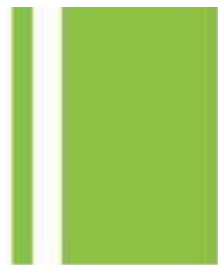


8 Dispensary Row

Heritage Impact Assessment and Design Access Statement



lawray architects

Lawray Architects, The Byre, Croesnewydd Hall, Wrexham, LL13 7YP

Rev A - January 2022

Contents

Introduction	3
Existing	4
Location	4
Existing Site	5
Existing Context.....	7
History	12
Site History.....	12
Listing	12
Significance	13
Scope of works	14
Heritage Impact Assessment.....	15
Outbuildings.....	15
Photographic Survey	19
Conclusion	23
Appendix A	24

Introduction

No. 8 Dispensary Row requires minor internal refurbishment, thermal upgrade and external works to maximise the properties' potential and habitability. Lawray Architects carried out visual inspections of the property on the 16th December 2021, which found the internal finishes missing and ready for plastering and fitting out. It is of much importance that the works are carried out in a way which retains the historical and cultural significance of the Grade II listed dwelling, whilst improving quality of life for the occupants and increasing the longevity of the building.

This application seeks to gain approval for the following items:

- **Removal of the rear outbuilding structure**
- **New double-glazed windows and door to the rear of the property**

Existing

Location

The cottage is the end-unit along a row of 8 terraced cottages, located on Wrexham Road in Overton. The main entrance to the property is directly off Wrexham Road. A gate to the side of the property provides access to the rear, which runs alongside the rear garden toward a public footpath. Overton Village is largely a conservation area, and the majority of properties in the area have been maintained to a high standard.



Existing Site



Site Location:

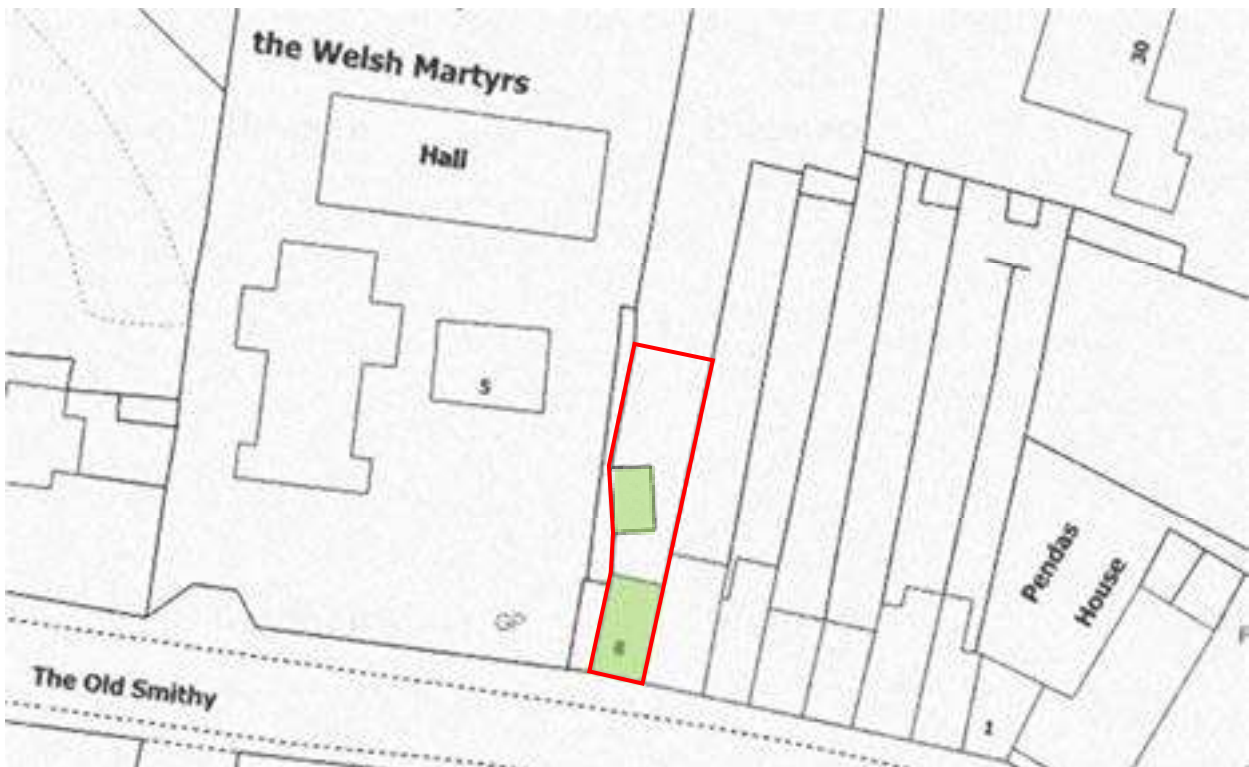
8 Dispensary Row
Overton
Wrexham
LL13 0DU

