can change over time, and it is how the surroundings change. The checklist is not exhaustive, and is as follows: -

- Definition of setting
- Difference between setting and curtilage
- Extent of setting.
- Setting and the significance of heritage assets
- Views and setting
- Landscape assessment and amenity

This may include the extent to which the historic connections and views can still be appreciated.

4.3.2 **The importance of views** was of key importance in landscape design in the 18th and 19th century. Humphrey Repton (1752 – 1818) identified the hierarchy of views in his book 'The Order of Improvement' in 1792. This identified three viewpoints where the scenery of the park was a key consideration of views. The most important was from the house, the second was from the approaches through the park, because "the opinion of a place is often formed from what is seen in the approach" and the third was the effects of objects seen from walks and drives "these being purposely calculated to display the beauties of the surrounding scenery". This applied to large country houses, but the principal is likely to have equally been applied to those houses of importance on the estate, such as the dower house.

- 4.3.3 **Views** from Bryn-y-Pys Hall were of key importance to the picturesque landscape design. The topography, locality and varying terrains within the estate was used to enhance views into the park and for wider borrowed views. The picturesque setting, woodland and banks sloping to the River Dee contributed to the siting of country houses and their associated landscaped parkland in this area, in the 18th and earlier 19th centuries, where ‘borrowed views’ to landscapes outside the owner’s control contributed to the character of the estate. Bryn-y-Pys Hall had a west facing frontage, and the kitchen and pleasure gardens were laid out east of the hall. It included a parterre, orangery. The Lodge is due south of Bryn-y-Pys Hall.
- 4.3.4 **The Lodge’s** orientation is also west, with foreground views of trees on the slopes of the River Dee allows for further borrowed views of the hills beyond the river. View to the north and east are curtailed by the road, and the stables are due south of the house. The essential setting of The Lodge is created by its associated landscape setting as part of the ownership and parkland of Bryn-y-Pys in the 18th and 19th century. The road is historic but does not contribute to the setting. The immediate setting relates to its original purpose as a small country dower house, modest but sufficiently large enough to have had ancillary stabling and servant accommodation, and more recent leisure pursuits, such as tennis courts. Later modern houses on land that was historically part of the curtilage of the lodge do not contribute to the setting.
- 4.3.5 **The Lodge is not clearly read as being part of the historical park and garden of Bryn-y-Pys.** Its setting has changed to the south with the introduction of modern housing between the Lodge and the Bryn-y-Pys chapel and cometary to the south-east but remains largely the same as the 19th century to the west, north and east. The west is the most significant for the views and landscape setting in which it has continued to enjoy since it was built.

4.6 The Lodge

Evidential Value – medium <i>This derives from those elements of an historic asset that can provide evidence about past human activity.</i>	The site has a history of use that has gradually evolved over time, as evidenced in archival records, with an emphasis on the relationship with the former Bryn-y-Pys Hall, and its associated parkland and historic estate. The construction, shape and boundary are preserved as indicated by historic mapping and study sources. The building is integral to understanding the importance of the dower house lodge building and its context with Bryn-y-Pys Hall.	Overall significance Medium / low 
Historical Value – medium <i>(Special Historic Interest)</i>	The Lodge is of historical significance for its association as an 18th century dower house to the Bryn-y-Pys estate. The building was purpose built as a dower house to the south of the main country house of Bryn-y-Pys, with records dating back from at least the 1830's, but architectural evidence suggesting mid-18th century. Its principal rooms to the west were designed to take advantage of the borrowed views of the wider landscape beyond and double doors between the two principal rooms west and east at ground floor allowed for borrowed light to both rooms from the sunrise in the east to the sunset in the west. The building has been extensively remodelled, including the demolition of a south bay.	
Aesthetic Value – Medium / low <i>(Special Architectural Interest)</i>	The Lodge is an attractive building with a simple materials palette which unifies the several distinct phases of remodelling. This includes a late Georgian core, a Victorian west wing and single storey 20th century additions to the north and south gable end. The building has lost a two-storey bay and chimneys, the outbuildings have been subdivided and form part of the plot next door. Its historic aesthetic character derives from the late Georgian period and Victorian period, but there is clear visual evidence of 20th century additions including undersized Georgian style windows replacing casements windows to the first floor and new attic windows. It is not a unique example of type.	
Communal Value - low	Although described as a lodge it is a dower house, which is a large house on an historic estate to house the widow of the former male owner of the country house. It is in private ownership today.	

