

HERITAGE IMPACT ASSESSMENT

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**ISCOYD COTTAGES
MANNINGS GREEN
WHITCHURCH
SY13 3AT**

**EASTING: 350504
NORTHING: 341414**

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The Heritage Impact Assessment has been prepared in accordance with the guidance provided in: CADW – Heritage Impact Assessment in Wales: May 2017.

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1. OVERVIEW

Introduction

- 1.1. Carter Jonas have been instructed by Mr. Godsal of Iscoyd Park to prepare this Heritage Impact Assessment to accompany ***'An application for Listed Building Consent for the addition of internal doors into the separating walls between 1 & 2 Iscoyd Cottages on the ground and first floor, creation of additional bathroom on the first floor and refurbishment of the rear lean-to with a replacement roof, doors and glazing.'*** This statement extends to the site outlined in the accompanying site location plan.
- 1.2. Carter Jonas is a national firm of chartered surveyors, town planners and property consultants established in 1855 with 38 offices nationwide. Carter Jonas aims to bring together the strengths of experience in every aspect of property together with a forward-looking approach.

Location and Description

- 1.1. 1 & 2 Iscoyd Cottages are located circa 4 miles west of Whitchurch, circa 14 miles south east of Wrexham and falls under the jurisdiction of Wrexham County Borough Council. The National Grid Reference for the site is EASTING: 350504, NORTHING: 341414 (see Location Plan).
- 1.2. The application site includes two attached properties, 1 & 2 Iscoyd Cottages. The cottages are set within their own grounds and accessed directly from the highway.
- 1.3. 1 & 2 Iscoyd Cottages were listed Grade II in 2005 as *'a pair of cottages on the N side of a minor road between Redbrook and Higher Wych, approximately 550m S of Iscoyd Park. Listed for its special architectural interest as one of a pair of cottages in a prominent location S of Iscoyd Park, displaying exuberant use of materials in a striking picturesque composition.'*

The Development

- 1.4. Over the years, the condition of 1 & 2 Iscoyd Cottages has steadily declined, not least helped by a fire in Number 1 in the 1980's which led to multiple repairs being undertaken with unsympathetic materials that were not in keeping with the original architectural style (the cottage was not listed at this time). The owners have commenced a scheme of refurbishment in order to restore 1 & 2 Iscoyd

Cottages and are now seeking Listed Building Consent for the addition of internal doors into the separating walls between 1 & 2 Iscoyd Cottages on the ground and first floor, creation of additional bathroom on the first floor and refurbishment of the rear lean-to with a replacement roof, doors and glazing.

2. HISTORIC IMPACT ASSESSMENT

Introduction

2.1. *CADW's Historic Impact Assessment In Wales* sets out the general principles to consider when planning changes to historic assets and applying for listed buildings. The document takes into account *CADW's Conservation Principles for the Sustainable Management of the Historic Environment in Wales (Conservation Principles)* to achieve high-quality sensitive change, using the principles of good design.

2.2. In the preparation of this Heritage Impact Assessment, further reference has been given to *CADW's Small Rural Dwellings in Wales (Care and Conservation)*, *CADW's Full Report for Listed Buildings*, Cof Cymru online record and the National Monuments Record of Wales.

Description of Proposed Work

2.3. The concept of the proposal is to restore 1 & 2 Iscoyd Cottages which will include the addition of internal doors into the separating walls between 1 & 2 Iscoyd Cottages on the ground and first floor, creation of additional bathroom on the first floor and refurbishment of the rear lean-to with a replacement roof, doors and glazing. The design principles and concept behind the proposal is to restore the properties in as sympathetic and traditional manner as possible. The impact of these works are assessed in detail within this statement.

Reasoning for the Proposed Works

2.4. The renovation of 1 & 2 Iscoyd Cottages is paramount in preserving a heritage asset for years to come as a fine example of a pair of traditional estate cottages on the Iscoyd Estate. The buildings are in great need of refurbishment to allow the original features to remain intact whilst also making sure the materials are robust enough to stand the further test of time.