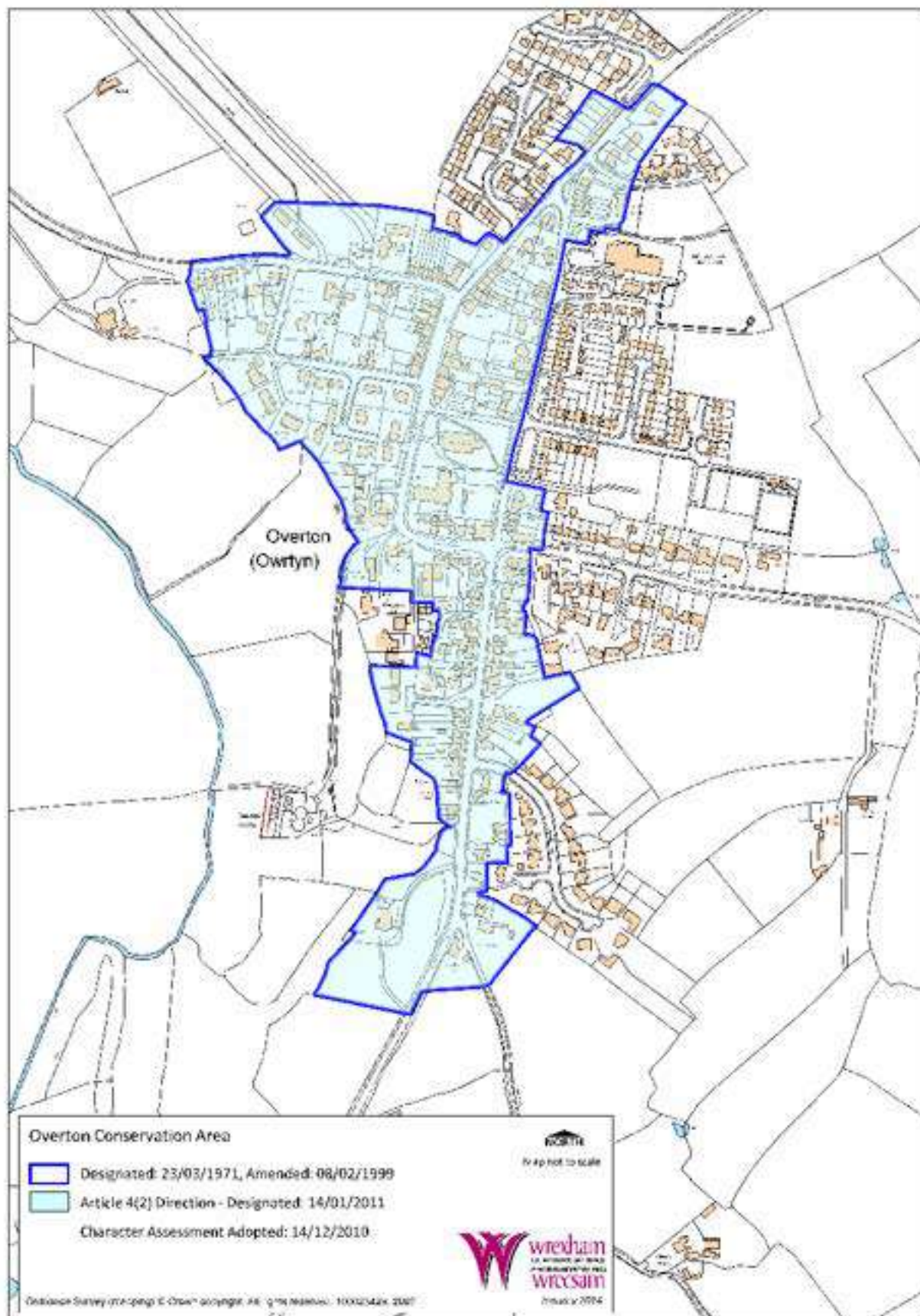
Wrexham County Borough Council have ownership of the property and land defined by the red boundary.