4.7 Outbuilding to The Lodge

Evidential Value - low	The buildings are examples of 18 th century attached outbuildings, set to the south of the building just a little further back from the main façade of the house. It is built of local and later brick. It has been heavily altered and repaired quite poorly to the east side but is more complete to the west. It forms a small courtyard with the potting shed, also poorly repaired and the remnants of an altered enclosure wall exist. The hipped roof is of interest as the form is like the stable at Bryn-y-Pys, and there are cobbles between the outbuilding and the potting shed. Archival records show that demolition of a parallel range to the current outbuilding was undertaken sometime in the 20 th century, and the remaining outbuilding is now subdivided with the neighbouring property to the south.	Overall significance Low 
Historical Value – low	The buildings were purpose built as ancillary buildings associated with the house, and includes a former store and cart shed, parallel to the road and now converted to modern garages.	
Aesthetic Value - low	The simplicity of the building's form and shape has not changed significantly. Its hornless sash windows, solid doors, and pitching holes to the gables remain to the west elevation and are features that contribute to the building's character. It has limited group value with the house.	
Communal Value - low	The building was an outbuilding ancillary to the functioning of the house but has now been converted to garages and subdivided into separate ownership.	

4.8 Key Points of Significance relevant to the site:

- **The architectural phases of the lodge**, which are distinct to the period in which they were built.
- The **historic association as a dower house** to the Bryn-y-Pys estate.
- Its relationship to the estate at Bryn-y-Pys, as part of a **picturesque landscape** in which the buildings, land, topography, trees, river, valleys, and views were all interrelated.
- Its **historical and aesthetic value**, despite its condition, which clearly defines its sense of place.
- **Internal features of significance** include features that can be dated to the building of Bryn-y-Pys hall.

5.0 Relevant Conservation Planning Policy and Guidance

- 5.1 The Historic Environment (Wales) Act 2016 enables Welsh authorities to give more effective protection to the historic environment by further improve procedures for its sustainable management and to provide further transparency on decision making. This is read in conjunction with Planning Policy Wales and Technical Advice Note 24: The Historic Environment.
- 5.2 National guidance is within Planning Policy Wales (edition 10, 2018): Chapter 6: The Historic Environment. The introduction states in 6.1.5 “The planning system must take into account the Welsh Government’s objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations.” Chapter 2 has further information on placemaking and character.
- 5.3 Under 6.1.6 “The Welsh Government’s specific objectives for the historic environment relevant to this context is to seek to conserve archaeological remains, both for their own sake and for their role in education, leisure, and the economy; 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.
- 5.4 Wales Technical Advice Note 24: Historic Environment, (October 2017), Section 7 states in 1.7 that “In policy terms, the historic environment is defined as 6: “All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and deliberately planted or managed.” A historic asset is: “An identifiable component of the historic environment. It may consist or be a combination of an archaeological site, a historic building or area, historic park and garden or a parcel of historic landscape. Nationally important historic assets will normally be designated.”
- 5.5 Setting is quantified in 1.25 which states that “The setting of an historic asset includes the surroundings in which it is understood, experienced, and appreciated embracing present and past relationships to the surrounding landscape. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. 24 Setting is not a historic asset in its own right but has value derived from how different elements may contribute to the significance of a historic asset”. Other relevant guidance is contained in the ‘Setting of Historic Assets in Wales, Cadw (May 2017) and ‘Heritage Impact Assessment in Wales, Cadw (May 2017).
- 5.6 Relevant local plan policies are in the Wrexham Unitary Development Plan 1996 - 2011 (adopted 2005).