Description of Architectural and Historic Interest

2.5. CADW's Full Report for Listed Building (Ref: 85441 and 85445) describes the properties as:

Location - *One of a pair of cottages on the N side of a minor road between Redbrook and Higher Wych, approximately 550m S of Iscoyd Park.*

History - *Iscoyd Park was purchased in 1843 by Philip Lake Godsal, a Cheltenham coach builder, an estate of 202 acres (82 hectares) comprising mansion house with park, and cottages and smallholdings. Iscoyd Cottages were built in 1854, replacing earlier cottages shown on estate plans of 1781 and the 1830s. They demonstrate the ambitious programme of rebuilding by the Godsals that continued for much of the C19.*

Reason For Listing - *Listed for its special architectural interest as one of a pair of cottages in a prominent location S of Iscoyd Park, displaying exuberant use of materials in a striking picturesque composition.*

Statement of Significance

2.6. The significance of 1 & 2 Iscoyd Cottages is reflected through its evidential, historic, aesthetic and communal value. Only a proportion of The Property will be affected by the proposal and the required works are further detailed in the Schedule of Works. The evidential value of 1 & 2 Iscoyd Cottages is seen in the physical layout and fabric of the buildings, although unsympathetic works were undertaken to The Property following a fire in the 1980's and the applicant is now seeking to make improvements which will enhance the overall character and appearance of The Property. The aesthetic value of 1 & 2 Iscoyd Cottages will be enhanced through the programme of works and will be in keeping to their setting and modest proportion. The communal value of 1 & 2 Iscoyd Cottages is a reminder of how rural estates and their communities operated in the past which commonly were small settlements with buildings that accommodated estate employees.

Assessment of the Impact

2.7. The proposal will not have a negative impact on the evidential value of the historical asset. It will not result in the loss or damage to the historic fabric, nor will it make it harder to appreciate the way in which the building was used in the past. The proposal will include for the retention and restoration of significant architectural features. There will be no negative impact on the aesthetic or design qualities as there is no compromise to the layout, scale and proportion. The proposal will have a positive

impact on communal value as it will secure 1 & 2 Iscoyd Cottages for generations to come. The proposal will reduce maintenance risks as the building works undertaken will be to a high standard and will protect the building from further decay from the weather. Overall, the proposal will have a positive impact on the heritage asset and it will not involve the loss of any significant internal fabric.

Summary of Options

2.8. It was considered that the most appropriate course of action was to restore 1 & 2 Iscoyd Cottages for the following reasons:

2.8.1. Respectful of its heritage – 1 & 2 Iscoyd Cottages were constructed in an exuberant style as an addition to the Iscoyd Estate. It is therefore only fitting that their appearance is restored and well maintained.

2.8.2. Respectful of its built form – The proposed works fully respect the built form of the cottages and will be undertaken with due care and attention to detail.

2.9. The refurbishment of 1 & 2 Iscoyd Cottages is considered to be the most appropriate way forward in order to protect the heritage asset for years to come.

3.0 SUMMARY STATEMENT

The significance of the building has been taken into account in the design proposals as follows:

Internal Partitions

Proposed Work

Insertion of two new internal openings on ground floor and first floor.

Objective

Allow access between 1 & 2 Iscoyd Cottages

Significance of Affected Fabric

Impact on evidential value to the cottages' previous layout. However, 1 & 2 Iscoyd Cottages have undergone alterations over the years, including full refurbishment following a fire prior to their listing.

