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Heritage Impact Statement **Rev D**



Statement prepared for:

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Statement required for:

Proposed removal of existing conservatory and construction of glazed extension, glazed link and internal alterations along with alterations to existing access' at The Stone House, Llay Road, Burton, Rossett, Wrexham, LL12 0HS.

Explaining Objectives

Our client's main objective with this project is to develop the building to its full potential whilst maintaining the visual impression. The purpose of this application is to create a superior layout for the dwelling to accommodate the client's requirements.

The current single storey conservatory to the dwelling is to be demolished in order to construct a glazed extension housing the additional living and dining areas. With the knowledge that The Stone House is a Grade II listed building; the main goal is provide a more attractive extension, which is sympathetic to the original building.

To enable this building to be extended, some openings are required to be altered for access and internal layout. It is appreciated that altering openings can adjust the character of the existing structure. However, a balance has to be achieved otherwise the section of building where the proposed work is planned will deteriorate and could go beyond a state of repair.

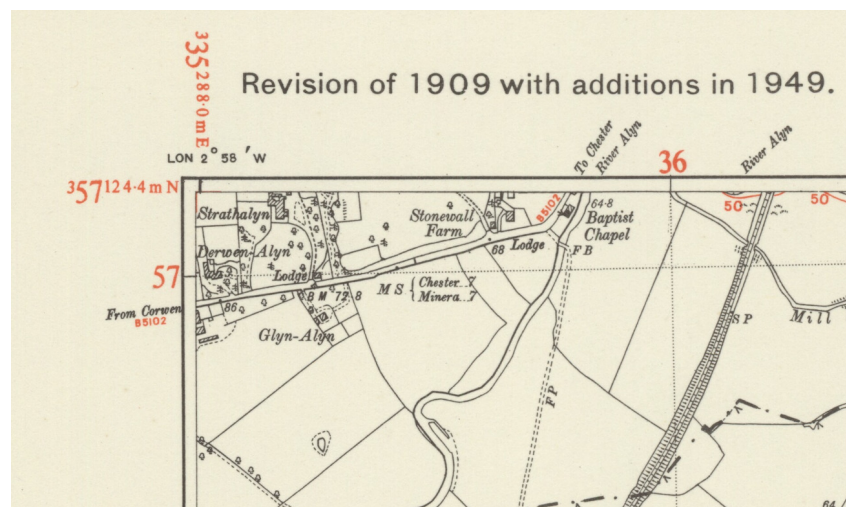
The Coach House was previously used a residential accommodation to the stable boy. The objective to this section of work is to provide a useable space for the client's pool, which is currently an active planning application.

Understanding Significance

The Stone House, formerly known as Derwen Alyn, was listed in October 1996; establishing its importance within the local area.

The building was originally built in the mid nineteenth century as part of a series of distinctive mid-C19 villas. The Stone House is a typical of this genre locally due to being constructed in stone rather than red brick. Buildings with a stone finish where constructed with stone found locally as transportation of materials was difficult in the mid-C19; suggesting that building stone was supplied from local stone quarries. In a nutshell; the stonework we see today gives an excellent representation of its surrounding geology.

It is unclear when the name of this building was changed to the now known "The Stone House". Looking at historic Ordnance Survey Maps; the dwelling was still associated with the name Derwen Alyn as late as 1949.



OS Map of the area – 1949 Edition

The now named "The Stone House" boasts tonnes of character. The main structure of the building is constructed out of large stone walls with irregular coursing over two storeys. The stone has been left exposed as a feature of the design.

Gable roof structures can be found on every elevation. Majority of these gables have decorative timber bargeboards with a painted finish. The roof finishes comprise of slate coverings with a simple designed ridge tiles to the top.

Two bays can be found to the property. Both of which are constructed out of stonework matching the rest of the dwelling. The two storey bay to the front elevation has stone details such as stone shoulders and detailing around the windows. The roof to this bay is actually solid shaped stone.

The front entrance porch has a vaguely gothic revival character. This is evident by the parapet wall extending beyond the roof line and the decorative stone kneelers with trifoiled stone detail above. The Gothic Revival was a conscious movement that began in England to revive gothic forms; starting in the second half of the Eighteenth Century and continuing throughout the Nineteenth Century.



The windows to the original property have a vertical emphasis and are usually found to be sash opening with margin glazing bars found to the sides and top/bottom of each pane. All the existing windows are constructed out of timber with a painted white finish. Each window on the main dwelling has stone details surrounds. Stone quoins with chamfered reveals can be found to the sides of the windows externally. Stone headers with the same chamfered reveal detail above and chamfered stone cills below. Some of the windows have timber panelling/shuttering internally. These can be found on the chamfered returns to the openings.

