

PROPOSED EXTENSION TO A GRADE II LISTED DWELLING

At Eglwys Cross Cottage, Bronington, Wrexham

DESIGN, ACCESS and HERITAGE STATEMENT



ON BEHALF OF THE APPLICANT:

Mr & Mrs Parkinson

October 2018

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1. Introduction & Overview

- 1.0 This Design and Access Statement accompanies the submission of an application for Householder Planning Permission and Listed Building Consent on behalf on the applicant Mr & Mrs Parkinson to Wrexham Borough Council. This document should be read in conjunction with the submitted drawing package and Heritage Statement.
- 1.1 The proposed application seeks permission for the erection of a two storey extension, separated by a single storey link extension on the land directly to the East of the main dwelling/ listed structure. To Eglwys Cross Cottage, Bronington, Wrexham. The existing site is currently occupied by the applicants and used as a domestic dwelling house. The site is accessed directly off the Wrexham road, A525, however the dwelling and the proposed extension location are masked from the road by dense shrubs/ foliage, which creates a pleasant, private, quiet area.
- 1.2 Previous informal pre-application discussions have been had with Anna Irwin from the Wrexham Conservation and Environmental department about the design and scale of the extension and amendments to align with the advice given have been taken into account. In general a positive response was given by the conservation officer in relation to the materials proposed and the positioning/ scale of the extension, with a view to perhaps simplifying the material palette and creating a more linear extension design, at 90 degree to the listed structure, rather than the original 'L' shaped extension as shown within a appendix C of this document.
- 1.3 The site has had many previous planning and listed building applications associated with it, a summary of their reference numbers are outlined within appendix B of this statement.
- 1.4 The previous householder planning and listed building application that is most relevant to this request is reference number P/2014/0182 (among other items) for the erection of a two-storey timber clad rear extension. This application was granted but had not been implemented by the current owner/ applicant. This application seeks permission for an extension of similar position and size.
- 1.5 The purpose of this document is to provide both a visual and explanatory narrative of the design proposals and their potential impact upon the setting of the Grade II listed building.

2. Heritage Assessment

- 2.0 Listing particulars:
- Reference number 1699 / Grade II
Date of designation 16/11/1962 - Date of amendment 20/10/2005
Location Easting 347170, Northing 340895
Broad Class - Domestic
- 2.1 A C17 house shown on the 1839 Tithe survey as a single cottage. In the C19 it was extended in brick, the extension probably forming 2 additional dwellings, in which form it is shown on the 1873 Ordnance Survey. Much of the timber framing is C19 and C20 renewal, to the extent that it is now difficult to work out the original openings, and therefore the plan of the 2/27/2018 Listed Buildings - Full Report – Heritage Bill Cadw Assets – Reports <http://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=en&id=1699> 2/3 original building. Absence of a convincing entrance within the framing suggests that the original entrance was in the gable end where the house was later extended. Now a single dwelling.
- 2.2 Exterior description:
The main house is 2-storeyed, timber-framed under a slate roof with brick stack to the L. Windows are all insertions or replacements in earlier openings. On its W side it has a 2-light window to the L and pair of windows R of centre. The upper storey has low 3-light and 2-light windows beneath the eaves. The L gable end is almost entirely of renewed framing, except for a tie beam. The rear has two 2-light windows and a 2-light raked dormer on the L side. The back of the brick extension has a doorway boarded up, and in its gable end are casement windows in each storey. The entrance is within the lower 2-storey 2-window extension set back to the R in the W elevation. This extension is of hand-moulded bricks under a slate roof with brick end stack. The entrance, at the L end adjoining the earlier part of the house, has a replacement boarded door, and windows are 2-light casements in earlier openings, larger and under segmental heads in the lower storey.
- 2.3 Interior description:
The older part of the house has a 2-unit plan with central timber-framed partition, incorporating a tie beam with raking struts. Purlins have diagonal braces. In the lower room is a chamfered cross beam and part of the original gable end remains visible. In the upper room is a large fireplace with chamfered lintel, probably reconstructed.
- 2.4 Reason for initial listing:
Listed for its special interest as a C17 timber-framed house retaining its overall form in spite of repairs and modifications over many years.

3. Site Analysis - Local Context

- 3.0 The site, of domestic curtilage, lies just to the south of the A525 (Whitchurch to the East/ Wrexham to the West) road, surrounded by Open Countryside, with no close buildings and no overlooking concerns.
- 3.1 A farm is situated to the West at the same cross road, however, is not a concern to the extension location due to the existing cottage being between the two buildings.