The property is located within the northern boundary of the Overton Conservation area (see overleaf, p. 6).

The properties along the row are all Grade II listed, number 8's CADW reference is 14466. The 8 cottages were built as a single development in 1800c.

Site Boundary





Existing Context



1



Front elevation

2



Rear Elevation

3



Outbuilding

4



Outbuilding side

5



Rear of outbuilding

6



Garden

History

Site History

Dispensary Row, Overton, is a row of 8 cottages, built as a single development c.1800, the use of Picturesque features suggest that they were built as part of an estate. The houses are two-storey, brick with slate roofs, and each cottage has a single unit, double pile plan, with the doorway to the right and windows are aligned on each floor. There are steep 2-centred arches to the doors, and segmental heads to the 2-light casement windows, with leading in the tympana. Each cottage has an end wall stack with moulded cap.



above: Digitised postcard image of Dispensary Row, Overton, Perfection Series. Produced by Parks and Gardens Data Services, from an original item in the Peter Davis Collection at Parks and Gardens UK. Date unknown.

Listing

The listing can be found under reference: 14465 at CADW.

It has been designated as a listed building for group value with the adjoining cottages, as an exceptional and almost unaltered row of small cottages which forms part of an important group of buildings at the end of High Street.

Significance

The significance of the proposed works to the property has been evaluated based on the concepts of value outlined on Historic England's (2008) *Conservation Principles, Policies and Guidance*;

- **Evidential value:** the potential of a place to yield evidence about past human activity.
- **Historical value:** the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative.
- **Aesthetic value:** the ways in which people draw sensory and intellectual stimulation from a place.
- **Communal value:** the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

Scope of works

The proposed works include replacement of the rear timber windows, rear external timber door, a new Welsh Housing Quality Survey kitchen installation, internal plastering, and minor internal layout changes to the first floor which will accommodate one bathroom and one bedroom to the front of the property. These changes will not affect the historic, aesthetic, or communal value of the property, and no changes are proposed to the street frontage of the property. In the rear garden, a semi-derelect outbuilding is proposed to be removed to allow better use of the garden and provide amenity space.

Of the proposals, the only element to be irreversible and to not fall under general maintenance is the removal of the outbuildings. The following pages will assess the historic significance of the outbuildings.

The existing single glazed timber framed windows to the rear of the property (see image 1 and 2 below) are proposed to be replaced with double glazed timber framed or uPVC windows, of the same or very similar size, style, and finish/appearance. The new windows will improve the thermal performance of the building, and the retention of the size/style of the windows will ensure overall visual impact will be extremely minor or negligible. Please refer to the Existing and Proposed Elevations and 3D Visuals submitted with this application.



