

SUPPORTING STATEMENT LISTED BUILDING CONSENT APPLICATION

Site at: Trevalyn Manor
Flats 2 & 3 (Ground Floor)
Manor Lane, Rossett
nr. Wrexham LL12 0AQ

PROPOSALS:

**CONVERSION OF TWO FLATS INTO ONE, 8 REPLACEMENT
WINDOWS & REPLACEMENT OF A PAIR OF FRENCH DOORS
AND SIDE WINDOW PANELS WITH A SINGLE WINDOW**

**Statement Prepared and Submitted on behalf of Dr. D.
Roberts**

REVISION A

06-03-2020

1.0 Introduction and Background

1.1 This is an application, as now amended, submitted for Listed Building Consent. It is being supported by this statement together with an independently prepared Heritage Impact Statement [HIS] from Stephen Haigh, Buildings Archaeologist and also a Conservation Method Statement. The scope of the listing of the main building is principally discussed in the submitted HIS, but a copy of the listing forms Appendix One to this statement. The grounds to Trevalyn Manor are included in the Register of Historic Parks and Gardens and are graded II*. The site however falls outside Rossett Conservation Area and as such there is no Article 4 Direction to take into account which might have triggered the requirement for a planning application.

The 2 to 3 storey main house and separate stable block were converted into 23 flat units under a planning application submitted in July 2003 [P/2003/0891] and approved in March 2004. A parallel listed building application [P/2003/0892] for the conversion of the main house was approved in January 2004.

1.2 The nature of the alterations applied for is one of internal alterations to achieve the conversion of two ground floor flats, nos. 2 & 3, into a single larger flat on the eastern side of the building and replacement heritage style windows to the facades of the southern elevation of the building and part of the eastern elevation as well as a replacement of a pair of french doors and side / uppers panels on the south elevation with a window to match that directly adjacent to it. Windows w10 - w14 will be retained as being original in terms of glazing and frame, and as such the preference of the Local Authority is exercised, although secondary glazing may be a solution offered by the window manufacturer - to which the Council do not object.

Both flats, that were concurrently on the market, have been purchased by the applicant in order to afford one larger dwelling unit with a better utilisation of the floor space now available to him. All the works will be undertaken by an experienced builder, Pete Foy of Lytham, Lancashire, with a pedigree of working in the historic environment locally in his home town and on similar projects wider afield.

1.3 It is not considered that the proposed works in this case constitute development requiring planning permission and as such no planning application has been submitted in that regard.

1.4 Further to refinements in Welsh legislation and from 1 September 2017 a Design and Access Statement is no longer required to be prepared and submitted to support a listed building application as this will now be addressed in a HIS, and as such this application comprises of that HIS, a short Conservation Method Statement (CMS), this supporting statement plus the application drawings, technical details, photographs and an OS location plan. This statement will consider the planning context in regard to the proposed development as well as relevant national and local planning policy.

2.0 The Detailed Proposals

2.1 The application seeks to obtain consent for internal alterations to afford a single dwelling unit in place of two in regard to current flats nos. 2 & 3, in works as described in *para. 2.3*. In addition, the proposals intend the replacement of all the external facing ground floor windows as specified in the amended plans plus the removal of a pair of existing french doors (as below, including the side and upper panels) in south facing elevation of flat 2 with a window in the same opening to match the existing adjacent front window.



There are no replacement windows to the courtyard side. There will be no structural alterations other than for the replacement window for the french doors, and that would involve making good the base stone plinth to match the existing, building 3 brick courses up and adding a new stone cill all to match the existing. It is assured that these items will be able to be sourced regionally, from a reclamation supplier, and the applicant is happy to accept a condition upon identifying a palette of the intended materials and those being made available for the Council's inspection on site.

2.2 The new windows would be purpose built by Derwen Joinery in Wrexham. The windows have been carefully chosen would be a traditional sliding sash with rope and pulley system and constructed from Accoya timber with 22mm traditional individual glazing bars from scotia moulding to match the profile of the existing, with a test sample being machined for approval prior to window manufacture. Specification details and a section are submission documents as revised have been submitted. All the windows would be fitted with a thin sealed double glazed unit 12mm thick. A sample has been sent to the Council's Conservation Officer and there is no objection to this. The window woodwork would be sprayed at the factory to match the existing/retained windows before the glass is fitted.

2.3 The cumulative single flat established would be accessed by the main entrance for flat 2. The door to flat 3 would be retained as a secondary entrance / exit.

The internal alterations in affording the conversion of the two units into one flat would be as follows:

- MAIN JOB - to formally complete a new opening in the wall between the two flats in the position identified upon the drawings where there was a washroom in Flat 2 [sanitary ware now removed [and a w.c. and hand basin in Flat 3] to be supported by stainless steel Catnic lintels, fire lined and skimmed. This will be an open corridor without any doors linking the bedrooms to the rear of the cumulative unit with the main living area at the front. The removal of the blockwork infill segregating the two flat units, as introduced in 2004, has already been broken through by the job builder in order to enable consideration of the nature of the work involved in this element. This is apparently known to the Council's Conservation Officer after a meeting with the job builder, and as such there was no intent here to prejudge the decision of the local planning authority in this matter.

- ADDITIONAL WORKS :-

- Change the use of the current master bedroom in flat 2 to a dining room / kitchen; removing the existing ensuite bathroom, its units, tiles etc & reutilising existing drainage connections for new cooker; existing extractor vent to be refurbished for new cooker.
- Existing cylinder repositioned in new cupboard in utility room formed from the current kitchen to flat 2.
- Form new cupboards / doors to what will become the master bedroom to the overall flat as converted.
- Form new dressing room to the master bedroom and ensuite facility from current kitchen to flat 3. New stud wall to enclose the ensuite with a door leading from the bedroom.
- A replacement fireplace that has been removed under the former ownerships, though not the identified listed ones, will be instated.