Figure 1 – Site in local context

4. Site Analysis - Site Context

- 4.1 The site is currently occupied and lived in by the owner/ applicant and consists of two distinct elements, a traditional, two storey black timber small noggin building and the more subservient two storey connecting rear extension, made from brick.
- 4.2 The existing building is listed as a grade II structure.
- 4.3 The extension is to be positioned to the west of the newer, brick build extension.



Figure 2 – Site context

5. Site Analysis - Existing Site Photographs



Figure 3 – View looking West towards existing cottage



Figure 4 – View looking West towards previously built rear extension



Figure 5 – View looking East towards existing cottage



Figure 6 – View looking East towards previously built rear extension

6. Design Proposals

- 6.0 The proposed development consists of predominantly a 2 storey extension, linked to the rear existing brick portion of the listed building with a proposed lightweight, glazed- single storey link structure with a simple ply roofing membrane hidden by parapet detail.
- 6.1 To the side of the extension will be a single storey lean to structure, clad and detailed in the same material which will house external storage and plant.
- 6.2 The ground floor layout will house a bedroom, a bathroom, a boot/ utility room and circulation space. The first floor layout will house a further bedroom and a reading room/ study.
- 6.3 The proposal adopts a rural, agricultural palette of materials combined with simple architectural detailing which reflect the setting. The proposed materials are black zinc cladding and roofing sheets and black framed aluminium glazed units.
- 6.4 The proposed development is subservient to the existing listed building. Its connected by a single storey element which is lightweight in materials and mostly glazed. The main extension steps down in level from that of the bulk of the listed building.
- 6.5 The proposed extension will have a gable end facing the road, aligning with that of the main bulk of the listed building.
- 6.6 A proposed open fronted, open sided, oak framed, tiled roofed porch way is proposed on the West (front) Elevation to the primary entrance door to the dwelling.
- 6.7 Further to this, external hard-landscaping will be created to bring ownership and visitor cars to the North – West portion of the site, separated from the front garden by a new hedgerow/ pedestrian gate, ensuring that the main entrance door/ front elevation (West) is viewed and used accordingly.
- 6.8 Soft landscaping in the form of a separation hedge/ vehicular farm gate between the vehicular access drive and the rear garden (East) of the dwelling will give back the much needed privacy that the rear garden requires.
- 6.9 To the surround of the extension will be laid pavers at the lower level, a couple of steps, formed in the same material leading back to a newly laid paver terrace in front of the east elevation of the kitchen. To the East of the extension will be the re-positioned oil tank, masked by fencing and the bank behind, together with a small retaining structure.

7. Providing Access For All

- 7.0 When designing the extension, it is important that any particular problems are recognised and ways to remove any obstacles that may arise are sought in order that inhabitants can gain access throughout the building. People with disabilities, as well as people with prams and push-chairs, young children and some elderly people, have particular difficulties in dealing with buildings designed for the able bodied.
- 7.1 Given that this is an existing, domestic property that is also a listed structure means that the important on design, character and setting take precedence.
- 7.2 That said, whilst level access from car to entry has not been achieved, movement around the ground floor of the proposed extension has been considered. A 300mm nib to all proposed ground floor doors to the leading edge when opening the door towards you has been achieved. Ground floor wc facilities have been provided and adequate access widths throughout the ground floor extension have been given as well as all proposed electrical switches proposed to be positioned at heights in accordance with Part M of the building regulations.

8. Miscellaneous Items

- 8.0 The thermal and acoustic performance of the new extension have been designed to comply with db ratings and U-value requirements set out in Part L & E of the Building Regulations.

9. Summary & Conclusions

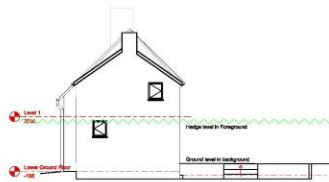
- 9.0 This Design and Access Statement related to the proposed application for the two storey extension to the listed building at Eglwys Cross Cottage, Bronington, Wrexham.
- 9.1 This document should be read in conjunction with the drawings submitted, which is also included within Appendix A of this document.
- 9.2 The design team feels that the proposal compliments the existing listed structure and its previous extension. The extension will greatly enhance the setting of the listed building through the sensitive use of its subservient, agricultural material palette.
- 9.3 The scale, massing and orientation of the proposed development is felt to respect and retain the historic character of the existing listed structure while offering a simple but high quality architectural composition.
- 9.4 The proposal would re-establish the privacy of the rear (East) garden and ensure that the front elevation (West) is used as the principle entrance door.