The original outbuildings to The Stone House are constructed out of brickwork with a white painted finish. These buildings are all sited to the rear of the dwelling and form a courtyard. A well can be found facing into the courtyard, which would have been used for providing drinking water to the horses using the stables. This courtyard area and outbuildings were traditionally used as stables and storage associated with the dwelling. This courtyard formation was a traditional feature found on buildings of this era.

Since the building was originally constructed; a number of alterations have occurred at the property, including a flat roof extension to the lounge and a conservatory to the side. It is believed that the flat roof side extension replaced the third original bay (noted within the listing). There is evidence of the original roof line on the existing main wall (see picture).

The existing conservatory extension, which we are intending to demolish, is constructed out of white uPVC window frames with white rendered walls at lower level. This is not a traditional construction method and is not in keeping with the rest of the buildings. We believe this extension was formerly built for functionality purposes only and no thought into external appearance was taken into account.

There are two separate access points to this site; one which leads to the front of the property and one that leads to the mentioned courtyard to the rear. The main entrance, which has



a superior outlook, is the one that leads to the front of the property. This would have traditionally been used for the occupants of the property and the separate access which leads to the courtyard would have been used for servants and deliveries of any goods.

The main access has stone walls with a solid stone coping on top for the splays of the access. There are four stone pillars found at the entrance; two of which boast a high level amount of detail, constructed out of solid stone sections with chamfered corners matching detail found on the dwelling. A decorative coping topper is found on top of these pillars, with steep pitched detailing. These two pillars would have had gates attached to prevent intruders. This is evident by the cast iron hinges still found protruding out of the stonework. The second pair of pillars are simpler in design; comprising of simple dressed stone with a detailed coping stone topper. The dressed stone, topped with simply coping stone, also forms the splays of this access. The second access is of less importance, being the subordinate entrance, and just comprises of a rough stone walls splaying into the land. The only feature is the upright stonework which forms merlons and crenels. This continues along the boundary wall facing the main road.

There are many attractive features on the original dwelling which were recognised and therefore established the importance of its listing. The reason for designation is for its special interest as a well-preserved and distinctive mid C19 stone-built villa.

Identifying Proposed Changes including Assessing the Impact and Reasoning

The total internal floor area of the existing dwelling is 226m² with additional 88m² of outbuildings. 29m² of this floor area, which is the conservatory, is to be demolished to allow for the new glazed extension. Although this could be considered as a significant area of existing building to demolish, the style of building which we are demolishing is not aesthetically pleasing and not in keeping with the original character.

The existing structure, that is being demolished, is a conservatory and is mainly used as a garden room for the current owners. It is our client's intention, who is buying the property, to demolish this conservatory and replace it with a modern fully glazed structure. It can be said that this is such a modern form of construction that it will detract from the original building. However, the reason for this form of construction is to actually do the opposite. The construction is all glazed and has very little framework to the structure. Where the new glazing abuts the original dwelling; there is very little physical contact of materials as the glazing is sealed with a structural sealant. Therefore, ensuring minimal impact on the existing materials. Also, with the structure being all glazed; the existing features can still be seen through the new extension.



Existing Conservatory which is to be demolished

It was thought about replicating the conservatory with new. However, if we were to use a framed structure; the new extension would be too similar in appearance to the existing. As the extension structure has already been illustrated as a detrimental addition to The Stone House; we felt that was definitely not the route to take. We feel that the incorporation of a frameless extension would be a design that will actually complement the existing building and enhance the original features more so. By providing a different style of construction for this element of the build will ensure a clean break between old and new.

We are intending to remove the existing window frame located within the kitchen. This window currently looks out onto the existing conservatory. Our proposals are to keep the existing opening, but reduce the cill down to finished floor level to provide an entrance into the new glazed extension. To complete this; removal of the stone cill and stonework below the cill will be required. The quoin detailing to the side of the opening will be continued down to floor level. However, the chamfered reveal will not be continued down. This is to ensure that evidence is provided of where the existing opening was originally. Where the opening is formed through the existing stone plinth; contractor to saw cut the existing stone to provide a clean cut for the new stone quoins.



Existing window which is to be removed, opening retained and lowered.

One of the stone quoins just below the header is damaged. Therefore, we are going to replace this with a new stone quoin. This is to be made of a like for like basis to the original stone quoin, with the chamfered reveal detail included.

Internally; the timber panelling can be found on the chamfered returns. These chamfered returns are to be continued down to finished floor level. The timber panelling is to be replicated at the lower level. A small timber panel is to be installed between the old and the new to provide a break between the two sections. This will also give a subtle detail of where the original opening was. The architrave that surrounds the opening internally will also be continued down to the floor level. This will be purpose made to match the profile of the original and painted white.

