

# REPLACEMENT DWELLING AT ALTHREY WOODHOUSE



## PLANNING DESIGN AND ACCESS STATEMENT

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# **REPLACEMENT DWELLING AT ALTHREY WOODHOUSE**

## **PLANNING DESIGN AND ACCESS STATEMENT**

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# **SECTION 1**

## **INTRODUCTION & BACKGROUND**

Application P/2019/0703 - for Part Demolition, Extensions and Alterations to Dwelling and Erection of Replacement Stables and Tractor Shed was granted by Wrexham Council on 23<sup>rd</sup> January 2020.

Having gained estimated construction costs for the alterations granted above, the applicants believe this work is financially ambitious due to the immense work required to bring the property up to date and to replace the house would be both cheaper and more practical, with a better quality result. This has been confirmed by MA Wason and RJA Pearce MRICS report.

This Planning, Design and Access Statement has been prepared by Moss Co LLP on behalf of Mr and Mrs Jon Minshaw in support of a full application for a replacement detached dwelling on land at Althrey Woodhouse, Overton Road, Bangor On Dee, Cheshire LL13 0DA based on the exact layout and appearance as granted on application P/2019/0703 - for Part Demolition, Extensions and Alterations to Dwelling.

Althrey Woodhouse itself is not listed but the timber framed Barn, known Althrey Woodhouse Barn, within the boundary, is grade II listed.

The existing house lacks thermal efficiency and a reasonable layout and following demolition, the construction of a replacement dwelling largely on the current footprint, very much in the guise of the existing appearance, will be built to modern standards of living, thermal efficiency and to current building control compliance. The access, listed building, parking and landscaping on the site all remain as existing.

Attached is the survey of condition report prepared by MW Associates which concludes the building is in a poor structural condition and of prohibitive cost to bring the standard of insulation to the existing structure up to modern-day requirements also the house is of no architectural merit. The proposed overall visual impact would not be any greater than the existing dwelling.

In addition to this Planning Design and Access Statement, the application is supported by the following information:

- Existing Location Plan
- Proposed Site Plan
- Existing Plans and Elevations
- Proposed Plans and Elevations
- Condition of Survey report
- Topographical survey
- Ecology survey & Addendum
- Heritage Statement in relation to Althrey Woodhouse Barn
- SUDS
- Biosecurity Risk Assessment

- Landscape Plan
- HE Level 1 Photographic Survey

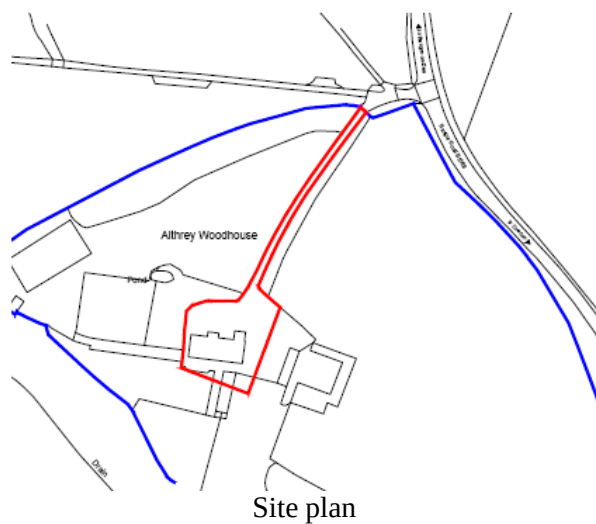
## **LOCATION**

Althrey Woodhouse, Overton Road, Bangor On Dee, Cheshire LL13 0DA.

Althrey Woodhouse lies well within its own boundary, surrounded by the oxbow turns of the River Dee close by



*Source: GoogleMaps*



## **SECTION 2**

# **PLANNING STATEMENT**

### **USE**

The site is Class 3 – Residential, with amenity land and outbuildings in association with the existing dwelling. The proposed use is to remain as a single freehold.

### **SITE HISTORY**

The listed timber framed barn of the late C17th or early C18th provides evidence that there has been a farmstead at Althrey Woodhouse for some considerable time. The listed barn lies to the south east of the current dwelling in what is probably a more distant relationship than the position of the house that would have originally related to the period of the barn, with many of the original outbuildings having been demolished.

Although the current house has a flavour of the early C19th it is actually a heavily modified version of the late C19th faux vernacular timber frame style house, depicted in the photographs below and much further altered in the last century.



Photograph showing north elevation, circa 1970's

This was probably constructed as a result of the fashion of the time to improve upon the original vernacular buildings and was particularly popular in this area due to the immense amount of work of a similar nature done by John Douglas of Chester on behalf of the Duke of Westminster at the Eaton Hall Estate, which must have had a considerable influence on local landlords.



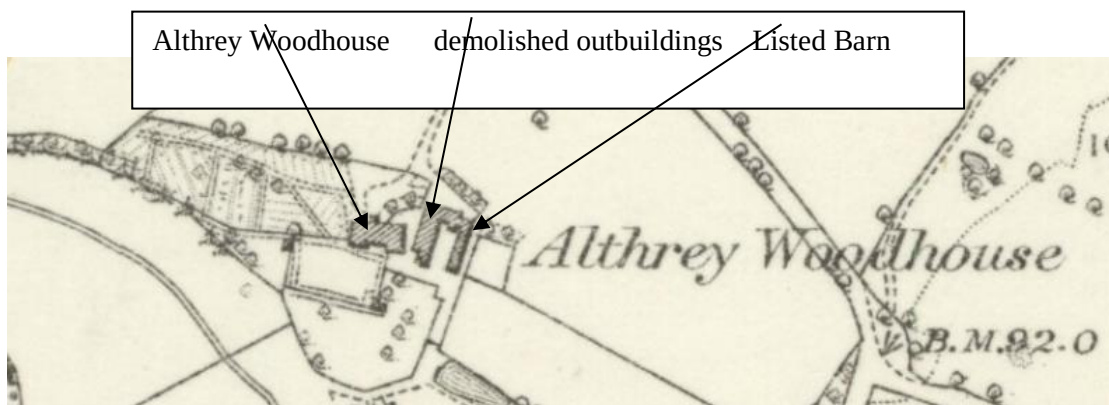
Photograph showing south elevation, circa 1970's

The white painted outbuildings have since been removed. The dwelling, as shown below, has since been heavily renovated and completely refitted with very little of any earlier building or architectural detail remaining. All of the windows have been replaced for example.



Photograph showing north elevation including farm buildings, circa 1970's

The OS of 1873 indicates the footprint of the gothic house, which is largely similar to the present building. This map also shows the white painted outbuildings, (shown in the above picture) but since demolished. The far building is Althrey Woodhouse (listed) Barn. The alteration in character and style to the present must have occurred in the middle of the C20th, as well as further alterations more recently.



Flintshire XXII (includes: Bangor Is Coed; Overton; Seswick; Worthenbury.)  
 Surveyed: 1872 to 1873 Published: 1879

## EXISTING HOUSE

### CONCEPT

Althrey Woodhouse presents the appearance of symmetry including large sash windows with an emphasis on formality in the classical idiom. However this does not work with the internal layout, with poor orientation of the main living rooms, reduced head height, small room sizes and inner corridors and inefficiency in energy consumption.

The current house has evolved from modest beginnings and inherently the layout is not effective for modern living. Although substantial, Althrey Woodhouse is not well constructed, financially uneconomical to upgrade and long term economically unsustainable with less than ideal room layouts. This has been confirmed by MA Wason and RJA Pearce MRICS report.

### AMOUNT

The existing house is on 2 floors and has an overall footprint of 350m<sup>2</sup> and a floor area of 647m<sup>2</sup>.

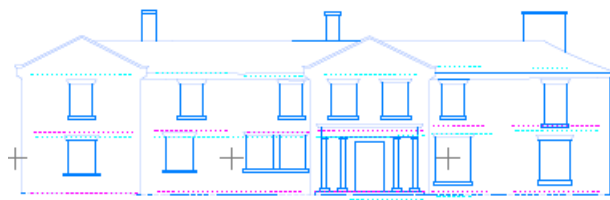
By comparison the proposed house has a footprint of 409m<sup>2</sup> and a floor area of 730m<sup>2</sup>, resulting in an aggregate increase in of 59m<sup>2</sup> or a 17% increase in footprint and a 12% in floor area.

The site area is 4360m<sup>2</sup> or 0.4hectares.

### SCALE

The height of the existing eaves is 5.7 metres.

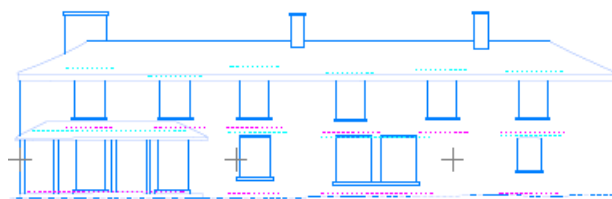
The height of the existing ridge is 7.1 metres.



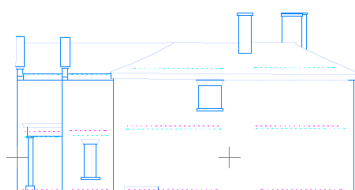
Existing north elevation



Existing east elevation

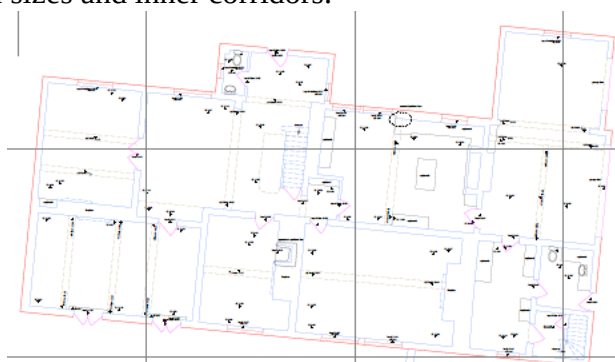


Existing south elevation

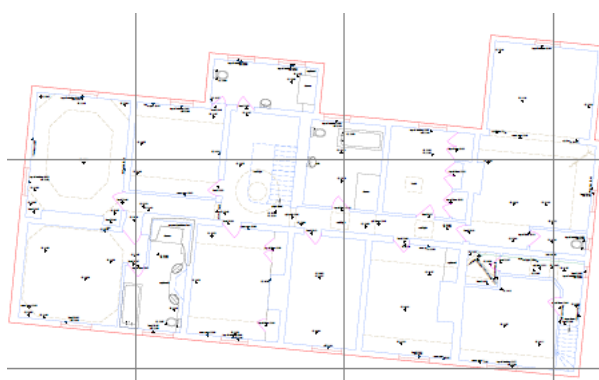


Existing west elevation

The internal layout has poor orientation of the main living rooms, reduced head height, small room sizes and inner corridors.



Existing ground floor plan



Existing first floor plan

Application P/2019/0703 - for Part Demolition, Extensions And Alterations To Dwelling And Erection Of Replacement Stables And Tractor Shed was granted by Wrexham Council on 23<sup>rd</sup> January 2020.

Having gained estimated construction costs for the alterations the applicants believes this work is financially ambitious due to the immense work required to make the alterations and to replace the house would be both cheaper and more practical, with a better quality result. This has been confirmed by MA Wason and RJA Pearce MRICS report.

Due to the immense work required, listed but not limited to, to make the external and internal alterations as described below, the monetary implications of the work is too financially ambitious.