Image 1: Existing ground floor window



Image 2: Rear elevation

Heritage Impact Assessment

Outbuildings

The outbuilding's roof has recently been removed as it was suspected to have contained asbestos. A timber frame structure remains, clad in corrugated iron and the floor is poured concrete. To the rear of the outbuilding, a brick gable wall separates it from a smaller lean-to style storage building, which is of painted timber sheeting, a bituminous felt roof, and a mix of concrete flagstones and quarry-tiles.

Historic maps show the presence of outbuildings in the same location as the current, and it appears that the footprints are roughly similar to the early records (see figures 1, 2 and 3 below).



Figure 1:
1890 OS Map

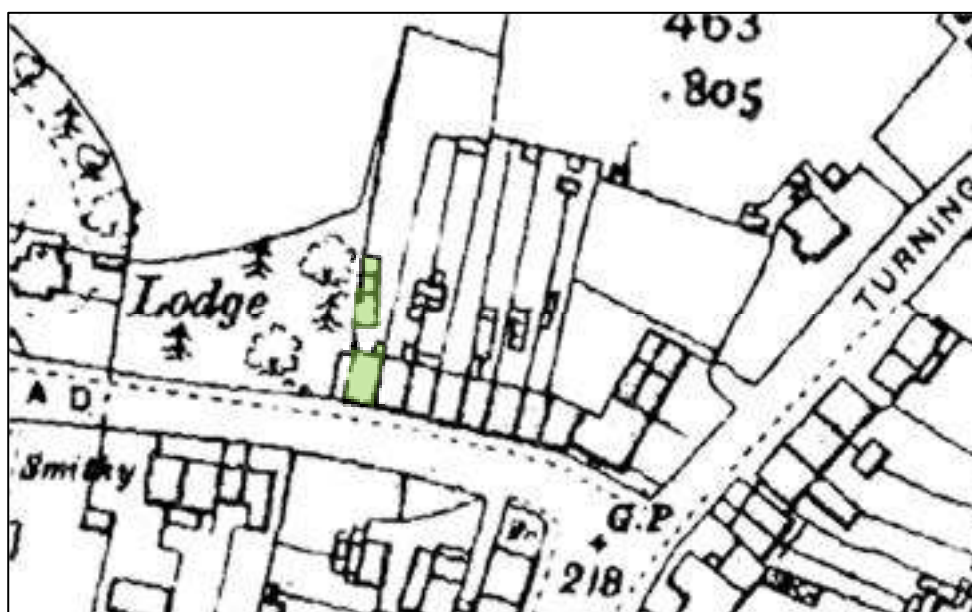


Figure 2:
1910 OS Map



Figure 3:
2021 OS Map and Measured site
survey plans

The outbuildings appear to have been constructed after the cottages, at least in part, due to the gable brick type mostly being of different composition, size and colour to the dwelling (see Figures 4, 5 below and 6, 7 overleaf). Corrugated iron sheets the weathering of the timber and iron cladding, along with the use of quarry-tiled threshold suggests their construction is not recent.

It is likely that the outbuildings were slightly later editions (possibly re-built, or built using re-purposed materials), and the current condition of the outbuildings is generally poor. The gable wall shows signs of subsidence/movement where cracks have appeared, which would need also addressing.



Figure 4: brick of outbuildings gable wall



Figure 5: Bricks of no.8 Dispensary Row dwelling

- **Outbuilding brick dimensions: 215mm x 100mm x 65mm**
- **Dwelling brick dimensions: 230mm x 110mm x 70mm**



