

Heritage Impact Statement to support the non-material change request for a glass enclosure and 2x conservation velux windows at Manor Lodge (incorporating on feedback from Preapplication enquiry ENQ/2021 /0005)

Manor Lodge,
Trevalyn Manor,
Rossett.
Wrexham.
LL12 0AQ

This statement is written to support the non-material change request to extend the existing canopy at the southern aspect of Manor Lodge which is wholly contained in the small rear courtyard. The extended glass canopy would not be attached to the wall running across the southern boundary of the site. The extended canopy would be small in scale and enclosed within the built complex.

This extension will complement the existing canopy was originally granted listed building consent under P/2012/0454, with the Conservation Officer and CADW raising no objection to this.

We have endeavoured to write this statement based on the guidance notes provided and have adopted the approach of using your guidance notes in black text to drive our answers shown in blue text.

Supporting Heritage Statement for Manor Lodge.

Explain your objective and why the changes are desirable or necessary.

We would like to ensure Manor Lodge meets EPC standards and following a successful double-glazed extension planning application at the neighbouring Orchard House we have commissioned Baytree Conservatories to outline a suitable plan to achieve a thermally efficient solution in the south aspect of Manor lodge in the courtyard area.

This area is not in view of any neighbouring property and we are keen to be consistent with all planning and conservation requirements.

The proposed work entails enclosing an existing canopy to the rear of the property with full glass height and door to provide an additional non habitable room with good natural light. We are keen to give consideration to the materials of the proposal to ensure it remains sympathetic to the surrounding buildings and Manor, in particular the existing glass three storey lift which is attached to the rear of the Manor.

The habitable floor area is not intended to be increased, as the proposal will be separated from the dwelling by the existing external grade rear door.

In addition we would request the addition of 2 velux windows to the Hall and Kitchen.

- The property has a north facing main aspect which restricts light to the property therefore velux windows to the hall and, kitchen will allow natural light to these areas.
- The plan is for these sun tunnels to be in keeping with existing velux units on attached properties and be in keeping with the area.

Feedback from ENQ/2021 /0005 has advised that Any window inserted into the roof would have to be of a conservation style, fitted flush with the roof slope, in order to minimise their impact on the setting of the listed building. To this effect, sky lights are usually considered to be the most appropriate.

It was noted by Mared Rees Jones that “I note the attached property to the west, as well as the property to the east known as Orchard House, have existing sky lights” and our intension is to be consistent with these existing structures.

Understand the significance of the listed building based upon the 4 heritage values; - We have outlined the impact of the enclosure and the velux windows and the requested non material change based on the 4 heritage values

Evidential – Yes, the request non-material change do not change any evidential impact.

Historical – The existing building is not being modified, the enclosure is “in essence” a glass frame utilising an open canopy on the side of the building. There is no confusion on what is “new” and what is the “original and current” building.

Aesthetic – The partial enclosure of this canopy space was previously approved. The aesthetics of the extended canopy remain fundamentally unchanged.

Communal – There were no objections for the previous approval from the general community nor from the Planning Officers. The location is within a private high walled garden, not overlooked by any neighbours or other buildings

Identify the proposed works

The enclosure is mainly beneath an existing canopy there will be no additional storm drainage added to the current system.

The enclosure will be full height low E glazed. It is also intended that the rear façade will be minimal framed aluminium glass, the rear elevation will therefore almost unchanged when viewed from any angle thus preserving the architectural importance of the building.

Assess the impact of the proposed works upon the significance – what part of the building are the works affecting? Does this part display any of the heritage values mentioned above? Do the works enhance the heritage values and if so why? –

With respect to the glass enclosure there is no impact on the original building. The velux window will be of conservation style and in keeping with those already approved on the development.

Set out the reasoning behind the preferred option for change based upon the above assessment, including why a particular design of material has been chosen. –

The non-material change request is to allow more light into the dwelling and to improve the EPC rating.