Assessment of Beneficial Impact

Allows for an internal link between the two cottages

Assessment of Harmful Impact

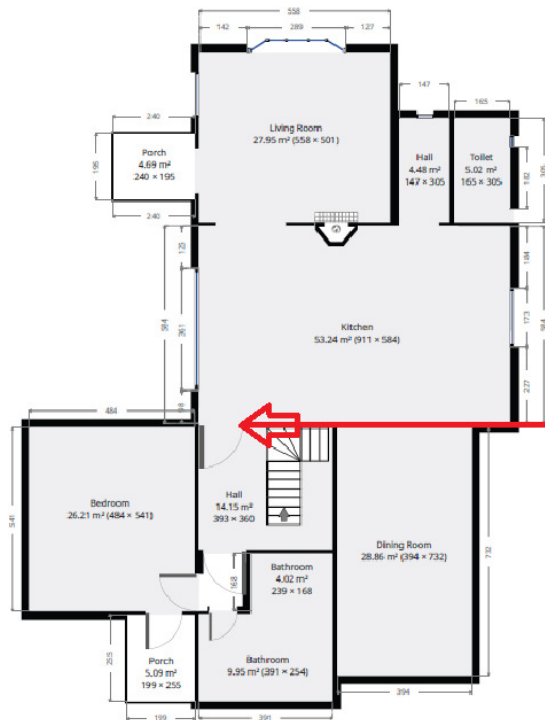
Loss of some existing material. Change in appearance of the interior of the dwelling.

Proposed Solution

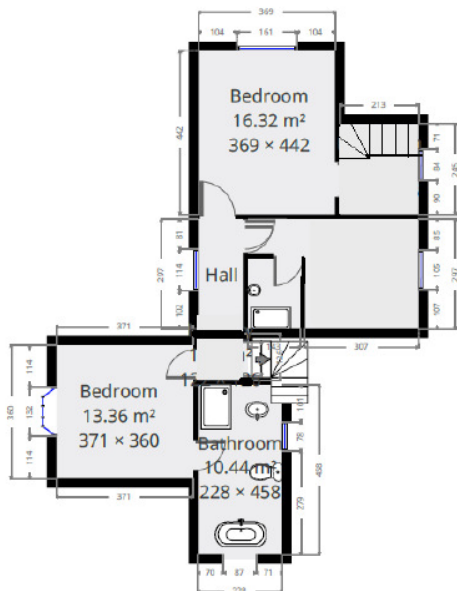
Design work to minimise impact and ensure that the new openings echo traditional finishes (skirting board, door frame and door) and removal of pencil skirting which was used as part of the refurbishment works following the fire.



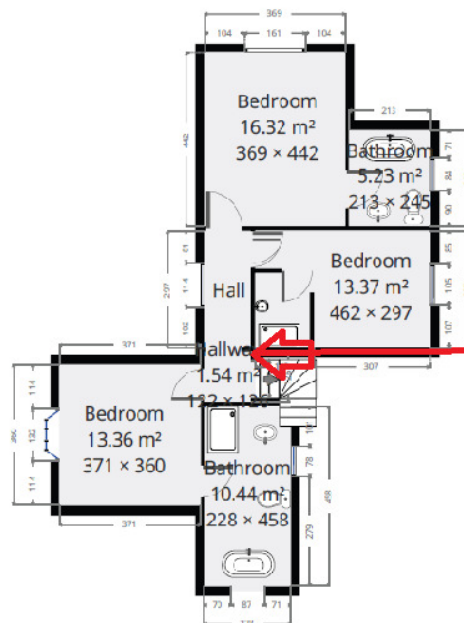
Existing Ground Floor



Proposed Ground Floor



Existing First Floor Layout



Proposed First Floor Layout

Creation of Additional First Floor Bathroom

Proposed Work

Insertion of bathroom on first floor in place of existing staircase (non-traditional – inserted as part of the refurbishment programme following the fire and prior to listing)

Objective

To allow for an additional bathroom upstairs.

Significance of Affected Fabric

The building retains its original room proportions; however, the non-traditional staircase has been removed which had no historic value (photographs of the staircase are shown below) as it was a low grade replacement inserted after the fire.