#### Externally

- Lifting the entire roof affecting the north, east and west elevations to provide better proportions, suitable layout and a sound structure
- Removing the whole façade of the north elevation to bring forward by 2.4 metres and in alignment with the rest of the building
- Formation of 6 new windows on the east elevation
- Replacement of 2 windows to French doors on the ground floor 6 windows on the south elevation
- Formation of orangery on the south elevation
- Formation of 6 new window openings on the west elevation
- Rewiring the whole house
- Re-plumbing the whole house for energy efficiency and lower carbon footprint

#### Internally

- Removal of two integral garages (to the east)
- Relocate the everyday rooms from the north to the south side
- Removal of partitions to provide better layout of rooms on the ground and first floor

All the above is an extensive and significant project as well as a comprehensive financial commitment.

## **REPLACEMENT DWELLING**

The initial design of a building in the planning process needs to consider the ability of the building to meet Building Regulation requirements and therefore the applicants now seek, in accordance with the sustainable development principle, to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. To upgrade this house is totally uneconomic. The applicants have the resources to make a totally sustainable, whilst financially viable, dwelling for themselves and future occupants with this approval of this application.

As described in the Technical Advice Note (TAN) 12 of the Planning Policy Wales (PPW), high level design and construction skills are more important than ever in a society which needs to use resources efficiently. The need to adapt buildings ~~and~~ spaces for new uses to keep pace with technological innovation and their application in ways that enhance the environment as well as the need to find long-term maintenance solutions depends on good design and construction skills for which the applicants and architect have considered this advice, at great length.

A Condition of Survey report by specialist Matt Wasson of MW Associates (submitted as part of this application) concludes to bring the existing house up to standard, both physically and thermally would not be sustainable.

It is considered that if the existing house was demolished and rebuilt from ground level, along the lines of the existing but to provide a better layout and improved thermal efficiency, the proposal for the replacement dwelling would be more sustainable financially. It is considered there is very little of any earlier building or architectural detail remaining due to considerable later alterations.

The replacement dwelling is largely on the same footprint and of similar scale, mass and appearance as the existing house. It is the financial implication of the alterations that are the most significant factor with this application.

This application scheme is based on the exact layout and appearance as granted on application P/2019/0703 - for Part Demolition, Extensions and Alterations to Dwelling.

The applicants wish to continue to enjoy the beautiful location, nestled between the turns of the River Dee.

The replacement dwelling will sit on the footprint/location of the existing house, taking advantage of the tree lined entrance approach from the north east and the landscaped gardens and amenity to the north west, all of which will remain.

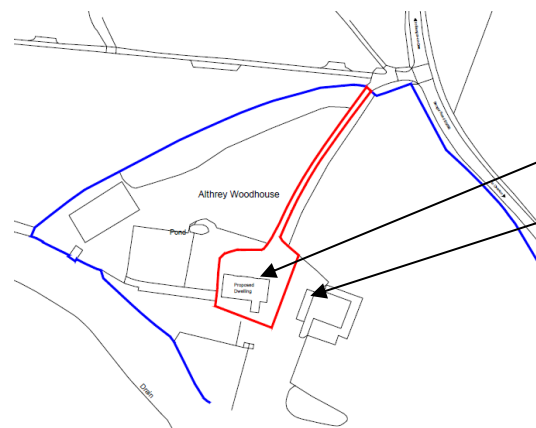


Existing house and location of replacement dwelling.

Grade II listed Althrey Woodhouse Barn

Source: Google

Existing layout



Replacement dwelling

Listed barn

The house sits in the centre of its own boundary. The applicants are looking for large open plan living and entertaining areas on the ground floor, looking out over the views to the west and south and with 6 bedrooms on the first floor.

Legislation underlines a presumption in favour of sustainable development in accordance with the development plan. The architect has considered this and looks to ensure that social, economic, cultural and environmental issues are balanced and integrated. This is detailed in the statement, under the replacement dwelling.

The applicants are looking to raze the existing dwelling and build a replacement dwelling to the design of the proposed scheme (very much in the guise of the existing and under reference P/2019 /0703 above), which will encompass far better symmetry and proportions including considered layouts and larger rooms than at present and provide a sustainable and thermally efficient dwelling for present and future occupiers built in the most financially viable way.

Please note “this” application does not affect the proposals for the replacement of the stables and tractor shed attached to application P/2019 /0703.

## **DESIGN PRINCIPLES AND CONCEPT**

Careful attention has been paid to the design to ensure that it retains and sits comfortably within the existing site. Presenting the image of a more formal country house but of a relatively low key nature to sit elegantly in the existing ground.

It is proposed to take advantage of the south and west facing views and privacy by locating all the main living rooms to these sides, where at present they face opposite.

6 bedrooms are proposed on the first floor.

There are no neighbours on either side and therefore no loss of amenity, sense of overshadowing or overlooking is caused by the replacement dwelling.

The setting is picturesque, on a sweeping bend of the River Dee, framed by the mature trees of Dorlan Wood, forming a perfect composition.

### **Proposals**

- Demolition of existing dwelling
- Construction of replacement dwelling

## **AMOUNT**

The extent of the grounds will adequately accommodate such a proposal.

The replacement dwelling sits largely on the footprint/location of the existing house.

The proposed house has a footprint of 409m<sup>2</sup> and a floor area of 730m<sup>2</sup>, resulting in an aggregate increase in of 59m<sup>2</sup> or a 17% increase in footprint and a 12% in floor area from the existing house.

The site area remains 4360m<sup>2</sup> or 0.4hectares.

## **SCALE**

The storey height of the replacement dwelling has been designed to sensitively integrate with the surrounding area and is only 1metre above the existing.

The scheme has considered the massing of the proposal and its contribution to the existing hierarchy of development to reinforce and retain the character of the house.

The mass and height does not impact on privacy, sunlight and microclimate of the study area of any neighbouring properties.

The height of the existing eaves is 5.7metres.

The height of the proposed eaves is 6.7metres.

The height of the existing ridge is 7.1metres.

The height of the proposed ridge is 8.1metres.

## **APPEARANCE**

The architect considered the visual impression of the building including the external built form of the development, its architecture, materials including colour and texture.

This application provides the exact same proposal as that under reference P/2019 /0703 and seeks only to address the financial implication to demolish and rebuild as opposed to making the alterations. The north, east and west elevations have significant changes, including bringing the building forward by 2.4 metres (north) and formation of additional 18No windows openings.

There is no set vernacular within the surrounding area, with buildings from varying periods. The applicants are interested in a more authentic appearance of Georgian style, which also encompasses the proportions, balance and layout that are not present with the existing.

The finish would be of render and soft coloured brick with stone dressings and a textured slate roof using reclaimed Welsh slate from the site.

### **North elevation**

The north elevation provides an elegant and symmetrical appearance including increased accommodation. This is the principal elevation and faces the elegant avenue approach.

Pediment, finials, stone quoins, voussoir heads and cills are detailed on this elevation, which will be in dressed local stone rather than the existing moulded concrete.

The mass is broken up with a central section in brick with the outer wings rendered and painted, to break down the overall mass.

A stone portico is proposed with an elegant glazed front door and side lights. This provides for a very attractive entrance hall.

The sash windows of the existing house are poorly proportioned and the alterations address this with properly proportioned sashes.

The scheme looks to provide fenestration with appropriate patterns.



Proposed north elevation

### East elevation

This elevation faces the listed barn and has therefore been given a more modest appearance. The proposed east elevation however provides an elegant family entrance and proposes additional fenestration with new sashes windows in a symmetrical layout.

A stone porch, finials, stone quoins, voussoir heads and cills are detailed on this elevation, including detailing in dressed local stone rather than the existing moulded concrete.



Proposed east elevation

### South elevation

The south elevation appears very similar to that the existing except the fenestration has proper sashes of improved proportions. 2No new bespoke made French doors will lead out to the south side of the garden whilst the proposed orangery extension, of a typical C18 style) and located as shown on the historic maps – see Historical Statement) leads to the south side of the garden. The garden wall and features will remain.



Proposed south elevation

### West elevation

The existing west elevation is virtually blind with only one small window in the corner of an existing bedroom. The principal rooms on the ground floor have no outlook at all.

The proposed west elevation provides better proportioned fenestration to both the formal and informal reception rooms. The master bedroom above is located facing this way with a much improved outlook over the gardens, where at present there is none.

A pediment within the parapet, finials, stone quoins, voussoir heads and cills are detailed on this elevation, including detailing in dressed local stone rather than the existing moulded concrete.

The orangery leads to the outside entertainment area and faces the open garden area.

The existing garden wall with the formal walled garden behind is retained.



Proposed west elevation

Render and soft coloured bricks with stone dressings will articulate the facing materials.

Bricks will be laid Flemish bond using a mortar mix of two parts building sand, one part sharp sand and one part lime for the mortar mix with a slightly recessed joint, formed by brushing back a flush joint at the end of each day's work.



Sample of Flemish bond:

Rows of header/stretcher/header/....

The roof will be stripped and re-laid using Welsh slate, reclaimed from the site.

Stone quoins, voussoir heads and cills.

Any new fenestration is to be painted timber.

Any new doors will be painted timber and glazed.

All new rainwater goods will be internal and hidden by the parapet.

## **LAYOUT**

This application is similar to the proposal as that under reference P/2019 /0703 and seeks only to address the financial implication of making the alterations with demolition and rebuild.

The layout of the site dictates an orientation of north/south. The existing tree lined entrance from the north east leads to a grand north façade. The main living rooms have been aligned to the south and south west.

The applicants are looking to encompass a far better layout and proportions than the existing house allows.

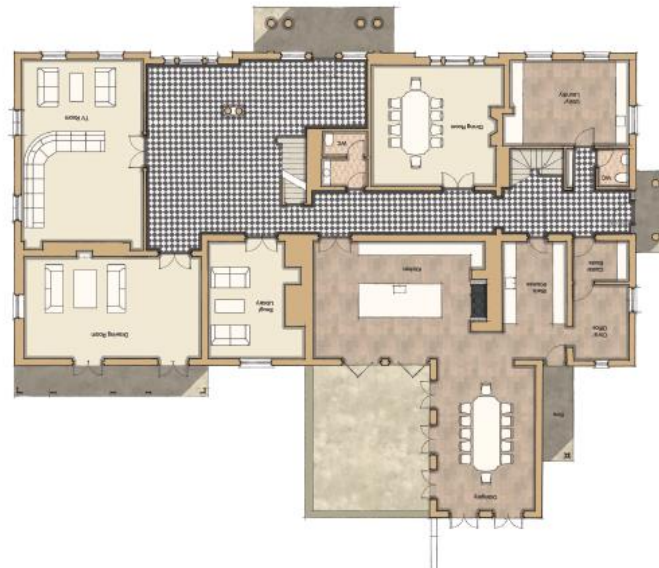
As in line with the application P/2019 /0703, the kitchen is located to the south side of the house, with the dining room moved to the north.

The east elevation has been changed to provide a much more aesthetically pleasing informal/daily approach to the house, including improved fenestration.

Much better use is made of the west facing rooms by adding extensive fenestration.

As a consequence all of the important rooms in the house have been aligned on the south and west side so that they all open out onto the principal aspect of the site, including the drawing room, large kitchen breakfast and sitting room, leading to summer room beyond. Ancillary rooms are to the east. A formal dining room is placed on the north side.

