

Heritage Impact Statement to support the non-material change request for the approved Sun Room located at..

Orchard House,
Trevalyn Manor,
Rossett.
Wrexham.
LL12 0AQ

This statement is written to support the non-material change request to for changing the approved Sun Room which is constructed to have three sides glass with a solid glass roof to having a glass roof. The non-material application was accompanied by a Listed Building Planning Application.

The project for the Sun Room has been approved, has already been started and inspected by Building Regulations. We wish to change the construction of the roof. All other details remain the same as the approved design.

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 Orchard House.

Explain your objective and why the changes are desirable or necessary - The approved Sun Room is a three side modern glass structure which was approved by all department back at the end of 2012. The construction was started and suspended in 2017. Building Regulations have attended the site and signed off the foundations and brick work. A non-material change has been submitted along with Listed Building consent to support the change of the approved flat roof to a glass roof to allow more natural light in to the Sun Room. The location of the Sun Room is east facing, located within a walled garden which shades daytime sunlight and also located to a mature tree which also gives shade. The change of the roof from a solid flat roof to a glass roof has no impact, the Sun Room is not overlooked, and the three glass sides are still the same. In line with Planning Department guidance, the Sun Room is in contrast to the existing building to demonstrate the new from the old.

Understand the significance of the listed building based upon the 4 heritage values; - We have outlined the impact of the approved Sun Room 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 over the approved Sun Room

Historical – The existing building is not being modified, the Sun Room is “in essence” a glass house on the side of the building. There is no confusion on what is “new” and what is the “original and current” building.

Aesthetic – The Sun Room was approved. The requested non-material change only impacts the construction of the roof. The aesthetics of the approved Sun Room remain fundamentally unchanged.

Communal – There were no objections for the approved Sun Room from the general community nor from the Planning Officers. This remains the same for the requested non material change from a solid flat roof to a glass roof. The location is within a private high walled garden, not overlooked by any neighbours or other buildings

Identify the proposed works – The approved Sun Room is three sides glass with solid flat roof. The non-material change request is to change the construction of the approved roof from a solid construction to a glass construction. All nominal dimensions remain the same.

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? – There is no impact to the already approved Sun Room. In fact the change has less impact on the original building as the construction method will remove the need to key the roof support in to the original building brickwork. The area for the construction is exactly the same with no additional impact on the significance or heritage values.

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 Sun Room by changing the construction of the roof to glass. The all glass design is supported by painted metal framework and better fits the guidance given by the Conservation/Planning team that a modern structure set against the original building is preferred. A full description of the construction is detailed in the non-material change submission.

The summary Heritage Impact Statement must include the following:

- A description of the proposed works including the design principle and concepts; - The original approved project was for a 3 sided glass sun room with a solid flat roof. Approval was gained in December 2012. The foundations have been completed ready for the “above ground” construction in 2016/17 inspected and signed off by Building Regs. The non-material request is to change the approved design to a design of 3 glass sides with a glass roof to allow more light to enter the sun room which is east facing and shaded by a tree and high garden wall. The all

glass design is in keeping with the guidance given that any extension to a listed building must clearly show the new from the old.

Approved Design from 2012 (P2012/0510) – 3 glass sides with solid roof.



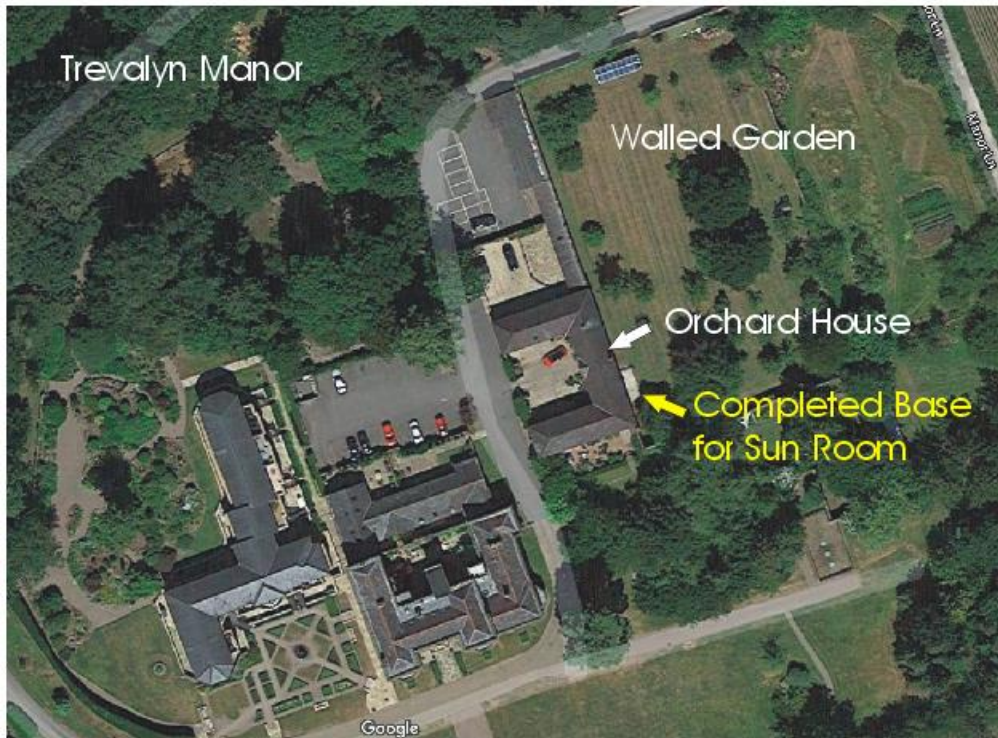
Render of change to 3 sides glass and a glass roof