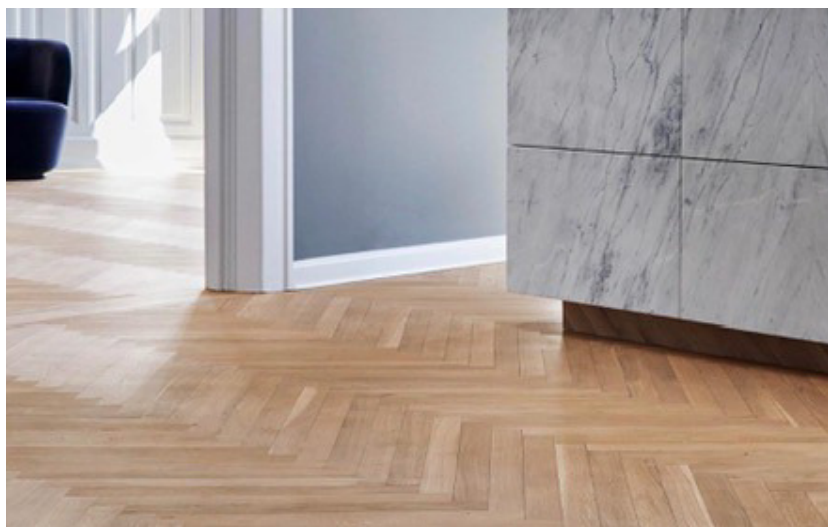
It was thought early on into the design about providing an entrance to extension through the current laundry room, thus not needing to alter this opening. However, this did not provide a flow to the internal layout and would mean having to go through a Utility in order to get into the extension. By providing this opening through the extension will ensure a far superior internal layout for the dwelling. Maintaining the features of this listed building is vital to this building. Nevertheless, the alterations to this opening are required (and are of such a minor scale) in order for this dwelling to work as a whole.

The removal of the small store/WC will allow for an infill extension is to be formed off the existing attached outbuilding in order to square the room off. The extension will be a continuation of the rear wall facing the courtyard. The construction of this will be painted brickwork to match the original outbuilding. It is hoped that we will be able to reuse some of the painted brickwork from the demolished store/WC for the external façade.

Floor levels throughout the existing dwelling, boiler room and conservatory are at different levels. It is the intention to grub up the floors within boiler room and install a new floor construction at the level of the existing dwelling. The new floor construction will comprise of 75mm screed with under floor heating installed within to manufacturers specification. Allow for slab edge board to the perimeter of each room to prevent cold bridging. Lay 1000 gauge isolation layer directly below screed. 100mm thick Celotex tuff-R GA4000 rigid polyisocyanurate foam insulation with 1200G visqueen DPM below, all joints to have 300mm minimum overlap and be securely taped. 100mm thick concrete slab, allow for 1000mm wide A193 mesh to perimeter of slab. 50mm sand blinding on 150mm minimum well consolidated hardcore. Contractor to ensure new floor construction does not undermine existing foundations present. By providing a new floor will enable the levels to be continued through. Having steps in a property of this age can be a feature of its period. But with modern lifestyle, level floor through will be far superior and will also allow any future wheelchair users occupants use this part of the dwelling.

The floor finishes to both the dwelling and coach house will be Oak Herringbone as per picture. This type of flooring is a material that would have traditionally been used within a property of this period and will be laid throughout the existing kitchen and the new dining/living room. Thus, ensuring that the new aspects of this build hint at the original features found throughout this property.

The floor coverings in the garden room will be sawn sandstone to provide an almost seamless transition between inside and outside. The sandstone would also provide a practical finish for the client which would reduce the chances of slipping from the wet pool area.



Oak Herringbone Floor Finish

From first inspection, the roof above the existing boiler room is not in the best of conditions. Therefore, with the alterations to the walls of the Store/WC and the incorporations of rooflights; the existing roof will benefit from being replaced with new. As a listed building, alterations such as this can be seen as negative. However, the alterations that would need to be completed in order to repair this roof are not economically viable. By providing a new roof; the client can incorporate insulation in between and below the rafter to the standards set out in the current building regulations. Meaning, the new room will provide a comfortable place to live in. As this work is on part of the building that is not the actual mid-C19 dwelling; the work can be seen as trivial.