6.0 Impact of The Development Proposal on The Heritage Assets

- 6.1 This report relates to an **extension to the main house and selective demolition and extension** to the outbuildings to provide ancillary residential accommodation at The Lodge, Wrexham Road, Overton on Dee, Wrexham LL13 0HG.
- 6.2 **The existing single storey extensions** have been designed in a manner that responds foremost to function rather than design and have not been designed with regard to context. The proposal allows for the demolition of a hexagonal shaped conservatory to the north of the property and replacement with a two-storey extension, which is more traditional and sympathetic in form. The single storey south elevation is to be retained and overhauled with its west elevation having a glazed vertical face to maximise light into this elevation.
- 6.3 **The proposed two storey extension** is subservient to the main house in terms of size, height, massing, and scale. The roof form is pitched and replicates the existing with a valley gutter in between. The front east elevation has a solid to void ratio that is reflective of the characteristics of the front façade, and to the size and proportion of the extension. It also allows for the east facing bay, with the tripartite windows to ground and first floor, to remain as the dominant feature. In terms of size, it is not dissimilar to the demolished bay and will thus be sensitive to the historic massing of the original house.
- 6.4 **The removal of the portico porch** is in historic terms, a minor adverse feature, which is necessary to provide a fully enclosed porch ancillary to the house. This will also help to better insulate the house. While the portico is assumed to be an original feature, and if not then certainly historic, it is not fit for modern day purposes and despite its orderly appearance is surprisingly underwhelming and cannot be sensitively enclosed. The proposed enclosed porch will give the front door a much stronger emphasis and prominence, using materials that are the same as existing. The stone kneelers that are evident to the north gable has been replicated to the porch gable. This design feature unifies the original roofs that affect the front façade. If necessary, this kneeler can be replicated to the south gable.

- 6.5 **The west elevation** is bold and contemporary in its approach. It introduces a crisp linear ground floor extension, which is fully glazed to maximise views to the west. A glazed balcony at first floor level allows this to remain largely seamless. This element allows the depth of the extension to be less imposing whilst continuing the building line without copying its Victorian form. The contrast between the new and old is harmonious rather than competitive. The roof line to the modern rear follows the linear solid material between the ground and first floor windows of the bay. The bay has been overhauled to allow for new windows and replacing modern French doors with new. The ground floor window proportions are replicated at first floor level. This makes the bay design elements more unified and improved and gives order, balance and repetition to the rear façade whilst respecting the Victorian and Edwardian alterations.
- 6.6 **The extension to the outbuilding** is to allow for an ancillary residential annex. The character of the west façade is somewhat domestic and the windows and pitching eye will be retained in the proposal. The proposal is quite utilitarian in character to ensure that the house retains its prominence on the site. The demolition of structures that have been previously altered and poorly repaired and their removal will have little impact on the setting and how the main house is experienced. The new extension would be of a subservient scale and the distance away from the house would result in minimum impact to the main house and would not be seen in wider public views. The footprint is compatible with the original outbuilding.



Fig. 15. Existing and proposed facades (Copyright: Willacy Horsewood Architects)



Fig. 16. Proposed facades (Copyright: Willacy Horsewood Architects)