The design, with an additional informal sitting room and extra bedroom also considers the need to meet the existing and future needs of occupants - with “lifetime homes” illustrating the importance of foresight and flexibility as well as sensitivity in design as a means of allowing use of the environment in an equal and independent way.



Proposed ground floor

On the first floor the bedrooms over have been disposed in the same way with the principal suite taking most advantage of the aspect with 4 further ensuite bedrooms.



Proposed first floor

### **ACCESS**

The site is in private residential use. However the site is level and all door openings will allow for inclusive access.

### **LANDSCAPING**

The replacement dwelling does not include for increased areas of paving and landscaping as the new house is largely on the footprint of the existing and retains all existing landscape and garden features.



There are no tree protection orders within the site.

## **ENVIRONMENTAL**

The proposal will be built to meet current energy and thermal efficiency standards required by Building Regulations, where at present it does not.

The applicants will consider sustainable water saving devices, such as but not limited to dual flush toilets, water saving white goods, rainwater harvesting etc.

Where possible materials required for the construction will be largely be reclaimed or recycled from site or from local, sustainable and renewable sources.

The replacement dwelling will have the same minimal effect on the surroundings as the work required to make the alterations on application P/2019 /0703.

A Biosecurity Risk Assessment has been submitted as part of the submission documents.

A Preliminary Ecology Appraisal was carried out by Arbor Vitae Environmental Ltd on 30<sup>th</sup> August 2019 with an addendum, (11.11.19) and concluded that the site had low ecological value with little loss of habitat of significant value. Any ecological enhancement is recommended in the form of installation of bat boxes placed in the surrounding landscape.

The surrounding land is currently garden area with manicured lawns and to the east grazing fields. A pond situated 40 metres south of the stable range is located beyond a horse walker with impacted ground surface. The small pond to the north west of the existing house is surrounded by manicured lawn, with hardstanding and a parking area remaining between itself and the replacement dwelling.

Arbor Vitae has prepared a reasonable avoidance measures Method Statement and is included as part of this application.

A desktop survey has not revealed any on-site heritage assets, other than the listing of the timber frame barn (listed separately).

A Level 1 Historic England photographic survey has been carried out and has been included as part of this application.

There are no public footpaths within the development site.

Facilities for the storage and collection of waste and the collection of recyclable waste are provided by the ancillary rooms.

The collection of refuse will be carried out as existing - A refuse collection vehicle can park on the highway whilst collecting.

Access for emergency vehicles to the site following the replacement dwelling will remain unaffected.

The site is not within an area of geological conservation importance.

The site is not within an area of special habitats or other biodiversity features.

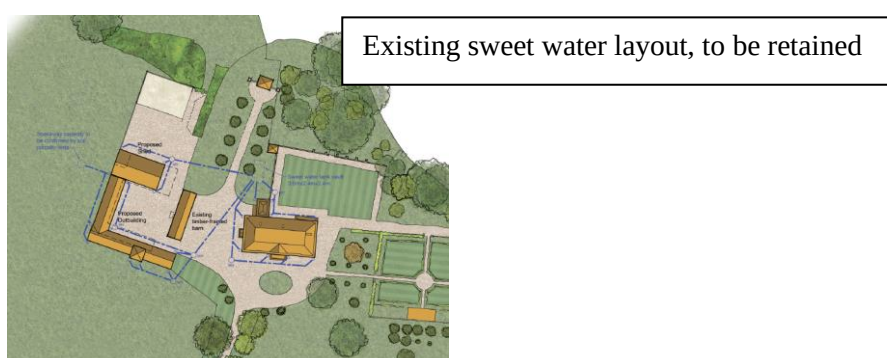
The proposal does not involve the need to dispose of trade effluents or trade waste.

There is no known hazardous waste within the study area.

## **DRAINAGE**

The proposed development is sited largely on the footprint of the existing. There is little addition within the replacement dwelling to add to the foul drainage loading which will connect to the existing septic tank.

There is little addition for the replacement dwelling on the surface water drainage loading and which will connect to the existing sweet water tank and soakaways.



## **COMMUNITY**

The layout of the site remains as existing. There are no public areas, car parks or footpaths that cross the site.

### **Residential Amenity**

The proposals would not have an impact on nearby residential properties due to their proximity to the study area.

### **Community Infrastructure Levy**

The increased residential floor area is less than 100m<sup>2</sup> and there CIL does not apply to this application or the local authority.

## **MOVEMENT TO, FROM & WITHIN THE DEVELOPMENT**

The vehicular and pedestrian access and parking facilities on the site remain as existing and as for application P/2019 /0703, having a large open area which allows for parking and turning of vehicles.

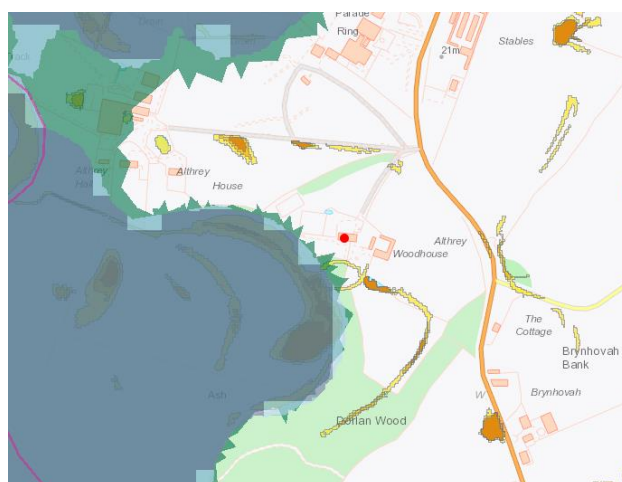
The proposals have no adverse impact upon adjacent land uses, nor will it adversely affect the safety of highway users.

Taking into account the existing use of the site and the road layout and nature it is considered that the proposed development will not result in a detrimental impact to highway safety in accordance with adopted Core Strategy policies.

The access is existing and is privately owned.

### **FLOOD RISK**

The replacement dwelling remains as existing and as for application P/2019 /0703. A review of the Environment Agency's web indicates that Althrey Woodhouse and the out buildings within its curtilage are located within Flood Zone 1: i.e. with an area assessed as having a less than 1 in 1000 annual probability of the risk of river flooding. Therefore a Flood Risk Assessment is not applicable for this application.



Source: <https://flood-map-for-planning.service.gov.uk>

### **SUSTAINABILITY**

Extensive community services and facilities are available in nearby Wrexham including a comprehensive range of variety of cultural and tourist attractions, high street shopping, eateries, professional and commercial service business parks, NHS services, primary, secondary and sixth form education centres.

### **PLANNING HISTORY**

Part Demolition, Extensions and Alterations to Dwelling and Erection of Replacement Stables and Tractor Shed have been submitted to Wrexham Council under reference P/2019 /0703 is currently in progress with case Philip Forster.

The proposals relating to “Part Demolition, Extensions and Alterations to Dwelling” is exactly the same as for this application.

## **THE SITE & ITS SURROUNDINGS**

Althrey Woodhouse is situated close to the Welsh-English border on the edge of an escarpment that winds its way around the course of the River Dee, just south of Bangor on Dee and north of Overton.

Both Overton and Bangor on Dee has good access to the local and national road network, including access to the national railway system at Wrexham and Ruabon.

Bangor on Dee is famous for the five-arched stone arch bridge across the River Dee dating from about 1660 and is believed to have been built by Inigo Jones.

## **CONSULTATION**

There are no neighbours on either side and therefore no loss of amenity, sense of overshadowing or overlooking is caused by the proposal.

## **JUSTIFICATION AND MATERIALS FOR THE WORKS**

A survey of condition report concludes the building is in a poor structural condition, cost prohibitive to bring the standard of insulation to the existing structure up to modern-day requirements and is of no architectural merit.

The replacement dwelling has been designed on the footprint of the existing house and provides the required accommodation, and layout located to maximise the views and lifestyle of the applicants, all whilst retaining the minimal impact on the nearby listed building.

The proposal will improve the character and setting of the listed building by encompassing it within the proposed house and garaging courtyard.

All materials where possible will be reclaimed or recycled from the demolition process, including roof materials.

The works will be carried out using appropriate construction techniques and materials.

New fenestration and doors are to be painted timber.

The roof will be stripped and re-laid and finished in Welsh slate, reclaimed from site.

The ground floor will be concrete. The first floor will be of concrete pot and plank construction.

Partitions will be constructed from studwork and plasterboard.

The ceiling will be formed from plasterboard.

All new rainwater goods will be internal and hidden by the parapet.

All exterior pipes, cabling, vents, flues etc will be painted black.

The brickwork to be laid in Flemish bond using two parts building sand, one part sharp sand and one part lime for the mortar mix with a slightly recessed joint, formed by brushing back a flush joint at the end of each day's work.

The specification proposed is to safeguard the architectural character and historic interest and is of a design sympathetic to the locality and of the listed building within the curtilage.

### **DESIGNING OUT CRIME**

This application has respected The Crime and Disorder Act 1998 and has considered the implications for crime and disorder when designing the scheme, to provide a safe and secure environment. The house is situated on the same footprint as the existing, which benefits from the existing environmental and physical security.

The boundaries of the site are screened by existing hedging which creates a restriction of entry and sight onto the site.

The access points into the site (vehicular and pedestrian) are protected by natural surveillance from the property within the site.

### **ACCESS AND FACILITIES FOR THE FIRE SERVICE**

The application has been designed to retain reasonable facilities for the Fire Service. We have used the following guidelines

[http://www.shropshirefire.gov.uk/sites/default/files/planning-and-developers\\_0.pdf](http://www.shropshirefire.gov.uk/sites/default/files/planning-and-developers_0.pdf)

There is access for a pumping appliance within 45 metres of all points of the proposals.

The Regulatory Reform (Fire Safety) Order does not apply to this application.

## **SECTION 3**

### **HERITAGE STATEMENT**

Research of the following national and local policy guidelines were considered:

- Cadw Conservation Guidelines (2011)
- Planning Policy Wales (Edn. 10, Dec 2018)
- Cadw Best Practice Guidance on Managing the Setting of Historic Assets in Wales (May 2017)
- Cadw Best Practice Guidance on Heritage Impact Assessment in Wales (May 2017)
- Cadw Best Practice Guidance on Managing Change to Listed Buildings in Wales (May 2017)

**It is emphasized throughout the paperwork, that applicants “should provide proportionate information to allow the assessment of the likely impact of proposals for development on a historic asset and its setting”.**

The main planning guidance for this type of application is now set out in Planning Policy Wales and Chapter 6 - The Historic Environment and states:

*“The historic environment is relevant to and is a vibrant part of the culture and economy of Wales. To enable the historic environment to deliver rich benefits to the people of Wales, what is of significance needs to be identified and change that has an impact on historic assets must be managed in a sensitive and sustainable way”.*

Extract from Paragraph 6.5.11 states:

*“The aim should be to find the best way to protect and enhance the special qualities of listed buildings, retaining them in sustainable use. The application of development and listed building controls should recognise the need for flexibility where new uses have to be considered in order to secure a building’s survival or provide it with a sound economic future”.*

Extract from paragraph 6.5.13 states:

*“..The statement should be proportionate both to the significance of the building and to the degree of change proposed”.*

The purpose of this Heritage Statement is to consider the proposals against the policy context outlined below and is not concerned with any other planning issues.

It investigates the potential impact of the proposal on the nearby listed building – Althrey Woodhouse barn. Other nearby heritage assets are not visible from the study area.