Following this squaring off of the room; a glazed link is proposed to link the dwelling to the detached Coach House. The glazed link will be of similar structure as the glazed extension. Thus, continuing the theme of glazing and ensuring minimal impact on the existing structures. By providing this link to the Coach House; we are now able to convert this part of the outbuilding for the use of a gym. The floor within this room will be raised by providing insulation with tongue and groove floor boarding. This "floating floor" structure is a fairly modern construction method when converting any uninhabitable rooms to habitable. The external solid bi-fold doors to this room are to be exchanged for fully glazed panels. The size of the opening is to be retained and the new windows will be installed within this opening. Due to the increase in floor level, because of the installation of floor insulation, the cill of the opening will be increased slightly using painted brickwork to match existing. The incorporation of all these insulation materials are required to ensure this converted rooms is a comfortable place to be in. The works is also required to pass current building regulations. Although it has been previously demonstrated on other application that the importance of a listed building can out way building regulations; we feel with the fact this rooms is not part of the main mid-C19 stone dwelling, the alterations to this room are negligible.

There is a set of existing windows/doors that are not original found within the dwelling, serving the existing dining room and are of poor quality. Therefore, we are going to replace these with slim profile double glazed units. The units will be designed to replicate what was originally located within this opening. It has already been agreed on site with the conservation officer that the existing doors are of a state that replacement would be acceptable. Therefore, to take advantage of replacing the units; our client is wanting to install double glazing to improve the thermal efficiency of the rooms. Thus providing a comfortable place to live.

To maintain the architectural features of the coach house we have retained all the existing openings, with only one new opening introduced to the rear of the coach house. The introduction of the bi-folding door will provide an excellent outlook into the large amenity space which is present at The Stone House. In order to achieve current building regulations, the rooms to the coach house will need to be internally insulated, which as described above we feel this is not part of the main mid-C19 stone dwelling.

An existing timber partition separating the workshop and the storage room is to be demolished. The partition constructed of timber battens with plywood fixed is of poor quality and it is seen this will not have any significance to the characteristics of the coach house. By allowing the removal of this partition it will enable a more practice open plan area for the client.

Internally, any existing architrave is to be retained as part of the proposal to ensure that features of the coach house are maintained. Where any architrave or joinery is defective internally, it will be replaced/repaired on a like for like basis.

As stated previously the coach house was used a residential accommodation for the stable boy who used to work at the property. Within the living accommodation at first floor, we are keeping the original feature trusses which are central to the bedroom and lounge. These provide support to the existing roof construction above and provide a welcoming vocal point for each room.

The existing staircase which occupies the coach house is dangerous and in a state of disrepair. Being constructed of timber, the stair is a narrow run with minimal head height to gain access to the first floor. We are proposing to install a new staircase in the position of the existing, which is safe and compliant with current building regulations. It is the intention to remove a small section of first floor which will ensure 2 meters of head height is achieved throughout the new staircase.

We are proposing to alter the accesses to provide a safer entrance of the adjoining highway. Currently the accesses are located just off the highway and the visibility splay are well below to standards set out in manual for streets; the current situation is extremely unsafe. Our intention is to relocate the existing four pillars and splay walls further back into the grounds of The Stone House. By doing this, the visibility splays can be dramatically improved. Please refer to the existing and proposed access plans. If we were to not set back the pillars and reinstate gates in the positions currently; a vehicle would be unable to turn off the road and park in front of the gates when they are closed. By relocating the pillars further back from the highway; it allows a vehicle to pull off the highway and improve on existing highway safety, ensuring vehicles are not parking up on this very busy road. All works of relocating these pillars and splay walls are to be done by hand to avoid damage to the stonework. Extreme care is to be taken to ensure the outlook of the access is maintained, albeit in a slightly different location. New cast iron gates are to be installed to match the styling indicated on the access elevation and picture below. All this work will provide much safer entrances to the property whilst keeping the appearance of the street scene intact.



Existing Main Access



Example of Gates

Conclusion

The works that are to be done on this building will enhance the appearance and reinstate the unique features throughout. Doing this work will allow this area of the site to become a functional use again without detracting from the original mid-C19 building.

As previously stated; the existing conservatory extension is not in keeping with the existing style and can be seen as detracting the overall appearance of the building. This proposal doesn't compete with the traditional structure. Therefore, constructing the extension with modern materials and appearance will ensure there is a clear definition in development. By supporting this application to demolish this conservatory extension and construct a new modern glazed extension will ensure that the existing building will not deteriorate and provide a more attractive building in its place.

It is our intention to retain all of the features of the existing coach house, and ensure there is minimal impact on the main dwelling.

The only alteration works intended for the original listed building is the removal of the Kitchen window to allow for access into the extension. The demolition and construction of the new extension works are proposed off the existing outbuildings. We believe this will enable Wrexham Council to look favourably on this application as these buildings are of a minor importance compared to the main mid-C19 stone structure.

*Document Prepared by:
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