Figure 6: brick of outbuildings gable wall



Figure 7: Bricks of no.8 Dispensary Row dwelling



Window to outbuilding with iron bars behind



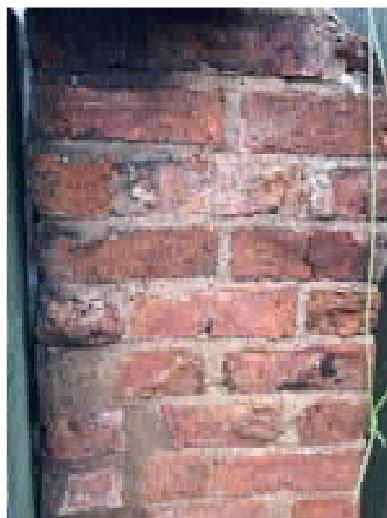
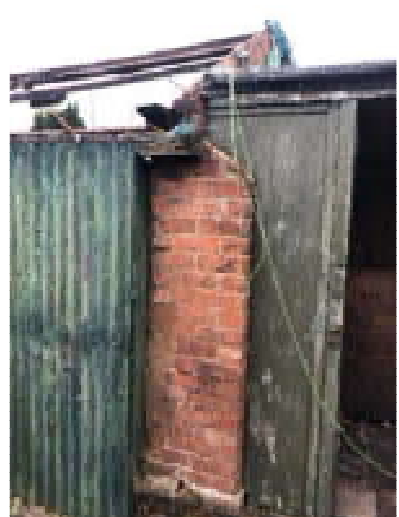
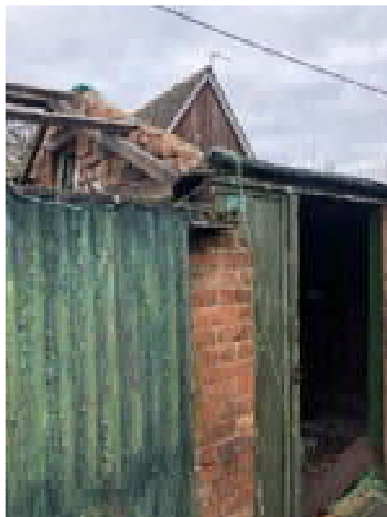
Quarry-tiles to floor of smaller outbuilding

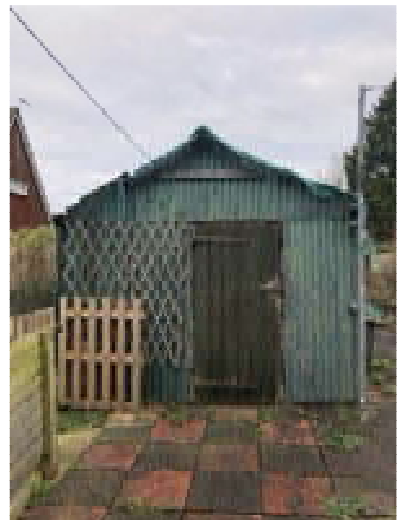
Several options were considered for the rear garden which aimed to retain the outbuilding, however, after consideration, the most viable option was determined to be its removal. Consideration was given to retain the structural frame and/or gable wall of the outbuilding and to incorporate it within a new outbuilding e.g. a greenhouse, storage building or shed. Another option was considered to retain the gable wall of the outbuilding and support the remaining structure as a feature within the garden. Neither option was deemed viable following a structural assessment by Mr. Andrew Hannett, which revealed that the brick wall is structurally unstable and unable to be supported without extensive repair (please see Appendix A).