- Althrey Woodhouse Barn is grade II listed, within the applicants’ ownership boundary and adjacent to the dwelling. There is no work intended to this barn, other than to incorporate it into the general building group in a more attractive and uniting way - stables within application P/2019/0703.

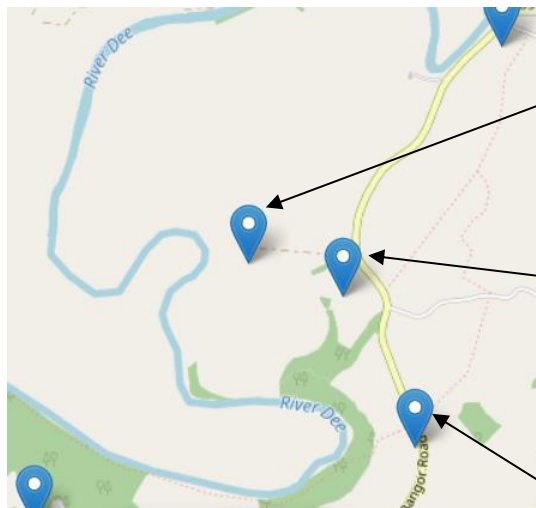
- The listed building has already been converted and is of ancillary use to the main dwelling and will remain so, for the replacement dwelling.
- All existing internal and external historical features and materials of the listed building will remain.
- The replacement dwelling is largely on the same location and footprint of the existing with a very similar appearance and will not affect the heritage asset's current status.
- Currently the elevation of the building adjacent to the barn has modern up an over garage doors facing the barn and is of a very poor and insensitive appearance.

### **Significance**

Current national policy guidance relating to the protection and enhancement of the Historic Environment is contained within the Heritage Impact Assessment in Wales which outlines what information is required:

*“ The heritage impact assessment process should be proportionate both to the significance of the historic asset and to the degree of change proposed”.*

The nearest listed buildings are:



**II\*** Althrey Hall  
Situatd c0.8km SW of Bangor Is-y-coed, reached from a drive running W from the B5069.

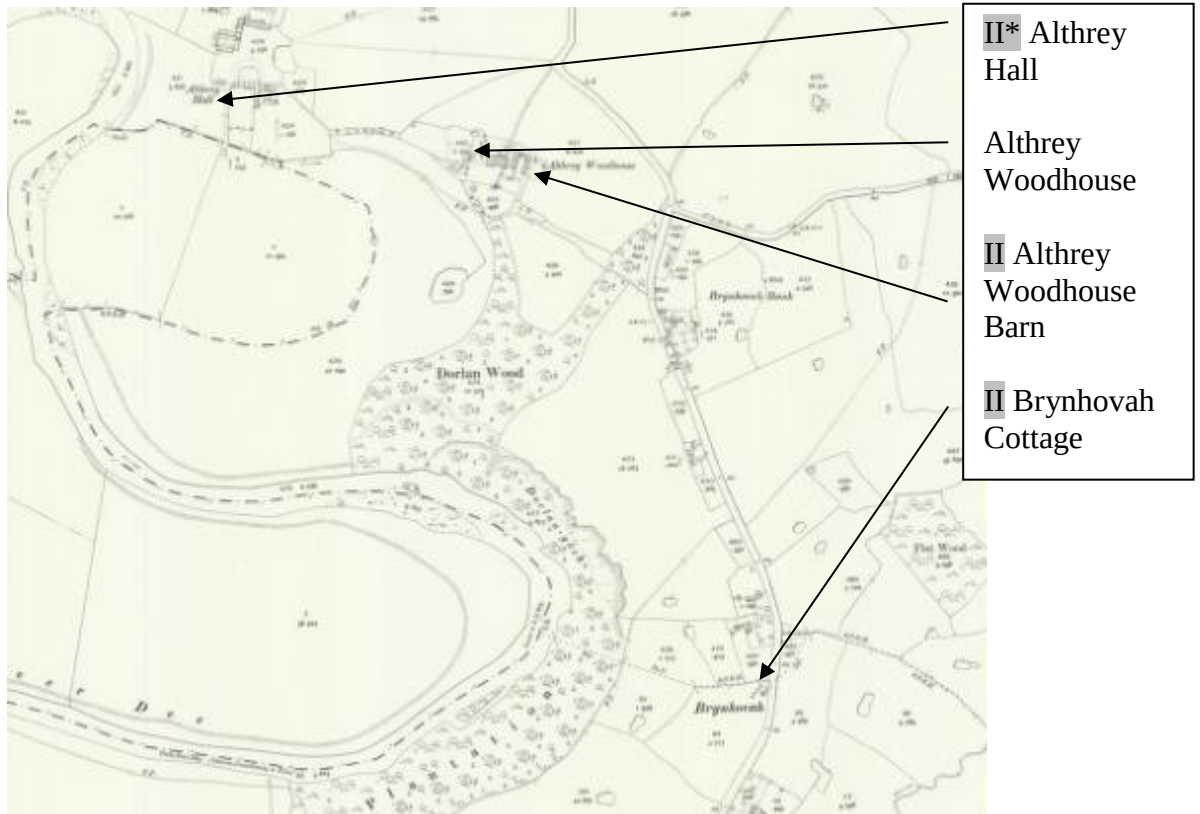
**II** Althrey Woodhouse Barn  
Situatd immediately to the E of Althrey Woodhouse Farmhouse, reached from a subsidiary drive leading W from the B5069.

**II** Brynhovah Cottage  
Situatd on the W side of the B5069, c1km SW of Bangor.

Althrey Woodhouse Barn is located approximately 30metres east of the proposed replacement dwelling.

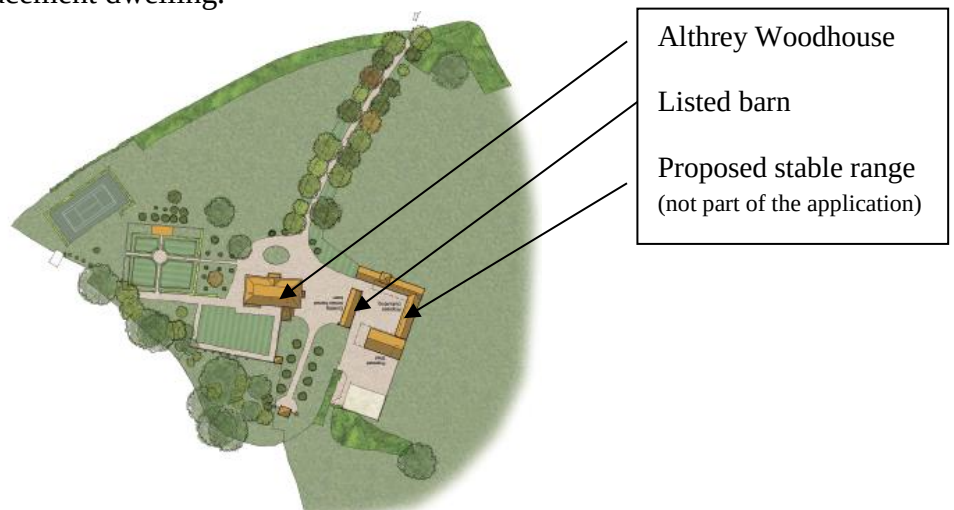
Althrey Hall is located approximately 300metres north east of the study area but unseen due to the existing foliage

Brynhovah Cottage is situated 650metres south east of the study area and screened by woodland.



Source: Flintshire XXII.10 (Bangor Is Coed; Erbistock; Overton)  
Revised: 1909 Published: 1912

- Althrey Woodhouse, dwelling, is not listed and located west of the heritage asset.
- Neither Althrey Hall nor Brynhovah Cottage are visible from the site.
- The proposal in this application does not affect the fabric or structure of the listed building.
- **Althrey Woodhouse Barn** is located within the applicants' ownership and is adjacent to the dwelling and located approximately 30metres east of the proposed replacement dwelling.





north and east facing elevation



south and west facing elevation

- **Althrey Woodhouse Barn**

Latitude: 52.9894 / 52°59'21"N Longitude: -2.9211 / 2°55'15"W  
 OS Eastings: 338268 OS Northings: 343964 OS Grid: SJ382439  
 Mapcode National: GBR 78.HQY5 Mapcode Global: WH89D.3491  
 Entry Name: Althrey Woodhouse Barn  
 Listing Date: 24 February 1997 Last Amended: 24 February 1997  
 Grade: II Source: Cadw Source ID: 18260  
 Building Class: Agriculture and Subsistence  
 Location: Situated immediately to the E of Althrey Woodhouse Farmhouse, reached from a subsidiary drive leading W from the B5069.  
 County: Wrexham  
 Community: Bangor Is-y-coed (Bangor Is-coed)  
 Community: Bangor is-y-Coed  
 Locality: Althrey  
 Traditional County: Flintshire

#### History

Probably erected C17, the brick nogging is possibly secondary. Roof covering and false ceiling of later C20 date.

#### Exterior

Timber framing with brick nogging, sheeted metal roof, brick plinth W side. Large barn framed in rectangular panels many of which have slender secondary rails; off-centre opposed opening and to the S end a secondary set of opposed openings that to the W side blocked. The N gable end elevation has a truss with diagonal struts and diagonal braces at eaves level.

#### Interior

Some tie-beam trusses with diagonal struts are visible above the false ceiling. Full inspection of the roof structure not possible at the time of the 1996 survey, but it seems that most or all original trusses and some purlins survive though the original ridge is missing.

Listed as a good relatively well-preserved example of a C17 timber-frame barn.

Source: *British Listing*

Please link from CADW: <http://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=en&id=18260>

### Significance

- It would appear from early maps (see below - Setting) that the heritage asset has always served the existing dwelling. The maps show a typical U shaped farmyard shape as early as 1873. The house shape has not changed although the eastern group of these buildings have now been lost.
- The maps also show that the landscape and the surrounding area have changed very little in the same time period.
- The barn is a typical size of its period for the storage livestock.
- The listed Barn has been carefully conserved and maintained and there is no work intended to this building.
- It is likely that the house originally contemporary with the barn would have been much closer than the existing house.

### Materials

- The timber framed barn is typical of the area which demonstrates a vernacular style common to the entire Welsh Marches. The river plains were prosperous, farming land and many barns of the type survive in relation to substantial farmhouses. These buildings usually served to house cattle and many were later evolved into threshing barns, as farm practices diversified.
- Many barns of the later C17th and certainly C18th were originally constructed with brick in-fill rather than wattle and daub between the oak framing. Without removing the brickwork to examine the frame it is not possible to determine how this barn was constructed originally.
- Livestock barns tended to have closer spaced framing as with Althrey Woodhouse Barn, to make them more durable in use and this is a good example of this type of building. Feedstuff and hay were stored above the cattle, with pitching openings to bring it down.