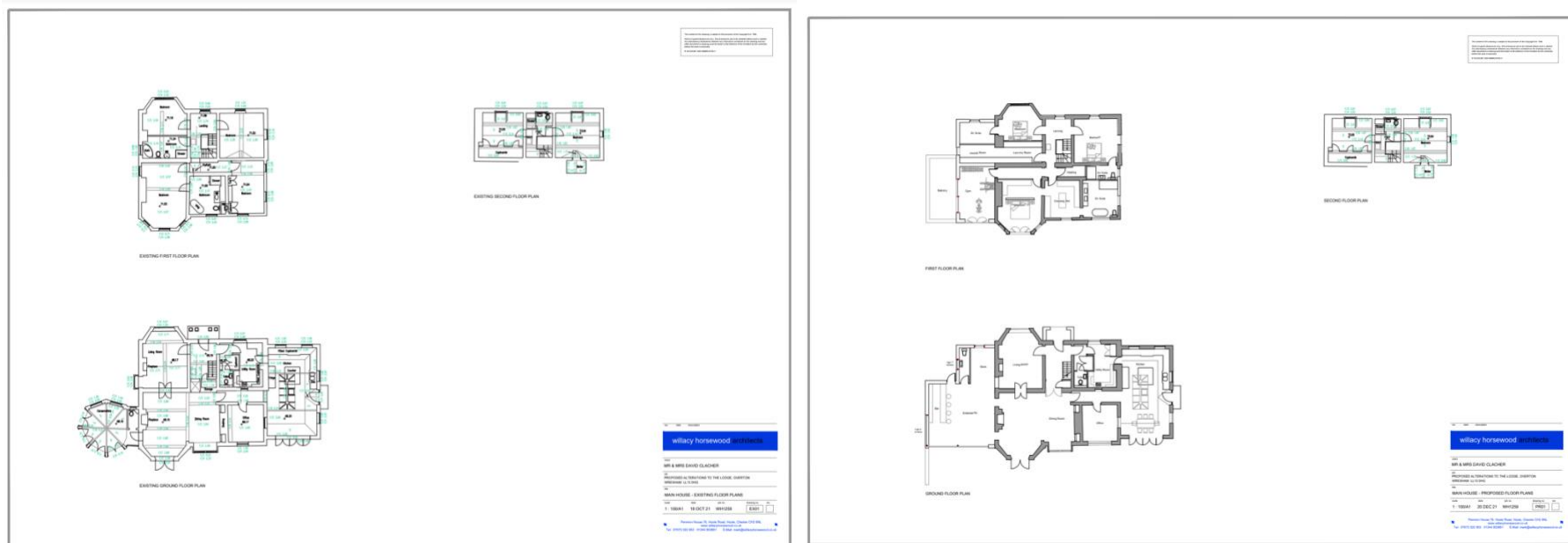


Fig. 17. Existing and proposed plans (Copyright: Willacy Horsewood Architects)



Fig. 18. Existing and proposed facades to the outbuilding (Copyright: Willacy Horsewood Architects)



Fig 19. Proposed west facades and outbuilding

6.6 Proposals and assessment of impact – The Lodge

Proposal	Features affected	Heritage Value	Significance	Scale of change	Heritage Impact	Justification
New two storey extension to north elevation and new east façade.	A modern hexagonal style conservatory, and the principal façade.	Evidential.	Low / medium.	Moderate.	Positive.	This allows the heritage asset to be returned closer to its original massing and ratio to void proportions and is a well-designed addition to the building.
Contemporary extension to west elevation.	A modern hexagonal style conservatory, and the rear façade which has wide ranging views over a borrowed landscape setting.	Aesthetic, evidential.	Medium.	Major.	Positive.	This is very clearly a new intervention of its time. It is a largely glazed extension, to allow for an extra two rooms, with a view of the River Dee valley and hills. The various and distinct phase of development will be read as different, distinct, and harmonious. This is a contemporary approach using appropriate materials, scale and form that will make it appear almost seamless. This would retain the geometric proportions at ground floor level, and superficially alter the linear form. Its impact is positive as it is a new intervention that contrasts with but respects the context in which it is located. There is a clear change of structural material between the house and extension which is fundamentally honest and lightweight. The integrity and honesty of the extension is borne from the structure's construction, built in a modern way, and which should be expressed in a modern way.

New porch.	An historic portico	Historic, evidential, aesthetic.	Medium.	Minor.	Neutral.	An historic feature of some aesthetic and historic interest, will be replaced by a solid proportionate porch that will better reflect the overall external character of the building, allow for better insulation and a strong focus to the main front door.
New windows.	Victorian bay window on west elevation, some original and some modern windows / doors.	Historic, evidential, aesthetic.	Low medium. –	Minor.	Neutral.	These will be changed to full height windows and doors to allow more light into this part of the building. The removal of some sash windows and lengthening of the opening will involve the loss of some historic fabric but the scale of change is minor and furthermore, utilises mostly existing openings to the rear of the property. The window proportions better reflect the bay window in terms of solid to void ratio. The new French doors replace modern and are better proportioned and there is a symmetry created by adding doors to first floor. It will also improve its thermal performance.
First floor roof terrace.	A new flat roof terrace will be constructed to the north-west gable end.	Aesthetic.	Low.	Minor.	Positive.	The roof terrace / garden is an essential feature of the conversion of The Lodge into a family home to provide further amenity and appreciation of the garden and key views.

6.7 Outbuilding alterations

Proposal	Features affected	Heritage Value	Significance	Scale of change	Heritage Impact	Justification
Extension to west façade.	The west façade.	Evidential, aesthetic, historic.	Low.	Moderate.	Neutral.	This element allows for the outbuilding to be converted into a residential annex. This will involve the demolition of an outbuilding and wall, and the loss of the potting shed is of no significance. The cobbled surface can be re-laid around edges. The new extension is single storey and a contemporary interpretation of a potting shed. The materials will match existing and the scale and solid to void ratio is subservient to the main body of the building. This will not this will not adversely impact on the spatial relationship between the house and outbuilding.