Appendix A - Submitted Drawings

L100	Existing Plans and Elevations
L101	Proposed Plans and Elevations
L102	Existing Site Block Plan
L103	Proposed Site Block Plan
L104	Site Location Plan 1-1250 @A3



EAST ELEVATION 1:100



SOUTH (REAR) ELEVATION 1:100



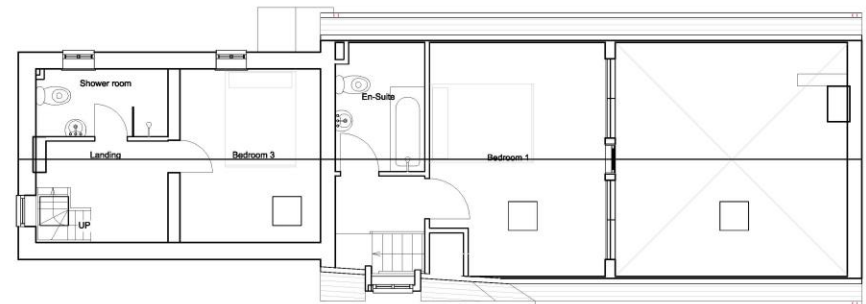
WEST ELEVATION 1:100



NORTH (ROAD FRONT) ELEVATION 1:100



GROUND FLOOR PLAN 1:50



FIRST FLOOR PLAN 1:50

EXISTING PLANS AND ELEVATIONS 1:100

Status:	Planning		
Client:	Mr & Mrs Parkinson		
Project No:	RPS_18.04		
Project:	Cross Cottage_Gill Listed Building		
Drawing Title:			
Existing Plans and Elevations			
Date:	Scale:	Drawn By:	
29.05.18	1:100 @ A1	AC	
Drawing No:			
L100			
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Revision Status:

Revision Status:

5	Feasibility/ Scheme D
100	100% (100% of 100%)

AP Client Approved Design
R Raising Issue

F Flamingo lake
T Tender lake

BC building Control Issue

C Construction issue

HB: Only drawings with status Construction are to be used for construction purposes.

Rev	Comment	Date
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EAST ELEVATION 1:100



SOUTH (REAR) ELEVATION 1:100



WEST ELEVATION 1:100



NORTH (ROAD FRONT) ELEVATION 1:100

GROUND FLOOR PLAN 1:50



FIRST FLOOR PLAN 1:50

Status:	Planning
Client:	Mr & Mrs Parkinson
Project No:	RPS_18.04
Project:	Cross Cottage_Gil Listed Building

Drawing Title:
Proposed Plans and Elevations

Date:	Scale:	Drawn By:
29.05.18	1:100 @ A1	AC

Drawing No:
L101

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Rev	Comment	Date	Status:	Planning	Drawing Title: Existing Site Block Plan
			Client: Project No: Project:	Mr & Mrs Parkinson RPS_18.04 Cross Cottage_Gil Listed Building	Drawing No: Date: Scale: Drawn By: L102 20.06.18 1:200 @ A3 A0
			Information: This drawing is copyrighted and remains the property of the draftsman. Do not scale the drawing. All dimensions to be checked on site. Positions of existing services to be confirmed prior to proceeding. Revision Status: 1. Feasibility / Scheme Design AP - Client Approved Design P - Planning Issues T - Technical Issues EC - Building Control Issues C - Construction Issues N/A - Not to be used for construction purposes.		 rural planning services Royal Institute of British Architects Address: 24 Winckley Sq, Preston, Lancashire, PR1 3JL Tel: 07950/786464 / 0788/791 490 Email: act@ruralplanningservices.co.uk rm@ruralplanningservices.co.uk Website: www.ruralplanningservices.co.uk



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Appendix B - Previous Planning History

P/ 2017/ 0617

P/2014/ 0182 (Most relevant to this application)