### Interior

- Althrey Woodhouse itself is not listed, but may be considered a non-designated asset on the basis that the footprint indicates that it existed prior to 1873.
- The present dwelling at Althrey Woodhouse does not share any architectural detail with the listed barn adjacent, even though the footprint of the house appears similar to that indicated on the 1873 OS map. In this respect, it is not unusual as houses and agricultural buildings tend not to share the same lifespan. Whilst the houses may be altered at the whim or reflection of the wealth of their owners, agricultural buildings tend to change in respect to reforms in agricultural practice. Huge advances in agriculture were made in the early C19th and already prosperous farmsteads took advantage of this and as a consequence replaced more buildings than the less advantaged hill farmers might have done. It is quite possible that the former, much more extensive range of buildings at Althrey Woodhouse were from the period and replaced only when the estate became more equestrian rather than agricultural.
- As it is, with the house having been subsequently altered in relation to its C19th form as shown below and containing no earlier material, the barn sits in a slightly anomalous position between a newer house and stable buildings seemingly neither relating to either of them. Historically, with a barn of this period, the farmhouse would have been situated closer and there is also a clear

change in alignment, which suggests that the present house was of a much later build, on a separate site from the original house that it must have replaced.

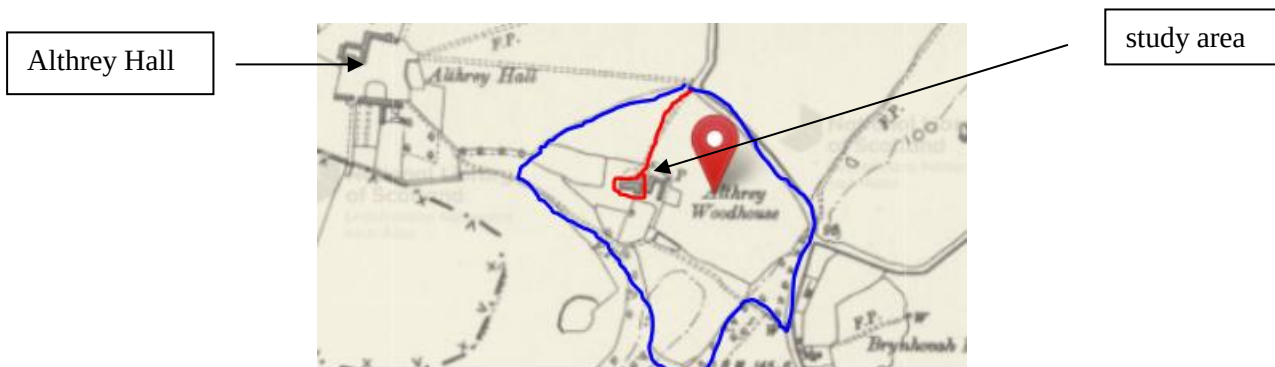
- The replacement dwelling is at some distance from the barn and as already stated, not on a direct alignment, due to the removal of the original farm outbuildings in the 1970's. The replacement dwelling does not change the distance between house and barn.
- The replacement of the existing stables and farm buildings, under application P/2019 /0703 and the new dwelling provides an opportunity to embrace the listed barn into more of a group setting, reflecting how it was previously, and prior to the demolition of two thirds of the former outbuildings.
- The following neighbouring listed building properties are some distance from the study area and are out of sight and therefore there is no significant impact from the proposals to these assets.

- **Althrey Hall**

Althrey Hall is located approximately 300metres north east of the study area but unseen due to the existing foliage.



Source: Flintshire XXII.10 (Bangor Is Coed; Erbistock; Overton)  
Revised: 1872 to 1873



Latitude: 52.9906 / 52°59'26"N

Longitude: -2.9265 / 2°55'35"W

OS Eastings: 337906  
SJ379440

OS Northings: 344093

OS Grid:

Mapcode National: GBR 78.HPN0 Mapcode Global: WH89D.03Q6

Entry Name: Althrey Hall

Listing Date: 16 November 1962 Last Amended: 24 February 1997

Grade: II\*

Source: Cadw Source ID: 1647

Building Class: Domestic

Location: Situated c0.8km SW of Bangor Is-y-coed, reached from a drive running W from the B5069.

County: Wrexham Community: Bangor Is-y-coed

Locality: Althrey Traditional County: Flintshire

### History

Archaeological excavation revealed a central hearth and other evidence suggests that the hall is on the site of an earlier building. The present house probably originated in the early C16, it has been described by John Leland as 'a fair house' in the 1530s. It is thought to have been built for Richard ap Howel. The double portrait wall painting of mid C16 date is thought to represent Richard's son, Elis ap Richard (d1558), with his bride Jane Hanmer. An extension with upper-floor chapel is thought to be late C16 and in the C17 a storeyed porch was added. It was probably at this time that a floor was inserted into the open hall; a fine C17 stair which is recorded in the 1962 survey and by E Hubbard would have served this and may have been contemporary with early C17 panelling which was recorded at the time of the 1987 RCHMW survey. C18 mantels are mentioned by some sources suggesting some C18 remodelling and this may have been when some of the exterior walls were rebuilt. A view by Ingleby of 1780 shows paired star-shaped stacks and transomed windows. The house was altered post 1986 with removal of most post-C16 work and rebuilding areas of exterior walls and interior trusses to match the original. Rooms in the service end form C20 accommodation.

### Exterior

Timber-framing, slate roof with some roof-lights; brick chimneys including paired star shaped C20 stacks to right. H-plan house with 2-storey wings flanking open central hall. Kitchen extension to left with steeply pitched slate-clad former chimney bay. Gabled jettied wings with timber-framing in herringbone patterns, also in the main range, gabled storeyed porch in the angle of the service end and cross wing to left. C20 windows throughout. Rear elevation of similar character but little original timber-framing survives apart from the jettied chapel wing to the left. A large C20 brick-built off-centre lateral stack said to be built from the foundations of an original.

### Interior

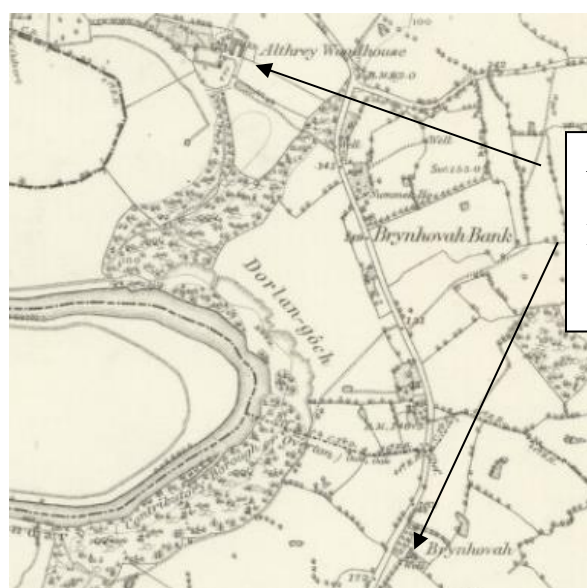
Open hall flanked by storeyed wings and a cross-passage screened from hall by a spere truss. The hall has arched-braced trusses with cusping above the braces, the upper part of the spere truss not original. At the dais end there is an upper truss suggesting there were large windows at this end; at the service end one cusped wind brace survives; wind braces in the remainder of the roof structure are of C20 to a similar pattern. At dais ends are upper floor chambers of unequal size that to N has remains of wall paintings including depictions of pomegranates and foliage.

On the S wall alternating strips of red oxide and blue/grey with graffiti including some of C16 character. An opening leads to a scarce example of a post-reformation private chapel which has a painting representing the celestial city on the ceiling and sacred monograms in the tympana. The 2-bay chamber to the S also has remnants of wall paintings including the only example of an exceptionally well-preserved double-portrait of a man and a woman in mid C16 dress; these are of national importance. (For a full description of the wall paintings see NMR file SJ34SE). At the service end of the hall is a range of openings, the central one leads to a passage with boarded ceiling leading to a former kitchen. The rooms above the service area appear to have been used as parlours since there is a small trace of wall painting in the S room. The former kitchen is storeyed with chamfered and stopped secondary ceiling beams of C17 character, above this is a room with panelling of C17 character.

Reasons for Listing

Listed grade II\* for surviving evidence of an early C16 timber-framed large house and for the exceptionally important and well-preserved wall paintings.

Source: *British Listing*



Source: Flintshire XXII.10 (Bangor Is Coed; Erbistock; Overton)  
Revised: 1872 to 1873

- **Brynhovah Cottage**

Brynhovah Cottage is situated 650metres south east of the study area and screened by woodland.

A Grade II Listed Building in Bangor Is-y-coed Wrexham

Latitude: 52.9842 / 52°59'3"N

Longitude: -2.917 / 2°55'1"W

OS Eastings: 338534 OS Northings:

Mapcode Global: WH89D.5872

Entry Name: Brynhovah Cottage

Listing Date: 24 February 1997

Last Amended: 24 February 1997

Grade: II Source: Cadw

Source ID: 18261 Building

Class: Domestic Location: Situated on the W side of the B5069, c1km SW of Bangor. County: Wrexham Community: Bangor Is-y-coed

Locality: Brynhovah Traditional County: Flintshire

#### History

Originated probably C18 as a smallholder's house, later alterations were made in the late C19.

#### Exterior

House and byre under single continuous roofline. Red brick in irregular bond, dentile cornice, slate roof, brick chimneys, 2-storeys. House part has 2 simple casement windows per floor, those to ground floor level with cambered heads, and those to upper floor flat heads. An entrance with trellised porch is offset to left between the windows. The byre, to right; has a simple boarded door to the right. Right hand return elevation has a circular pitching eye in the gable end. Rear elevation has entrance to byre with boarded door to left and a small extension to the right. Windows are generally casements.

#### Interior

House part has traditional plan with a notional cross passage dividing main room from 2 service rooms one of which is used as a pantry and has heavy slate shelves. The ceiling has beams of C18 character, some boarded doors with strap hinges. Partially inspected only, at time of 1996 survey.

#### Reasons for Listing

Listed as a good example of a building type which rarely survives in this form.

Source: *British Listing*

- Neither Althrey Hall or Brynhovah Cottage are visible from the site.

#### Setting

Setting of Historic Assets in Wales 2017 states

*"When change or development is proposed, it is important to identify the historic assets that might be affected, define their setting and understand how that setting contributes to the significance of the historic assets".*

*"If a proposed change or development is likely to have an impact on a historic asset and its setting, the applicant should prepare a **proportionate and objective written assessment of that impact**".*

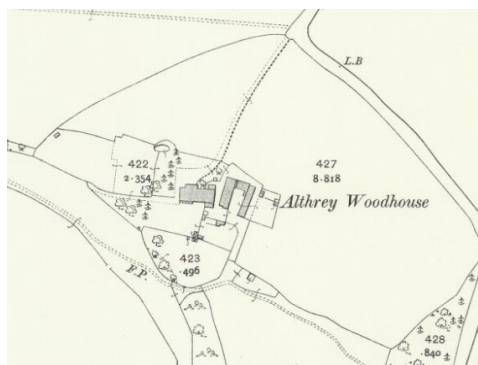
*"Setting describes the relationship of a historic asset to the surrounding landscape or townscape. Its importance lies in what it contributes to the significance of a historic asset.*

- The main house is not listed but is within the curtilage of the listed Althrey Woodhouse Barn.
- The setting is not in a World Heritage Site, a Scheduled Monument, in a conservation area or a registered park and garden.
- The listed barn has already been converted and is of ancillary use to the main dwelling.
- There is little change of the scale, amount or mass of the existing dwelling to that of the replacement dwelling.
- A Level 1 Historic England photographic survey has been carried out and has been included as part of this application.
- The scheme has considered the massing of the proposal and its contribution to the existing hierarchy of buildings, whilst retaining and reinforcing the character of the listed building.

