

DESIGN & ACCESS **STATEMENT**

(incorporating Heritage Statement)

Proposed Alterations at
Beechmount, Marford Hill,
Wrexham. LL12 8SW



for

Mr & Mrs B Roberts

February 2021

DESIGN AND ACCESS STATEMENT

PROJECT: Proposed alterations to Beechmount, Marford Hill, Wrexham LL12 8SW
CLIENT: Mr & Mrs B Roberts
LOCAL AUTHORITY: Wrexham County Borough Council
AGENT: Portman Surveyors Ltd
DATE: February 2021

1.0 BACKGROUND

Beechmount has been owned by the applicants for several years and during this time they have identified a programme of refurbishment in order to provide more recognised living accommodation. The property is an original Marford cottage with traditional Ogee swept head windows complete with intricate roof and porch details. The property has previously been subject to a single storey extension to the rear that is considered to be of average quality only and which does not tie in with the original dwelling.

Since acquiring the property the applicants have previously instructed Portman's to act as agent and we have previously obtained planning approval (P/2016/0881) and Listed Building Consent. The approved works are as follows:

"Demolition of existing single-storey outrigger and replacement with a new extension to include lean-to to adjoining two-storey outrigger, replacement of 7No. windows to existing dwelling and internal alterations including formation of stairwell to cellar."

Further works were approved to compliment the mains changes under approval's P/2019/0801 and P/2019/0752.

The applicants have obtained prices for the work and due to the scale of the approved scheme and intricacies of the property's detailing costs are considered higher than acceptable and not commensurate with the finished project. They therefore wish to reduce the size of the extension by omitting the projection off the North-East elevation and simplifying the works at first floor level.

The result is a reduced scheme but with the design continuing to reflect the character of the original property while still providing improved accommodation as a family home.

Portman's have subsequently been asked to submit the necessary applications with this DAS and Heritage Statement provided to clarify the rationale behind the proposals.

2.0 DESIGN PRINCIPLES

The works are detailed on Drwg. Nos. A_193_01, 03, 43, 44 ,45, 50, 51 & 52 and involve the replacement of the existing single storey outrigger to the rear that is currently offset from the gable beyond with a new single storey unit centralised to ridge. A previously approved extension off the North-East elevation to provide a larger dining room has been removed from this scheme.

The pillar within the basement is to be removed and the room tanked to provide habitable space with demountable tanking to ensure the original fabric remains in-situ and could, in theory, be exposed in the future.

In terms of the materials, these are to largely match existing with rendered walls underneath a pitched slate roof. Replacement windows to the original body of the house are to be of the same local vernacular with swept ogee heads across the top. It is proposed to have bi-fold doors leading off the dining area and the Conservation Officer has previously agreed as part of the recent approval in 2019 that these can be done in aluminum to ensure as narrow a profile as possible.

3.0 ACCESS

Due to the nature of the works it is not considered the access requirements of The Disability Discrimination Act (DDA) 2005 or Approved Document Part M of the Building Regulations apply to the original dwelling. However, the renovation will allow for a recognised ground floor W/C and a level threshold to be provided to enable wheelchair access.

4.0 HERITAGE STATEMENT

4.1 Heritage assets and its Setting

The site is located within Marford Conservation Area with its listing detailed as follows:

History

One of a group of cottages and houses in Cottage Orne style for the Trevalyn Estate while it was under the stewardship of John Boydell. The buildings along Marford Hill were completed by 1820, building phases of 1814 and 1816 are suggested by Trevalyn accounts. In 1814 Julius Flowers constructed a cottage of pise and it is possible that some of the buildings are partially of this material. Altered C20.

Exterior

Render, slate roof, tall rendered circular section chimneys, 2 storeys, T shaped plan. Symmetrical 3-window main elevation with gently bowed bays on either side of a central bay which has an entrance with ogee head flanked by arched cast-iron multipaned windows with Gothick glazing, later porch. One window above this and one window per floor in flanking bays are all of cast-iron, multipaned with Gothick glazing detail and ogee heads. Dentil cornice throughout, band course. Side and rear elevations have similar openings some with renewed windows, gable ends have kneelers and that to left has a finial.

Interior

Barrel vaulted entrance hall has stair with wreathed handrail and open string. Doorways with ogee heads lead off on each side. Ahead another doorway with ogee head leads to kitchen which has heavy chamfered and stopped ceiling beams

Reasons for Designation

Listed as a particularly well preserved and elegant former Trevalyn Estate house in distinctive picturesque style with good interior features.

4.2 Assessment of Significance

The property fronts onto the highway screened by the boundary elements hence is only really visible when approaching from the North with the rear elevation. This has previously been extended at some point in the past and while elements of the original design have been replicated these are to an inferior style and the outrigger has no discernible quality.

4.3 Design Concept & Impact of the Proposed Development

The proposed extension would be partially visible when viewing the site from the South with the design having been carefully considered to ensure the ridgeline and eaves level remain subservient to the main house and hence any visual impact has been minimised.

At present the previous additions to the rear are of poor quality and is confirmed the replacement extension shall greatly improve the aesthetics of the site for both the building itself and adjoining properties.

The proposal is a reduced scheme from that approved in 2016 with subsequent minor amendments from a 2019 submission.

5.0 CONCLUSIONS

The applicant has obtained planning approval for the overall principle in 2017 and subsequently also been granted minor amendments as approved early 2020.

Since then the applicants have revisited the approved scheme and wish to reduce it in size to create a more cost-effective solution to provide a family home with works subservient to the original property.

Given the above this Design and Access Statement is to be read in conjunction with the Householder and LBC applications duly submitted to Wrexham County Borough Council.