6.8 To summarise: -

- 6.8.1 **The impact on The Lodge and its setting** - The removal of modern extensions and replacement with new introduces order, unity, and expression – i.e., the order and sequence of development is more legible, the unity and expression are different to each extension, and allows the function of the extension to be honestly and harmoniously expressed. The new entrance porch creates a sense of arrival, and the integrity and honesty of the new extension and associated roof terrace is borne from the structure's construction, built in a modern way, and which should be expressed in a modern way to maximise views, which was the original intention of orientation when the house was first built. The detail is deliberately simplified, to harmonise with the Georgian and Victorian additions, but the layer of experience is to create a contemporary extension which basks in its simplicity. The solid to void ratio is also generally respected, despite the larger windows at ground floor, as they are also subdivided into vertical proportions. The rhythm of the building has not hugely changed and has repeated vertical elements that complement the building. Overall, the changes have little material impact on the building's architectural or historic interest because the features of the various phases of the building are still appreciated. There is an appropriate balance between the scale of alteration and that proposed.
- 6.8.2 **The re-use of, and investment into the outbuildings** in an innovative way will have a neutral impact on the building's significance. The extension fits in to the grain of the site and establishes a sequence of architectural development that is satisfying and bold. The massing or three-dimensional silhouette height and bulk is appropriate, and the building is in scale with the host building. The building's proportions are based on vertical principals, continuing the vertical and horizontal proportions without them being overtly obvious.
- 6.8.3 **The impact on the wider setting** - The setting relates to the surroundings in which it is experienced. In this context, the setting relates to the large garden and wider landscape setting and associated views. The proposals will not cause harm to the significance of the setting.

6.9 Summary of impacts on the heritage values and planning policy

- Evidential - The layout of the heritage assets has not changed to any significant degree. The proposed changes are reflective of the existing character and appearance. The setting and views of the heritage assets has changed marginally but not in a way that is negative.
- Historical - The historical significance of the heritage assets can still be appreciated.
- Aesthetic – The extensions proposed are positive and preserve the character of the building.
- Communal – None.

7.0 Conclusion

- 7.1 The Lodge is of medium significance because of its context as part of the historic developments of the Bryn-y-Pys estate and whilst attractive, has had various development phases of medium to low aesthetic value. Its outbuildings, because of the level of alteration, are of low significance.
- 7.2 The proposals follow the five principles outlined for 'new work or alteration to a significant place' in Section 28 of Cadw's 'Conservation Principles for the sustainable management of the Historic Environment in Wales', March 2011. These are:
- The need for the work is fully justified - The works are justified in terms of bringing all buildings back into a beneficial and sustainable use in an appropriate way. It retains the important features of The Lodge, its associated outbuildings and its setting in a positive way and harmonises new development with old in terms of scale, mass, proportion, and rhythm.
 - There is sufficient information to understand the significance of the building and the proposals upon it.
 - The proposals would not materially harm the values of the buildings which are reinforced or further revealed.
 - The proposals have a positive impact on the value of the heritage asset and by establishing a beneficial and sustainable use for the outbuilding will retain it.
 - The quality of the design and execution must add value to the existing asset. The designs and materials chosen are a carefully response to the building's character and historic fabric. There is a clear distinction between historic and new fabric.
 - The long-term consequences of the proposals are positive and the special interest of the group of buildings are preserved. It would positively affect the ability to appreciate and understand the architectural and historic interest of the building and is an evolutionary process of use and appearance.
- 7.3 The proposed development is not prominent or intrusive, and the effect on the wider setting is limited to the immediate surroundings. It would not cause harm to the significance of the non-designated heritage assets.
- 7.4 The application should respectfully be supported.

Appendices

https://gov.wales/sites/default/files/publications/2021-02/planning-policy-wales-edition-11_0.pdf

<http://cadw.gov.wales/historicenvironment/records>

<https://places.library.wales>

<https://historicwales.gov.uk>

<https://britishlistedbuildings.co.uk>

<https://gov.wales/sites/default/files/publications/2018-09/tan24-historic-environment.pdf>

<https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/>

<https://cadw.gov.wales/advice-support/conservation-principles/conservation-principles>

<https://www.wrexham.gov.uk/sites/default/files/2020-05/udp-statement.pdf>

<https://www.wrexham.gov.uk/service/development-plans-and-other-planning-policy/local-planning-guidance-notes>

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Mynors and Hewitson *Listed Buildings and Other Heritage Assets (5th Edition)* Sweet & Maxwell