- The mass and height does not impact on privacy, sunlight and microclimate of the study area of any neighbouring properties.
- The existing internal and external historical features and materials of the listed barn will remain.
- The replacement dwelling is largely unseen from public areas or the highway, being set back from the main highway.
- Views to, from and across the historic asset largely remain the same.
- The proposal will have very limited impact on the historic asset, being similar in scale, amount and mass to the existing.



Flintshire XXII.10 (Bangor Is Coed; Erbistock; Overton)  
Revised: 1872 to 1873



Flintshire XXII.10 (Bangor Is Coed; Erbistock; Overton)  
Revised: 1909 Published: 1912

- The maps above show that the functional and physical features on the site have changed little in the last century/100 years including.
  - visual relationship to and from the site
  - formal or planned vistas
  - topographical features
- The listed barn has been well conserved and maintained.
- The listed barn is located between the existing dwelling and stables.
- There is no change to the tree cover arrangement.
- There is no greater burden to the existing artificial lighting layout being minimal for the access and security of entrances, as domestic.
- The landscaping setting will absorb the proposals with little consequence.
- The impact on non-visual elements to the setting and character of the heritage asset such as remoteness, historical past, cultural identity and sense of place does not change.

- The impact on non-visual elements of the proposal such as noises and smell does not change.

### Historic Landscape Characterisation

Maelor Saesneg: Bryn-y-Pys

Bangor Is-y-coed and Overton communities, Wrexham County Borough  
(HLCA 1117)

Varied, picturesque area of meadowland, farmland, wooded slopes, former parkland belonging to a number of country houses, and race-course bordering the eastern banks of the River Dee, including a number of strategic river crossings.

#### Key historic landscape characteristics

Meadowland and farmland on the eastern bank of the River Dee, generally between 15-60 metres above Ordnance Datum, with sinuous strips of ancient broadleaved woodland with some more recent conifer and poplar plantations on the steeper slopes and river banks. Modern land use is predominantly pasture.

Present-day settlement is largely confined to a number of scattered farms together with a small number of roadside houses and cottages, including several lodges and other buildings formerly associated with country houses. Late medieval and possibly earlier settlement is represented by the half-timbered house at Althrey Hall, about 1.5 kilometres to the south-west of Bangor Is-y-coed, possibly built on the site of an earlier moated hall, and thought to have been built for Richard ap Howel in the late 15th century. The high status of the house has been recognised for many centuries, having been described by John Leland as 'a fair house' in the 1530s and drawn by the topographical artist John Ingleby in 1780.

The picturesque setting near the banks of the River Dee played an important role in the development of this group of country houses in the 18th and earlier 19th centuries. The majority are flooded marl pits, dug out originally by gangs of wandering contractors. Marl pits can be recognised by their small size and regular shape, with three steep sides.

Extract from: <http://www.cpat.org.uk/>

Marling is an ancient technique first practiced by the Celts. It's a laborious process that involves digging out and spreading the naturally occurring lime-rich sub soils, or marls, that underlie much of Cheshire. A vast ice sheet originally carried the marls here during the last Ice Age. Their calcareous nature is due to the crushed shells they contain, scoured from the ancient sea floor.

Source: <https://sandstonetrail.co.uk>

### Harm

*"The impact of a proposed change or development within the setting of a historic asset can be a material consideration in determining a planning application or other consents. Therefore, it is important to consider whether the change or new development can be incorporated sensitively".*

- Althrey Woodhouse Barn is grade II listed, within the applicants' ownership boundary and adjacent to the dwelling. There is no work intended to this barn, other than to incorporate it into the general building group in a more attractive way.
- Application P/2019 /0703 seeks to encompass and incorporate the listed barn into the general building group in a more appropriate setting with the proposal of new, appropriate use of materials and appearance of the stables.
- It is considered that the replacement dwelling will not result in a significant visual impact on the setting, character or significance of the listed Althrey Woodhouse Barn. The proposal is set largely on the footprint of the existing house and with a very similar appearance to the existing, thereby taking the status of the Barn into account.
- The other nearby listed buildings are not visible and therefore not affected by the replacement dwelling.
- The proposal will not affect or increase pressure on the existing natural features, tranquillity or noise to the surrounding area.
- There is no visual impact relative to the scale of the historic asset or its setting.
- There is no change to visual impact relative to the location of the historic asset.

Consideration of the proposal results in the least impact on the setting, character or significance of the listed building, due to the concealed nature of the site and its physical and visual separation from the proposed dwelling.

### **Mitigation**

All existing features, of Althrey Woodhouse Barn, of architectural and historic interest shall be retained in-situ and fully protected during the approved works.

### **Conclusion**

For the reasons outlined above, it is considered that the proposal will have little or no impact on the character, significance and setting of the designated heritage asset.

The proposal has a degree of architectural integrity and uses subtle design cues and features with modern building construction and thermal efficiency to provide a better building than at present.

The replacement dwelling is largely invisible from public areas, being well screened by surrounding properties and boundary foliage and set back from the public highway.

The scale, mass and appearance of the replacement dwelling is similar to that of the existing.

Althrey Woodhouse Barn is grade II listed, within the applicants' ownership boundary and adjacent to the replacement dwelling.

It is not considered that the replacement dwelling will not result in harm to the setting, significance or character of the Althrey Woodhouse Barn. There is no work intended to this barn, other than to incorporate it into the general building group in a more attractive way.

## **SECTION 4**

### **CONSTRUCTION METHOD STATEMENT**

#### **Introduction**

This statement considers the issues surrounding the development during the construction works, to ensure that neighbouring properties, residents and local amenities as well as the general public are not adversely affected by the construction works and site operations that may be taking place.

Some of the issues and suitable solutions to ensure the well-being, safety and to protect the people named above are as follows:

Site traffic and deliveries including parking of vehicles for visitors and site operatives

- Storage of plant and materials used in constructing the development
- Measures to control the emission of dust and dirt during construction including wheel washing facilities
- Material use, waste and recycling
- Impact to neighbours

#### **Site Traffic and Deliveries**

All deliveries will take place in a dedicated location as agreed on site. If necessary, to prevent traffic back log on the road, deliveries will be arranged at suitable times when least impact will be caused to neighbouring residents.

Site traffic, will due to the nature of the site, be limited to within the development boundaries and therefore have little risk to the general public.

Construction works will take place between 7.30am and 6pm Monday to Friday and 8am and 1pm on Saturday, unless otherwise agreed.

#### **Storage of plant and materials**

On site storage will be kept to a minimum possible to reduce the attraction to thieves and vandalism. Materials will be stored in the designated area as agreed on site.

#### **Site hoarding and site displays**

Should site security hoarding/fencing be provided around the construction site, the gate to the site is to be securely locked shut, at all times the site is inactive, to prevent un-authorized persons entering the site un-supervised. The security hoarding/fencing would be maintained and repaired/replaced, as necessary.

#### **Measures to control emission of dust and dirt from site**

During spells of dry weather if the site becomes dusty, a damping down procedure will be in place to prevent effect to neighbouring properties. If any works taking place are likely to cause effect of dust to neighbours appropriate notice shall be given to prevent damage to any of the neighbouring properties or items.

Due to the nature of the site construction plant will remain on site, reducing the risk of dust and mud being tracked onto the carriageway. Visitors and contractors will park on a hard surface car park as agreed on site.

At times of excavations and other processes that will cause mud to be left on roads, a wheel wash facilities will be put in place. The roads around the site would also be swept on a regular basis to stop the build-up of dust/mud, as necessary.

#### **Material use, waste and recycling**

Where possible, materials from the existing construction will be carefully demolished, stored and reused where possible. All new materials used in the construction will be sourced as environmentally friendly and economically as possible.

All waste will be sorted into the appropriate skips for either preferably re-use, recycling or as a last resort disposal.

Any hazardous wastes will be dealt with by an appropriately qualified and competent person as shall be disposed of in the correct manor at a registered disposal plant for the particular waste; receipts of disposal shall be kept in the site office as proof of the correct disposal.

No waste materials generated as a result of the proposed construction operations will be burnt on site. All such refuse will be disposed of by suitable alternative methods.

#### **Impact to neighbours**

If for any reason there is a need to switch off services at mains supply appropriate notice shall be given to all affected neighbours.

Site noise shall be kept to a minimum possible.

## **SECTION 5**

### **PLANNING POLICY**

#### **NATIONAL PLANNING POLICY - Planning Policy Wales (PPW).**

This scheme has been designed and based on the exact layout and appearance as granted on application P/2019/0703 - for Part Demolition, Extensions and Alterations to Dwelling with the exception that this application proposes a replacement dwelling, due to the nature of the extensive alterations and its ability to provide sustainability.

The architect has considered all national and local planning policies related to heritage matters.

- The Ancient Monuments and Archaeological Areas Act 1979, Planning (Listed Buildings and Conservation Areas) Act 1990
- Historic Environment (Wales) Act 2016 provide the legislative framework for the protection and sustainable management of the historic environment in Wales
- Heritage Impact Assessment in Wales, May 2017
- Setting of Historic Assets in Wales, May 2017
- TAN 24 – The Historic Environment, May 2017
- TAN 12 – Design, May 2016

Planning Policy Wales provides the national planning policy framework for the consideration of the historic environment and this is supplemented by guidance contained in Technical Advice Note 24: The Historic Environment.

Planning Policy Wales states

*“There should be a general presumption in favour of the preservation or enhancement of a listed building and its setting, which might extend beyond its curtilage. For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses.*

- This application seeks no alteration to the listed building, having already been converted and overhauled for ancillary use to the dwelling.
- This application seeks no change of use of the listed building.
- The pattern of proposed use of the replacement dwelling is no more or less than what it has currently been used for.
- The proposal is of an appearance similar to the existing but of a sustainable construction for future occupiers.

The Planning Policy Wales seeks to promote 3 dimensions to sustainable development, namely economic, social and environmental development which this application applies to the following:

#### an economic role

- In terms of the economic role the proposal will contribute in a small way due to the jobs created in the construction phase supporting builders and building suppliers.
- The proposal may also bring some potential economic benefits in terms of the New Homes Bonus, Community Infrastructure Levy contributions and increased Council Tax payments.

#### a social Role

The social role of sustainability includes supporting strong, vibrant and healthy communities with accessible local services and the NPPF advises that housing should be located where it will enhance or maintain the vitality of local communities.

- People in the locality will not be affected by the development.
- There will be little change to the external appearance of the replacement dwelling. The most visible public view elevation – north, will look similar to that of the existing.
- The overall sustainability of the settlement and surrounding settlements will remain with present and future residents using and supporting local facilities and services.
- The proposal will make a small contribution to the Government's objective of boosting the supply of housing and will also continue to provide a council tax charge.

#### an environmental role

The environmental role of sustainability requires the planning system to contribute to protecting and enhancing the natural, built and historic environment.

- The development seeks to minimise the energy demand and carbon emissions associated with the existing dwelling through implementation of energy hierarchy for the replacement dwelling. Thereby reducing energy demand, uses energy more efficient with renewable energy generation products, minimises carbon impact of the next generation.
- The application site is not protected by or adjacent to any ecological or landscape designations, and will not have any detrimental impact of any protected species. This is confirmed by the PEA carried out by Arbor Vitae Environment, who concludes installing 2 bat boxes to provide enhancement and betterment to bio-diversity.
- Although classed as a Historic Landscape Characterisation, as previously detailed, the study area it is not protected by any ecological or landscape designations, and will not have any detrimental impact of any protected species.
- The existing dwelling is not listed. The proposal will have no greater impact to the heritage asset.
- Sustainable materials – use of materials with a low environmental impact (embodied energy), reduced energy inputs, sustainably sourced materials.
- The development uses land already developed and will use reclaimed and recycled material from site.