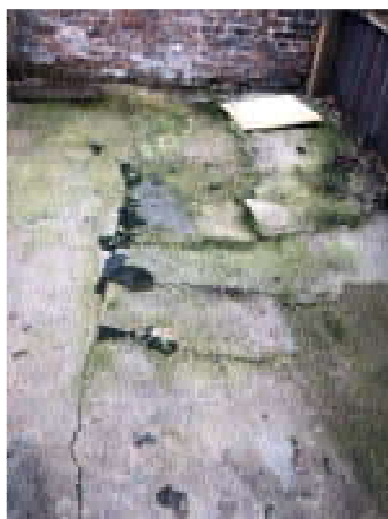
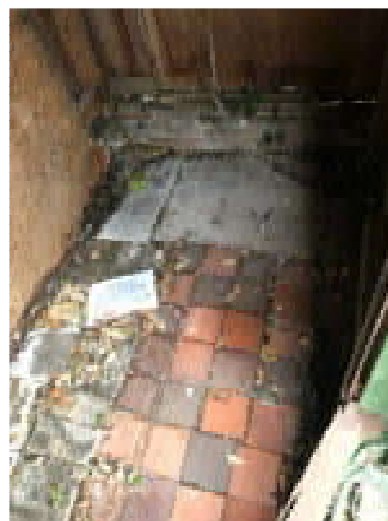
The table below summarises the consideration of the options discussed:

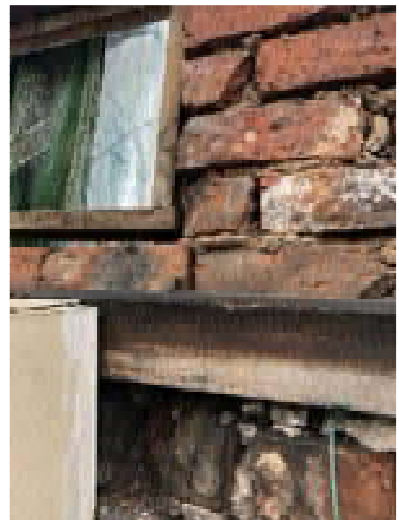
Option	Work / Cost	Negative Impact	Positive Impact	Conclusion
A – Retain structure, no changes	Low	Med Structurally unsound, H&S risk, poor condition (aesthetic)	Low Building of low historic value retained	Low - Med viability
B – Retain structure – incorporate into new building	High Will require extensive repairs and support structure	Med Quality of retained structure is poor, potential historic value lost within new building, H&S risk	Low Building of low historic value retained	Low viability
C – Retain wall only	High Will require extensive repairs and support structure	Med Potential historic value of building lost by repairs, H&S risk	Low Building of low historic value retained	Low viability
D – Remove structure	Low - Med	Low Building of low historic value lost	High Garden and amenity space gained and aesthetic impact of rear garden improved.	High viability

Photographic Survey









Conclusion

The aim of this Heritage Impact Assessment has been to identify the impacts of the proposals and to inform the choices made. It considers the historic significance of the outbuilding and considers the implications of its removal.

The proposed works will bring the following benefits:

- Provide garden/amenity space for the occupants
- Improve the aesthetic impact at the rear of the cottages by removing the derelict/semi-derelict structure.

The outbuilding is likely to have been built (and re-built/amended) at some time after the cottages. Its presence on the OS map in 1890 provides evidence of a structure of similar footprint in the same location. The brick type suggests the current structure is a separate/ later construction (metric sizes). The structure itself is not of great historic significance, nor does it demonstrate any particular or uncommon building technique or style. The outbuilding does not seem to have been used for anything other than storage or workshop/potting shed.

The outbuildings are not mentioned in the listing.

In summary, we suggest that the historic significance of the outbuilding is low, and therefore the impact of the proposal to remove it is minimal.

Appendix A

Andrew Hannett Ltd. surveyed and assessed the condition of 8 Dispensary Row on two occasions. Conclusions are summarised in the two attached emails:

From: Andrew Hannett
Sent: 08 July 2021 13:26
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 8 Dispensary Row, Overton (Grade II Listed)

John,

Further to our meeting at the above property earlier today, find following my observations and recommendations as follows:

