

Cerys Jones

From: Sharon Holman
Sent: 28 July 2020 09:49
To: planning_admin
Subject: P/2020/0224 - West Darland Hall, Darland Lane, Rossett, Wrexham.

Civ – consultation resp

From: Elgan Jones [<mailto:elgan.jones@spab.org.uk>]
Sent: 28 July 2020 09:44
To: Sharon Holman
Cc: Anna Irwin
Subject: West Darland Hall, Darland Lane, Rossett, Wrexham.

Your reference: P/2020/0224
Our reference: 159503

West Darland Hall, Darland Lane, Rossett, Wrexham.

Dear Sharon,

Thankyou for notifying the SPAB over the proposals to alter the grade II listed Hall. Whilst we have not had an opportunity to visit the site, we have reviewed the documentation provided and would like to make the following observations.

This application proposes to form two new openings at ground floor level (phase I) and remove a wall and the door to the underside of the stair in second phase. The hall is described as a multilayer building with fabric dating from sixteenth century. Unfortunately, the heritage impact statement provided is limited in its description and evaluation of the buildings fabric. It is unclear from the documentation if the walls and any associated architectural features such as doors, skirtings, picture rails, cornices form part of the earlier building phase or hold any wider significance which warrants their retention. The heritage impact statement appears to be focused on the justification for the change rather than providing details and an assessment of the fabric being affected.

Our main observation at this stage is that the hallway which is described as narrow and “the back door to the yard” may well have acted as the servant access to the building. The proximity of the pantry and store adjacent to the door supports this theory. Despite not retaining the ‘grandeur’ or highly decorative features, the simple characteristics of the space which relate to its former use, has value which needs to be considered and subtly reflected in the proposals. Currently the proposed plan, and sectional drawing 2019/243/D/51 is lacking significant detail. The current stair appears to have section of panelling to the side adjacent to the door. The drawing does not provide any information on the treatment of the side and underside of the stair once the adjacent door is removed. Upon further investigation, it may be that a section of this partition and the door adjacent to the stair should be retained to avoid significant alterations, repair and conjectural restoration to the staircase.

We also have concerns at the extent of new openings proposed under ‘phase I’. The floor plan already appears to have been heavily modified with a number of new (or later) openings forming connections/links between the rooms. Additional openings will only further dilute the historic plan of the building and characteristics of the individual spaces.

We trust our comments are helpful to you.

Kind regards,
Elgan

Elgan Jones

Casework Officer

The Society for the Protection of Ancient Buildings

37 Spital Square, London E1 6DY

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