Following the PPW guidelines, pursuing sustainable development involves seeking positive improvement in the quality of the build, natural and historic environment.

**PPW: Chapter 2 - People and Places: Achieving Well-being Through Peace-making, including reference to TAN notes 6 and 12**

The proposal seeks

- All materials, where possible will be reclaimed or recycled from the demolition process.
- Where possible materials required for the construction will be from local, sustainable and renewable sources.
- Current energy and thermal efficiency standards required by Building Regulations will be achievable. Thereby reducing energy demand, uses energy more efficient with renewable energy generation products, minimises carbon impact of the next generation.
- The applicants will consider sustainable water saving devices, such as but not limited to dual flush toilets, water saving white goods, rainwater harvesting etc.
- To retain a strong sense of place by creating an attractive and comfortable place to live, work and visit.
- To retain with, and to add to the local character and history of the site, and reflects the identity of the local surroundings and materials, while not preventing or discouraging appropriate innovation.
- The proposals add little to the existing loading of local infrastructure.
- Off street parking facilities remain as existing.
- The proposals will not burden or negatively impact on the existing local road network.
- Following demolition, the proposals are largely on the existing footprint and therefore there is no greater burden on loading of foul or surface water drainage.
- The proposals add little to the existing utility infrastructure.
- The application site is not protected by or adjacent to any ecological or landscape designations, and will not have any detrimental impact of any protected species.
- Improving the conditions in which people live and take leisure and widening the choice of high quality homes.
- Replacing poor design with better design.
- The design, with an additional central sitting room/bedroom also considers the need to meet the existing and future needs of occupants - with “lifetime homes” illustrating the importance of foresight and flexibility as well as sensitivity in design as a means of allowing use of the environment in an equal and independent way.
- The proposals will provide employment during the construction.
- Adds to the overall quality and visual attractiveness of the dwelling and area, not just for the short term, but over the lifetime of the development.

### **Chapter 3 Strategic and Spatial Choices**

#### **Design including reference to TAN note 12**

Design is defined in PPW as: “the relationship between all elements of the natural and built environment. To create sustainable development, design must go beyond aesthetics and include the social, environmental and economic aspects of the development, including its construction, operation and management, and its relationship to its surroundings.” including the following:

This application generally replaces poor design with good innovation and intention. Good design is inclusive design.

#### **Access**

- The study area is for private residential use. However all openings will ensure ease of access for all.
- The design, with an additional central sitting room/bedroom also considers the need to meet the existing and future needs of occupants - with “lifetime homes” illustrating the importance of foresight and flexibility as well as sensitivity in design as a means of allowing use of the environment in an equal and independent way.

#### **Character**

- The proposal sustains and continues to enhance the local character.
- The replacement dwelling retains its streetscape status being of similar scale, mass and appearance to that of the existing.
- There is little change of the scale, amount or mass of the existing to that of the replacement dwelling.
- The scheme has considered the massing of the proposal and its contribution to the existing hierarchy of buildings to reinforce and retain the character.
- The mass and height does not impact on privacy, sunlight and microclimate of the study area of any neighbouring properties.
- Promotes innovative design.

#### **Community Safety**

- Maintains security through existing natural surveillance.

#### **Environment Sustainability**

- Maintains efficient use and protection of natural resources.
- The proposal improves the conditions in which people live and take leisure, by upgrading the building to current building control standards and thermal efficiency.
- All materials where possible will be reclaimed or recycled from the demolition process.
- Materials required for any new construction will be from reclaimed, local, sustainable and renewable sources.
- The applicants will consider sustainable water saving devices, such as but not limited to dual flush toilets, water saving white goods, rainwater harvesting etc.
- The proposals do not add to the loading of the existing foul and surface water drainage system.
- The application site is not protected by or adjacent to any ecological or landscape designations, and will not have any detrimental impact of any protected species.
- The site layout remains largely the same as the existing.

- No trees or hedgerows will be harmed or removed as part of the construction of the replacement dwelling.
- The Construction Method Statement, within the document, has assessed the construction impact of the site.
- The proposals will provide employment during the construction.

**PPW: Chapter 6 - Distinctive and Natural Places**  
**including reference to TAN note 6**

To enable the historic environment to deliver rich benefits to the people of Wales, what is of significance needs to be identified and change that has an impact on historic assets must be managed in a sensitive and sustainable way.

The proposal and the Heritage Statement, referred to earlier in this report, confirms the following:-

- The setting is not in a World Heritage Site, a Scheduled Monument, in a conservation area or a registered park and garden. Althrey Woodhouse Barn is grade II listed, the house is not.
- Althrey Woodhouse is not listed.
- The replacement dwelling is on the site of the existing footprint of the house and the proposal and appearance is largely similar to that of the existing and is not considered to result in an adverse impact on the setting and character of the listed barn.
- The replacement dwelling will meet current Building Control compliance and thermal efficiency.
- The proposals provide a positive sense of place to live and visit.
- The proposals will retain existing access, landscape and amenity to that of the current dwelling.
- The proposals will improve the setting of the listed barn by including it within the proposed courtyard. At present the barn sits alone on a large square of tarmac.
- The proposals will not affect or increase pressure on the existing natural features, tranquillity or noise to the surrounding area.
- The Heritage Statement outlines in detail the little impact of the replacement dwelling on any nearby designated asset.

**Natural Environment**

The proposal will not have a significant adverse effect of any of the natural assets and in particular:

- Ecological assets. This is confirmed by the PEA carried out by Arbor Vitae Environment, who concludes installing 2 bat boxes to provide enhancement and betterment to bio-diversity.
- Trees or hedges. There are no TPO's within the site. No trees or hedges are proposed to be removed.
- There is no intention to affect the existing landscaping.
- The Construction Method Statement, within the document, has assessed the construction impact of the site.
- Landscape character has not changed.

- Visual amenity. There are no neighbours that will suffer loss of amenity, sense of overshadowing or overlooking caused by the proposal.
- The agent has investigated, understood and considered the nature conservation interests and the impact of the project will have no significant effect on the environment.
- The site is suitable for its new use – no known adverse ground conditions or stability.

We ask that the LPA take a positive presumption in favour of this sustainable development. The impact of the proposal would NOT significantly outweigh the benefits to the site area as a whole, as the proposal is largely the same, in scale, amount and appearance to that of the existing.

We believe that the proposal will satisfy each of the above roles.

## **LOCAL POLICY**

### **Wrexham Local Development Plan (2013 – 2028)**

Objective SO5 seeks to facilitate mixed diverse communities by delivering housing, to meet the needs of the County Borough. This application seeks to respect and

- Provide a replacement dwelling in a sustainable location, continuing to support the existing and growing economy and population of the nearest local centres of Bangor and Overton on Dee.
- The proposal provides a tenure and house type to ensure that all new residential development contributes to meeting the identified needs of the whole community and not just that of lower income occupants.
- The study area is between the local service centres of Bangor on Dee and Overton and therefore will continue to use the community facilities to improve the economic development of these sites.

Objective SO8: seeks to ensure all development is supported by the necessary provision of, or improvements to infrastructure, services and facilities in an effective and timely manner to make development sustainable and minimise its effect upon existing communities. This application seeks to respect and

- ensures that the replacement dwelling is similar to in to the existing scale and retains the existing provision of infrastructure to make the proposals acceptable in planning

Objective SO9: seeks to protect, manage and enhance the natural and historic environment and landscape. This application seeks to respect and

- conserve and enhance the natural, landscape and historic environment of the study area and appropriate protection is given to listed building within the curtilage of the replacement dwelling and its wider setting, please see historical statement.
- Deliver sustainable management of natural resources by using reclaimed and recycled construction materials from site.
- The character and distinctiveness of the site including the listed building and the landscape through the careful design and siting of development, which in any case is on the footprint of the existing dwelling.

Objective SO10: seeks to reduce carbon emissions and maximise resilience to and mitigate and adapt to the impact of climate change.

This application seeks to respect and

- Deliver sustainable management of natural resources by using reclaimed and recycled material from site.
- Use previously developed land and ensuring that the development does not increase the risk of flooding elsewhere.
- Supports the use of renewable energy resources and low carbon technology.

### **SP13 Design Principles and Master planning Framework**

The architect has considered in detail the proposal with regard

- To the scale, design and layout including the materials and landscaping so that the development retains its connection and character with the site and retains its contribution to the area with a high quality design and a good standard of amenity for all existing and future occupants.
- The replacement dwelling will use best design techniques in its siting and orientation in order to provide more efficient energy and water resources. MW Associates report confirms that the current building is not efficient.
- The proposal will conserve the neighbouring heritage asset in an appropriate manner so that the buildings can be enjoyed for their contribution to the quality of life of this and future generations.
- The personal safety and security in the design and layout of the development retains private space.
- The vehicle and pedestrian access to and from the site remains as existing. Adequate parking and capacity for turning of vehicles remains as existing.
- To safeguarding the environment from any adverse effects of pollution of water, land or air or any odour or vibration arising from the build.
- The proposal creates no loss of nature conservation or wildlife interest. Important trees, hedgerows and other local features that contribute significantly to the quality and character of the local environment will be safeguarded and where practicable enhanced
- The proposal will not result in flooding elsewhere.
- The proposal will add no greater burden on the community infrastructure or utilities.
- The site is essentially brownfield; the proposed dwelling is on the site of the existing footprint.
- The study area is between the local service centres of Bangor on Dee and Overton and therefore will continue to use the community facilities to improve the economic development of these sites.
- Additional jobs will be created during the construction of the development, serving to create local employment opportunities, and to the benefit of the local economy.

The applicants wish to improve the existing carbon footprint of Althrey Woodhouse and the replacement dwelling will

- make a positive approach to update the existing energy sources with the opportunity to fit solar photovoltaic panels (in conjunction with storage batteries) on the south facing roof of the existing outbuilding thus producing

no harmful by-products, pollution or Co2 emissions, including noise pollution. The applicants also intend to use a ground source heating system. The above improvements will greatly reduce the carbon footprint, improve environmental credentials and reduce energy costs. The property currently has an EPC between F and G. The proposed extension will greatly improve it to a likely C and with planned external insulation and rendering together with FENSA compliant double/tripled glazed windows will improve to a B+. Thereby reducing energy demand, uses more efficient and renewable energy generation products, minimises carbon impact for the next generation.

- Seek to reduce carbon emissions through reducing energy demand by maximising energy efficiency.
- Renewable energy and low carbon development will be incorporated to reduce reliance on fossil fuel.
- Reduce the level of carbon emissions with an updated energy system, Including promoting energy efficiency and increasing the supply of renewable energy.

### **SP15 Natural Environment**

The architect has considered in detail the proposal with regard:

- The site is not within an area of geological conservation importance.
- The site is not within an area of special habitats or other biodiversity features.
- The applicants will provide net gain of biodiversity by installing bat and bird boxes following completion of the works.
- All natural landscape features such as trees, hedges and woodland and the green networks between them that contribute to the quality and diversity of the natural environment and play an important role in mitigating the impact of climate change will remain as existing
- The quality of natural services including water, air and soils will remain as existing.
- In line with the principles of sustainability and wellbeing - to balance environmental, economic, cultural and social needs, protection, conservation and enhancement of the natural environment has been respected.
- There are no known hazardous wastes within the study area.
- The proposals will not affect or increase pressure on the existing natural features, tranquillity or noise to the surrounding area.
- The design layout and proposed entry and security lighting of the replacement dwelling maintains the minimal potential for light pollution.
- The Construction Method Statement, within the document, has assessed the construction impact of the site.