We are keen to give consideration to the materials of the proposal to ensure it remains sympathetic to the surrounding buildings and Manor, in particular the existing glass three storey lift which is attached to the rear of the Manor.

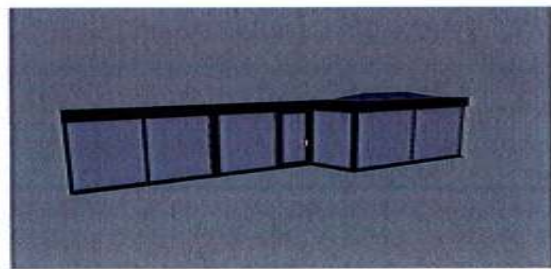
The summary Heritage Impact Statement must include the following:

- A description of the proposed works including the design principle and concepts; -

We have worked with Baytree Conservatories who are experienced and expert in this type of sympathetic glasswork and copy below designs and concepts from their extensive site visits:

Works Outline - Canopy Alterations & Lantern

- Extend existing canopy area as discussed by a depth of approximately 1345mm
- Install new structural posts and steel works to allow creation of a flat roof area
- Within the new flat roof area install glazed lantern
- Solar control glazing to lantern
- Supply and install fixed frame windows to sit between existing canopy posts
- Supply and installed fixed frame windows between new structural posts within extended flat roof area to enclose
- Single opening door to allow access
- Black aluminium frame works
- "A" rated glazing - Toughened
- Apply for planning permission on behalf of client



3.0 Proposal

3.1 The proposed work entails enclosing an existing canopy to the rear of the property with full height glass and door to provide an additional non habitable room with good natural light. The applicant has given consideration to the materials of the proposal to ensure it remains sympathetic to the surrounding buildings and manor, in particular the existing glass three storey lift which is attached to the rear of the manor approximate 50 foot from the rear of the manor.

3.2 The habitable floor area of the dwelling is not intended to be increased, as the proposal will be separated from the dwelling by the existing external grade rear door.

The proposed extension will have no detrimental effect to the existing surrounding landscape

4.0 Accessibility

4.1 the proposal will not affect access to the applicants dwelling, or any other on the development

5.0 Environmental Sustainability

5.1 The proposed glass enclosure has been designed to match the glass lift enclosure attached to the rear of the existing manor. The impact as such to adjoining neighbours will be minimal. In addition, the glass enclosure is housed within a walled gated rear flagged garden, reducing yet further any impact to neighbours utilising the shared courtyard.

5.2 Because the enclosure is mainly proposed beneath the existing canopy, there will be no minimal additional storm drainage added to the current system

5.3 The enclosure will be full height low E glazed. It is also intended that the rear facade be minimal framed aluminium glass, the rear elevation will therefore appear mostly unchanged when viewed from any angle, thus preserving the architectural importance of the building.

5.4. Materials will be locally sourced

6.0 Character

6.1 It is intended to use materials that will both complement the existing building and be sympathetic to the surrounding infrastructure. Therefore retaining the existing character of the development.