Assessment of Beneficial Impact

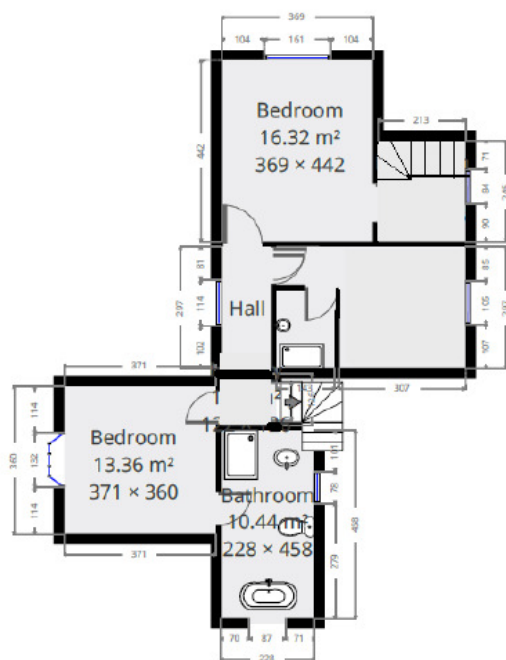
Enhances the appearance of the property inside whilst retaining original features.

Assessment of Harmful Impact

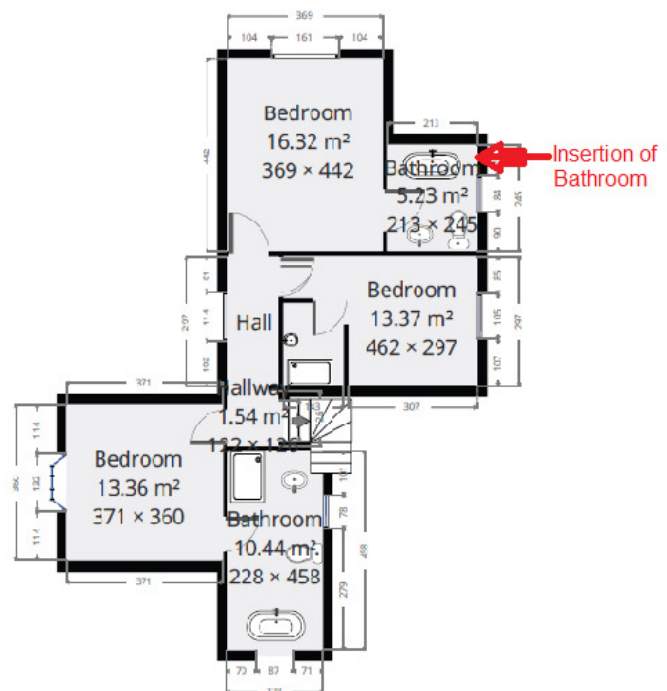
Minor change in interior appearance

Proposed Solution

Careful removal of staircase to ensure minimal damage to building structure.



Existing First Floor
Layout



Proposed First
Floor Layout

Staircase Photographs



Ventilation

Proposed Work

Insertion of ventilation vents into external walls.

Objective

To keep the building ventilated to prevent damp.

Significance of Affected Fabric

The building loses a minimal amount of original fabric.

Assessment of Beneficial Impact

Ensures the building remains in use and is of high welfare standard due to ventilation.

Assessment of Harmful Impact

Small insertions into original fabric

Proposed Solution

Careful removal of original fabric to ensure minimal impact.

Photograph to show ventilation holes to serve bathrooms



Replacement Lean To

Proposed Work

Replacement of wooden doors and windows and asbestos roof covering

Objective

Retain original footprint and design but provide a renewed structure.

Significance of Affected Fabric

Lean to structure to be of traditional style in keeping with cottages.

Assessment of Beneficial Impact

Enhances the appearance of the exterior of the property.

Assessment of Harmful Impact

Removal and loss of asbestos roof, rotten timber windows and doors.

Proposed Solution

Replacement of asbestos roof with reclaimed tiles to match existing on the cottages. Replacement of wooden doors and windows with same design.

Photograph to show replacement of asbestos roof with reclaimed tiles to match existing on 1 & 2 Iscoyd Cottages. Replacement wooden siding and glazing also pictured