### **SP16 Historical and Cultural Environment Development**

The application considers and respects this policy to include

- The existing house/replacement dwelling is not listed however the listed barn is within the domestic curtilage. The proposals create no loss or harm and the scheme ensures that there is no net loss of heritage value, from that of the existing.
- the study area is not an conservation area , a World Heritage Site, Registered Historic Parks, Gardens and Landscapes or a Scheduled Ancient Monument
- PPW: Technical Advice Note 24 has also been respected and considered.

- Responds with and to the local character and history of the site, and reflects the identity of the local surroundings and materials, while not preventing or discouraging appropriate innovation.
- The proposals will not affect or increase pressure on the existing natural features, tranquillity or noise to the surrounding area.

### **SP19 Climate Change**

- A review of the Environment Agency's web indicates that Althrey Woodhouse and the buildings within its curtilage are located within Flood Zone 1: i.e. with an area assessed as having a less than 1 in 1000 annual probability of the risk of river flooding.
- The proposal will not increase any flood risk elsewhere.
- The proposed development is sited largely on the footprint of the existing. There is little addition within the replacement dwelling to add to the foul drainage loading which will connect to the existing septic tank.
- There is little addition for the replacement dwelling on the surface water drainage loading and which will connect to the existing sweet water tank and soakaways.

### **General Development Management Considerations**

#### **Policy DM1: Development Management Considerations**

The agent believes

The architect has considered in detail the proposal with regard

- To the scale, design and layout including the materials and landscaping so that the development retains its connection and character with the site and retains its contribution to the street scene.
- To a high quality design and a good standard of amenity for all existing and future occupants.
- No unacceptable effect on the amenity of the occupiers of nearby properties/land by virtue of noise, disturbance and overlooking;
- To safeguarding the environment from any adverse effects of pollution of water, land or air or any odour or vibration arising from the build.
- The personal safety and security in the design and layout of the development retains private space.
- The vehicle and pedestrian access to and from the site remains as existing.
- Adequate parking and capacity for turning of vehicles remains as existing.

The applicants wish to improve the existing carbon footprint of Althrey Woodhouse and the replacement dwelling will

- make a positive approach to update the existing energy sources with the opportunity to fit solar photovoltaic panels (in conjunction with storage batteries) on the south facing roof of the existing outbuilding thus producing no harmful by-products, pollution or Co2 emissions, including noise pollution. The applicants also intend to use a ground source heating system. The above improvements will greatly reduce the carbon footprint, improve environmental credentials and reduce energy costs. The property currently has an EPC between F and G. The proposed extension will greatly improve it to a likely C and with planned external insulation and rendering together with FENSA compliant double/tripled glazed windows will improve to a B+. Thereby

reducing energy demand, uses more efficient and renewable energy generation products, minimises carbon impact for the next generation.

- Seek to reduce carbon emissions through reducing energy demand by maximising energy efficiency.
- Renewable energy and low carbon development will be incorporated to reduce reliance on fossil fuel.
- Reduce the level of carbon emissions with an updated energy system, Including promoting energy efficiency and increasing the supply of renewable energy.
- The proposal will not result in flooding elsewhere.
- The proposal will add no greater burden on the community infrastructure or utilities.
- The replacement dwelling will use best design techniques in its siting and orientation in order to provide more efficient energy and water resources. MW Associates report confirms that the current building is not efficient.
- The proposal will conserve the neighbouring heritage asset in an appropriate manner so that the buildings can be enjoyed for their contribution to the quality of life of this and future generations.
- The proposal creates no loss of nature conservation or wildlife interest. Important trees, hedgerows and other local features that contribute significantly to the quality and character of the local environment will be safeguarded and where practicable enhanced
- The site is essentially brownfield; the proposed dwelling is on the site of the existing footprint.
- The study area is between the local service centres of Bangor on Dee and Overton and therefore will continue to use the community facilities to improve the economic development of these sites.
- Additional jobs will be created during the construction of the development, serving to create local employment opportunities, and to the benefit of the local economy.
- Where possible materials required for the construction will be largely be reclaimed or recycled from site or from local, sustainable and renewable sources.

#### **NE5 – Special Landscape Area**

- Early maps, detailed elsewhere in the Statement shows that the landscape has not changed in 150 + years. The proposals do not intend to change landscape area.
- Local Landscape Designation area is detailed earlier in the Statement.
- The site is classed as a Historic Landscape Characterisation of Maelor Saesneg: *Bryn-y-Pys*. Bangor Is-y-coed and Overton communities, Wrexham County Borough but the proposals does not impact on the setting.

The architect has considered in detail the proposal with regard

- To the scale, design and layout including the materials and landscaping so that the development retains its connection and character with the site and retains its contribution to the street scene.
- The application site, although within a Historic Landscape Characterisation, it is not protected by any ecological or landscape designations, and will not have any detrimental impact of any protected species.

- The development intends no harm to any existing trees.
- There are no Tree Protection Orders on site.
- The applicants own and maintain Dorlan Wood which provides an important eco-system.
- There is no change to the biodiversity conservation principles of the site. A Biodiversity Risk Assessment is part of the submission documents.

### **Housing**

#### **H8 Replacement Dwellings in the Countryside**

The proposal complies with this policy, including SP13:

- The existing dwelling is a permanent building and currently in a habitable condition. However to upgrade the property to correct the condition, proportions, layout, appearance and general energy efficiency would require substantial and extensive reconstruction and a demanding financial input. The replacement dwelling is located on the site of the existing dwelling.
- The building is in use as a dwelling and the study area will retain its lawful residential use.
- The existing dwelling is a permanent building but to upgrade thermally is not sustainable without substantial reconstruction.
- The new dwelling is located on the site of the existing dwelling and would not have a greater impact on the open countryside.
- The existing building is not listed or of architectural or historic interest.
- The proposed dwelling is located on the site of the original dwelling and largely reflects the floor area, scale, mass and character of the existing dwelling.

We believe the proposal accord with local planning policies, guidance and legislation.

## **SECTION 6**

### **CONCLUSIONS**

Sustainable means ensuring that better lives for ourselves does not mean worse lives for future generations. Development means growth - So sustainable development is about positive growth - making economic, environmental and social progress for this

This scheme has been based on the exact layout and appearance as granted on application P/2019/0703 - for Part Demolition, Extensions and Alterations to Dwelling. Due to the amount of alterations required this application is considered to be more sustainable for the future.

The architect has respected and considers the proposals comply:

- Reinforces local distinctiveness (of the listed barn) by bringing the listed building more into the group development, including the proposed new stables and tractor shed under application P/2019/0703.
- The scale, form and mass of the replacement dwelling is similar to that of the existing and little change to the balance of the built form but much significance given to the detailing of the building.
- The site is not in a designated historic designation, however the adjacent barn is and therefore the alterations, layout, size, scale, mass and materials of the replacement dwelling has been carefully studied to complement and enhance the character and setting of the barn and of the existing surrounding area.
- The replacement dwelling is located on previously developed land.
- Construction materials from the existing dwelling, where possible will be reclaimed and recycled and used for the replacement dwelling, thus reducing the amount of imported material.
- The architect has considered good national practice standard and is adaptable in layout, safe and accessibility to all. The replacement dwelling will include the needs of a diverse population including suitable access for wheelchairs in all new openings.
- It is considered that the scheme will remain safe to the effects of climate change throughout its lifetime and consideration has been given to appropriate positioning of every day rooms to provide solar gain and ventilation.
- Good national practice standard, including appropriate landscaping and car parking provision has been retained.
- The access to and from the highway for the applicants' remains as existing.
- Parking and turning of vehicles safely remain as existing.
- Due to the large study area the proposals will not have an unacceptable effect on the amenity of the nearest neighbours – 300metres distant, by virtue of noise, disturbance or overlooking and provides a satisfactory standard of amenity for the applicants and any future occupiers.
- The proposal will not have a negative impact on the street scene or wider neighbourhood.
- The landscaping and amenity does not change from the existing for the replacement dwelling.
- There are no tree protection orders within the study area, nor is it in a landscape designation. The site retains the existing landscaping.

- The applicants are prepared to provide betterment of bio-diversity with the installation of bat and bird boxes within the site, following completion of the work.
- The scheme enhances the character, retains the local distinctiveness and appearance of the site, existing buildings and surrounding landscape in terms of the siting, layout, scale, height, design, density, use of materials of the replacement dwelling and retaining the existing mature landscaping;
- Considers the personal safety and security in the design and layout of the replacement dwelling.
- The applicants wishes to lower the existing carbon footprint with the replacement dwelling utilising energy efficiency heating systems and Minimise the use of non-renewable energy, water and the production of waste both during construction and when the property is occupied.
- A review of the Environment Agency's web indicates that Althrey Woodhouse and the out buildings within its curtilage are located within Flood Zone 1: i.e. with an area assessed as having a less than 1 in 1000 annual probability of the risk of river flooding.
- The existing foul and surface water drainage will be utilised for the replacement dwelling and therefore not result in an unacceptable impact upon the water environment.
- The proposal results in a small increase in footprint. The foul drainage burden basically does not increase. It is proposed that foul water be dispersed through the existing septic tank.
- Surface water run-off from the new footprint of impermeable surfaces will be directed into existing sweet tank soakaways.
- Function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development.
- The Construction Method Statement, within the document, has assessed the construction impact of the site.

The proposal represents sustainable development that is of a high quality design that is entirely appropriate for its setting and will provide a replacement dwelling in an accessible rural location.

Careful attention has been given to the layout, scale and detailed design of the proposed development in order to demonstrate that the proposals are acceptable and can reasonably be approved having regard to Planning Policy Wales and also the relevant local policies of Wrexham Council.

## **SECTION 7**

### **REFERENCES**

All sites have been researched, although some provide no information.

#### **National Policy**

Department of Communities and Local Government

- Planning Policy Wales
- Cadw Conservation Guidelines (2011)
- Cadw Best Practice Guidance on Managing the Setting of Historic Assets in Wales (May 2017)
- Cadw Best Practice Guidance on Heritage Impact Assessment in Wales (May 2017)
- Cadw Best Practice Guidance on Managing Change to Listed Buildings in Wales (May 2017)

#### **Local Policy**

- Wrexham Council Natural Environment Supplementary Planning Document
- Wrexham Core Strategy

[www.Googlemaps.co.uk](http://www.Googlemaps.co.uk)

[www.Britishlistedbuildings.co.uk](http://www.Britishlistedbuildings.co.uk)

<http://planning.wrexham.gov.uk>

[Flood-map-for-planning.service.gov.uk](http://Flood-map-for-planning.service.gov.uk)

<https://magic.defra.gov.uk/>

<https://historicplacenames.rcahmw.gov.uk>

Wrexham Historic Environment Record

Wrexham Historic Landscape Characterisations

[http://www.shropshirefire.gov.uk/sites/default/files/planning-and-developers\\_0.pdf](http://www.shropshirefire.gov.uk/sites/default/files/planning-and-developers_0.pdf)

<http://www.british-history.ac.uk>