P/2015/ 0231

P/2015/ 0241

P/2015/ 0666

P/2005/ 1145

Appendix C - Previous design



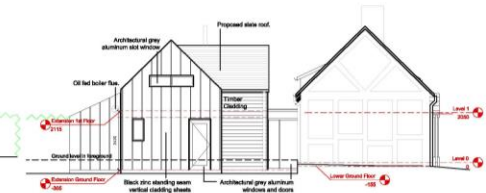
EAST ELEVATION 1:100



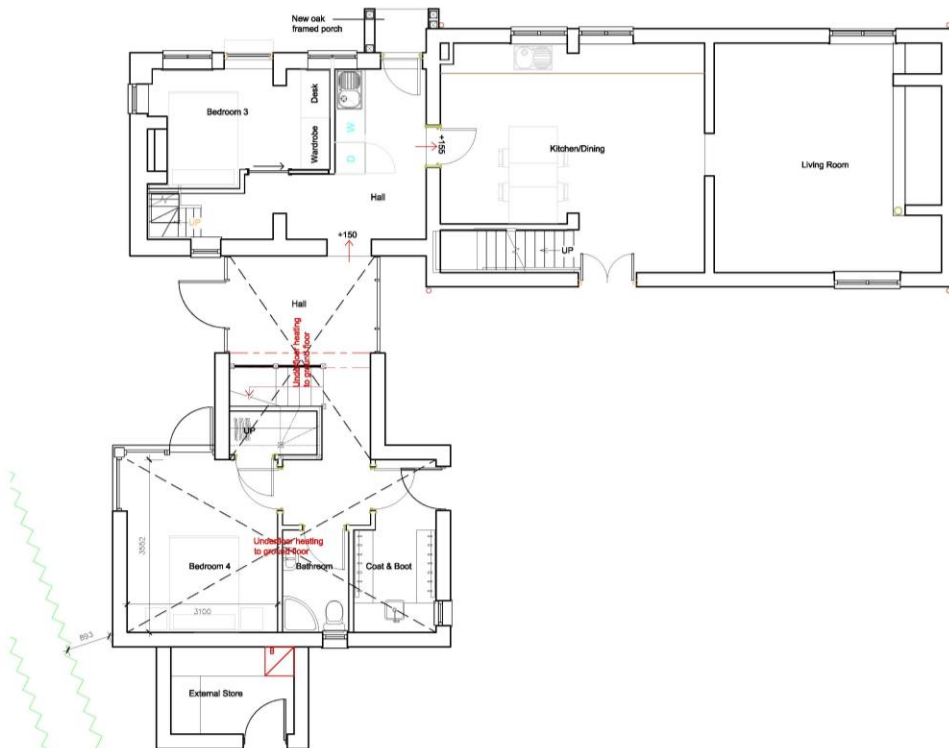
SOUTH (REAR) ELEVATION 1:100



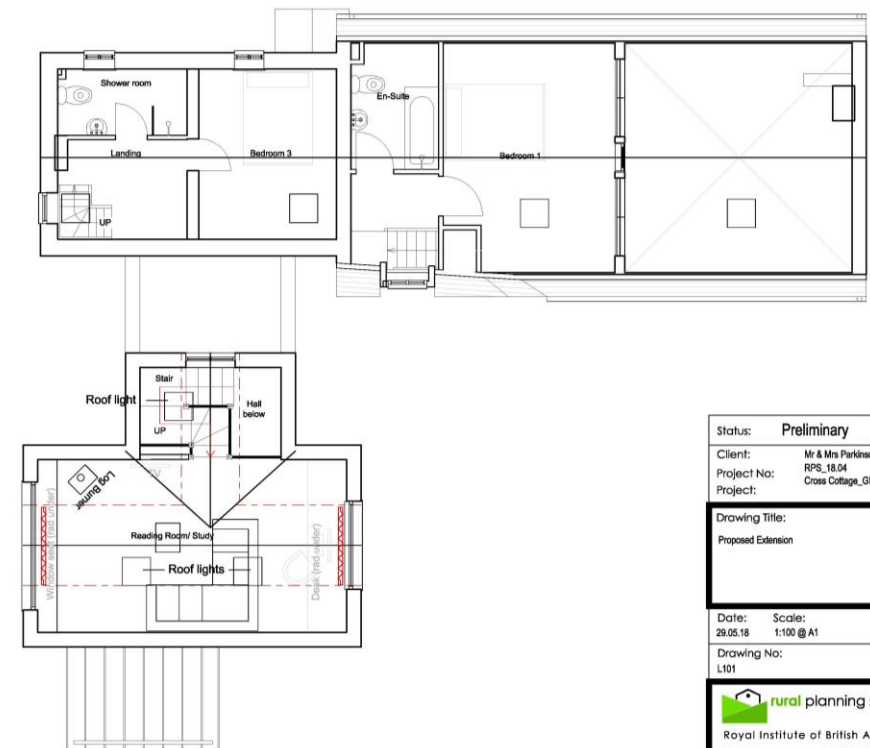
WEST ELEVATION 1:100



NORTH (ROAD FRONT) ELEVATION 1:100



GROUND FLOOR PLAN 1:50



FIRST FLOOR PLAN 1:50

PROPOSED PLANS AND ELEVATIONS 1:100

Status:		Preliminary	
Client:	Mr & Mrs Parkinson		
Project No:	RPS_18.04		
Project:	Crose Cottage_Gil Listed Building		
Drawing Title:			
Proposed Extension			
Date:	Scale:	Drawn By:	
28.05.18	1:100 @ A1	AC	
Drawing No:			
L101			
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