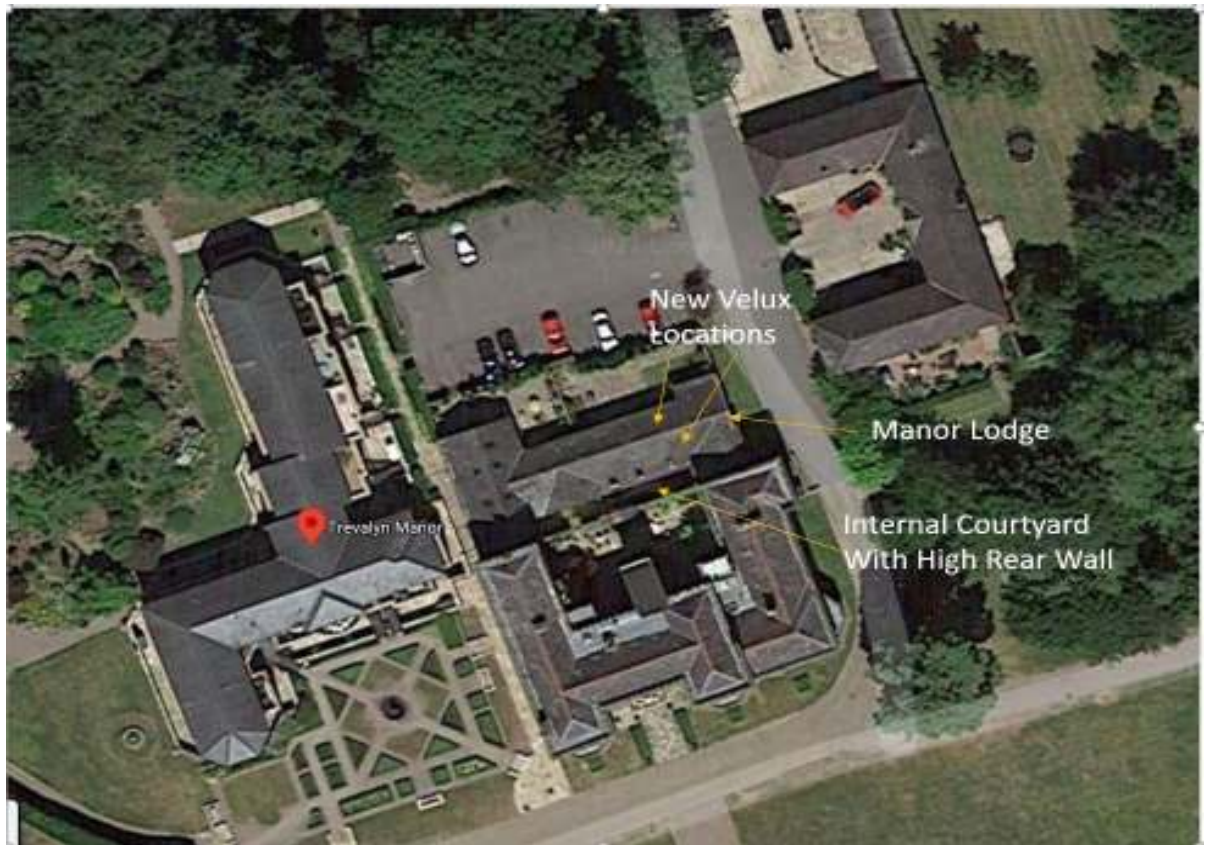
- The reasoning for the proposed works explaining what the works intend to achieve and why they are desirable or necessary;

The existing glass enclosure will be extended to provide additional EPC efficiencies and some extra non habitable space to further utilise the rear enclosed courtyard.

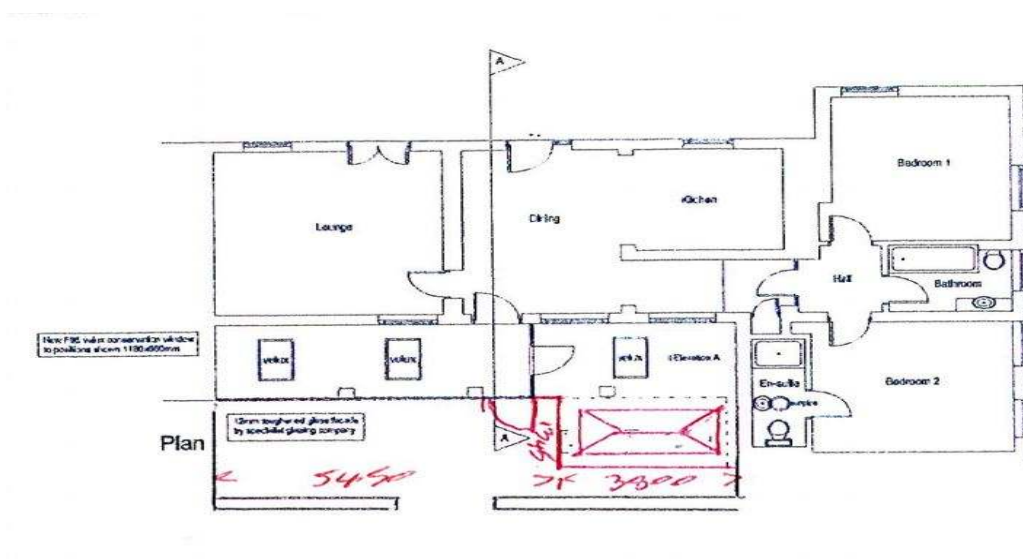
The velux windows will provide more natural light into a dwelling that has north facing aspect.