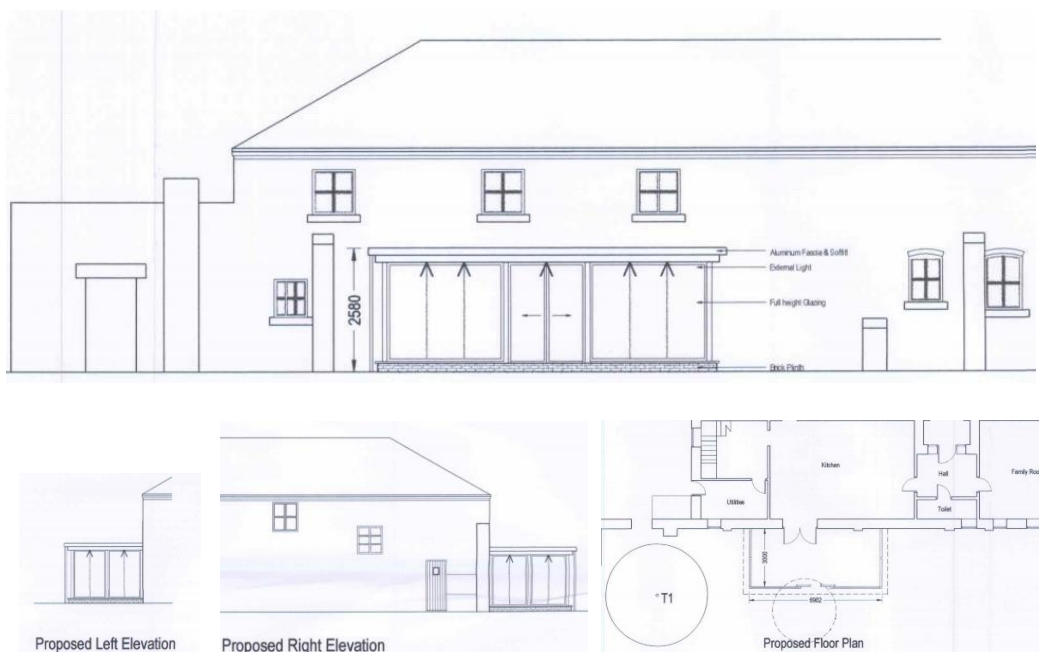
- The reasoning for the proposed works explaining what the works intend to achieve and why they are desirable or necessary; - The 3 side glass with solid roof is already approved. The non-material change is to have a glass roof to allow more light in during the day time due to the sun room's east facing nature, a nearby tree and a tall garden wall.

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

Location of Orchard House and the completed foundations for the Sun Room



Original approved Sun Room design (P2012/0510) from 2012 showing the 3 sides glass with solid roof.



Artist renders showing the same 3 side glass construction with the non-material change request of a glass roof replacing the approved solid flat roof.

(Note: Interior wall will be natural brick, not the plastered brick shown in these images)



- 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; Orchard House is a converted Coach House / Barn on the Trevalyn Manor estate. Its conversion was done by a developer in conjunction with Wrexham Council back in the early 2000's. For the approval of the Sun Room extension dated Dec 2012, all environmental impacts were considered and approval granted. This non material change will not change any aspect of the building size, location or environment. The approved Sun Room is not overlooked by anyone, is contained in a private walled garden. The non-material change is to move from a solid roof to a glass roof as shown in the renders above.
- 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. We are only requesting the change from the approved 3 sides glass with solid roof" to 3 sides glass with glass roof.
- A summary of the design options considered and the reasons for the preferred approach/works; - The Sun Room was approved by all departments of Wrexham Council planning back in 2012. We have since requested a change to the design back in 2017 to have a more traditional design and this design was evolved with input and suggestions from Wrexham conservation team. This revised design was approved by planning but we did not pursue it with the Conservation department and

suspended the project. We have had a re-think and have moved back to the originally approved design with the non-material amendment to change the solid flat roof to a glass roof. This is where we are today.

- 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

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