1. The property is a traditionally constructed two storey end-of-terrace dwelling comprising a pitched roof supported off purlins and rafters spanning between the elevations and party wall. First floor construction comprises timber boards over timber joists at regular centres supported off load bearing walls and intermediate beams. Ground floor construction appears to comprise a solid concrete slab. External and internal walls are of solid brick construction. It is understood that the terrace has listed status.
2. The property itself appears to be in generally good condition with no evidence of cracking internally or externally that would be attributable to foundation inadequacies or settlement. The gable elevation shows a slight inwards bow. The chimney stack above the gable elevation shows a significant inwards lean and a slight twist. The uppermost courses of the stack have been rebuilt vertical in the past which would suggest that the movement identified is historic. No evidence was apparent that would suggest that the movement identified is progressive. The first floor is slightly uneven and out of level but this type of defect is to be expected in properties of this age. The roof finishes have been replaced relatively recently with evidence of additional rafters and a breathable felt membrane evident. Several of the existing rafters show severe section losses resulting from rot, though the new rafters appear to be supporting imposed loads adequately. It should be noted that daylight was visible in several areas, though no missing or slipped slates were noted externally.
3. Within the garden to the rear of the property, several sheds have been erected in the past out of timber with a variety of finishes. The sheds are built around a solid brick wall which is constructed from brickwork similar to the main property and may have formed part of the original outhouses. The timber framing is very lightweight and does not comply with modern building standards and may have been constructed by a previous Tenant. The sheds are dilapidated and should therefore be removed. Part of the roof is covered with asbestos cement sheets which would need to be carefully removed and disposed of. The brick wall between the sheds shows evidence of significant settlement. Bed joint cracking up to 10mm wide is clearly visible with bed joints falling away both sides of the cracking. The wall is of little architectural merit and would require substantial repairs to ensure long term durability. Therefore, the wall should be demolished when the sheds are removed.
4. We would recommend that the following works are carried out as part of any refurbishment scheme:
 - a. Carefully remove sheds to rear of the property including demolition of solid brick wall between. Care will be required when dealing with possible asbestos based or contaminated materials.
 - b. Investigate causes of daylight visible through roof finishes and carry out repairs as necessary.

Should you require further information, do not hesitate to contact me.

Regards

Andy

Andrew Hannett
BEng(Hons), CEng, MICE

From: Andrew Hannett
Sent: 15 September 2021 13:26
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 8 Dispensary Row, Overton, LL13 0DU

Spencer,

I have been back to the property to examine the wall now that the asbestos roof has been removed from the shed. I would comment as follows:

1. The wall is constructed from 9" brickwork with a 4" thick apex above. The apex incorporates a window.
2. Severe cracking 10-15mm wide is apparent at both ends of the wall with downwards runs in the bed joints at each end clearly apparent. The pattern of defects is indicative of significant settlement at each end of the wall.
3. The wall has been rebuilt or amended on several occasions in the past with different colours and qualities of brickwork used. The original brickwork shows evidence of widespread spalling to faces which is prevalent in brickwork of this age.
4. The additional inspection has confirmed my previous observations with regard to the condition of the wall. In order to ensure that the wall remains stable in the long term following removal of the timber framed sheds, extensive repairs will be required including partial reconstruction, underpinning and stitching. The costs involved in stabilising the wall will be significant and need to be set against the fact that this is a short length of wall which has no context. Therefore, I would reiterate my opinion that the wall should be demolished.

Should you require further information, do not hesitate to contact me.

Regards

Andy

Andrew Hannett
BEng(Hons), CEng, MICE
Area Building Control Surveyor/Syrfwr Rheoli Adeiladu Dosbarthol
Planning & Regulatory/ Cynllunio a Rheoleiddio



[REDACTED]
Cyngor Bwrdeistref Sirol Wrexham, 16 Stryt yr Arglwydd, Wrexham LL11 1LG
Wrexham County Borough Council, 16 Lord Street, Wrexham LL11 1LG
wrexham.gov.uk / Wrexham.gov.uk
twitter.com/cbawrexham / twitter.com/wrexhamcbc
facebook.com/cyngorwrexham / facebook.com/wrexhamcouncil

[REDACTED]
[REDACTED]
[REDACTED]