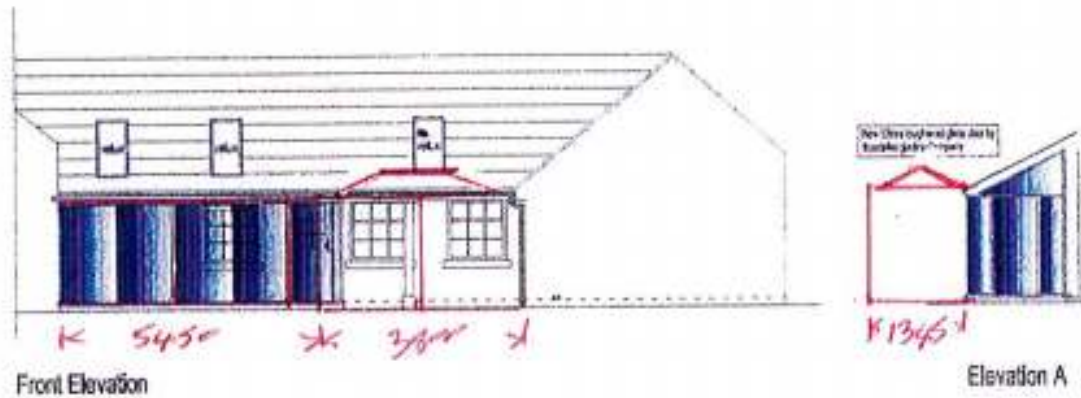
- A schedule of works with reference to any photographs, plans and detailed drawings submitted with the application; [See below](#).

Location of Manor Lodge



Plans Indicating Position of Enclosure.





Photos showing current enclosure, proposed location and artists impression of the completed structure.



- A brief description of the special interest of the building and an assessment of its significance with particular focus on the areas or features affected by the proposed works; **Manor Lodge is a converted barn on the Trevalyn Manor estate, immediately adjacent to the main manor house. Its conversion was done by a developer in conjunction with Wrexham Council back in the early 2000's. For the approval of the current canopy enclosure, all environmental impacts were considered and approval granted. This non material change will not change any aspect of the listed building, location or environment. The planned enclosure is not overlooked by anyone, is contained in a private walled garden.**

The velux windows are consistent with others on the development and located in similar position as those on neighbouring properties.

- An assessment of the impact of the proposed works upon the special interest and significance of the building including reference to any potential benefits and any harm that may result; - **None. These works will balance**

the plans already approved and are likely to be seen to be more authentic by completing the enclosure of an existing canopy.

- A summary of the design options considered and the reasons for the preferred approach/works;

The existing canopy modification was previously approved and guidance was sort through pre planning to be guided on our thinking to complete this enclosure.

We are mindful to balance the energy efficiency of Manor Lodge, given the government carbon agenda, whilst ensuring all plans are in line with council and heritage best practice.

- An access statement, if required (this is only necessary in relation to works which affect the access arrangements to or within any part of a listed building that is not in use as a private dwelling). **Not applicable. No changes of access from the approved project.**

The statement was written by

Paul and Lesley Maddock

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We will be very happy to facilitate a site visit if requested.