3.0 Planning Policy Context

3.1 The relevant planning policy substance comprises the Planning Policy for Wales 2018, Technical Advice Note No. 24, Wrexham Unitary Development Plan 1996 - 2011 & the emerging Wrexham Local Development Plan 2 (LDP2) 2013 - 2028 at Deposit Plan Stage.

3.2 The Planning (Listed Buildings & Conservation Areas) Act 1990 [The Act] sets out the statutory instruments by which the determination of a planning application affecting a listed building shall be determined. Section 66 requires that in considering whether a development affects the setting of a listed building a local planning authority shall have special regard to the desirability of preserving the building, its setting or any features special architectural or historic interest which it possesses.

3.3 Section 38 (6) of the Planning & Compulsory Purchase Act 2004 & Planning Policy Wales [Edition 10] (PPW10) require the determination of applications to be in accordance with the provisions of the development plan unless other material considerations indicate otherwise.

3.4 Upon listed buildings, Policy 6.1.10 of PPW10 takes the mantle of that expressed in 'The Act'.

Para. 5.14 of the Technical Advice Note 24: The Historic Environment [TAN24] advises that, *"many listed buildings can sustain a degree of sensitive alteration and extension to accommodate continuing and new uses"....."when applicants and the local planning authority assess the heritage values and significance of a listed building which is the subject of a consent application - they must consider the sensitivity of that building to the proposed changes"*. This statement together with the Heritage Impact Statement, and largely that latter statement, will assess the impact upon Trevalyn Manor as a listed building of the changes proposed to be made to be made a part of it. And that assessment will consider whether it is a positive or negative impact that would occur, or whether it is just the status quo as existing is preserved.

3.9 Policy EC9 of the Wrexham Unitary Development Plan states that *'alterations and additions to, and development and redevelopment within the curtilage of, buildings structures listed as of special interest must respect the setting and character of the listed buildings or structures'*. The lower case text in para. 5.11 states that alterations or additions to listed buildings *'require the greatest skill and care in order to avoid damage to the intrinsic character of the buildings themselves [including interiors and fixtures and to their setting']*.

3.10 Policy SP16 of the Wrexham Local Development Plan 2 - Deposit Plan Version - deals with the Historic and Cultural Environment and states that development will only be supported where conserves, preserves and enhances the cultural and heritage assets [inclusive of listed buildings] in the Borough.

3.11 There is in addition advice issued upon the County Borough Council's web site concerning the alterations and repairs to a listed building. This is added as Appendix Two to this statement.

4.0 Considerations of the Proposals against Planning Policy

4.1 Firstly in regard to the proposed intention to covert two existing flats into one larger unit:

[i] Trevalyn Hospital [formerly Trevalyn House] was designated as a listed building in 1996, as an example of a *mid18c small, former country house*, that notwithstanding the conversion [to a hospital] retains *'good internal detail'*. The property listing identifies

internally that there is an inglenook fireplace in the entrance hall in a '*classical revival*' style, a fine example of a c1900 staircase and a white and yellow marble fireplace with decorative cast-iron firebacks in a rear bedroom. None of these are relevant to the subject flats. Elsewhere in the building the listing identifies there are examples of original carpentry and Edwardian plaster work to the ceilings.

[ii] It has not been possible to access the original, or last floor plans of when Trevalyn House had been altered internally for the conversion to the maternity hospital. The listing description infers that this earlier conversion entailed some internal division from the original country house. The second, subsequent conversion to a flatted development involved further physical subdivision work to create the flats in the change of use and conversion works from the former hospital use to residential use probably considerably further altering the form/layout of the building internally, and that the solid wall now separating flats 2 and 3 is not one presenting any sort of integrity representing internal layout reminiscent of the original building as a country house. Examination of the photograph on page 9 of the HIS identifies the blockwork infill and apparent changes in flooring over time at this juncture. The creation of the proposed opening between the current two flats is not harmful to the character of the listed building.

[iii] It is considered that given the further conversion + subdivision of the building that took place to convert it back to a residential use as flats then there can be no consequence of forming one flat from 2. The situation in heritage terms is that the status quo is maintained. The HIS considers the integrity of the subdivision and opening up of a link between the two current units. There would be no harmful damage to the structure of the listed building internally, or to its character, as a result of this further internal alteration.

4.2 The other matter is that of the reflection upon how the proposed external works are considered to impact upon the external appearance and character of the property as a listed building. The listing, in reference to windows, identifies 12 pane sliding sash windows to the projecting end bays of the main [front] facade, nine pane to the top floor and six to the central section all with stone heads marked with voussoirs. The twelve panes are indeed characteristic of all the windows to be replaced in this application. In this case, the replacement windows would be in a like for like scenario with an identical 'pane' configuration retains the status quo in visual in that regard.

None of the stonework headers would be disturbed, and similarly neither would the slight stone cills.

The principal difference in the external works is the removal of the french door configuration in the front elevation of the building and its replacement with a traditional matching sash window in the same opening. This affords a significant improvement to the front facade of Trevalyn Manor as the french doors are not an original feature upon that facade, and indeed would never have been designed into an important main elevation of a building of this nature. Photographs online, but image protected, identify the front of Trevalyn Manor, circa 1950, and quite clearly the current french doors to the current front lounge [to flat 2] did not exist and the original window (and that now intended to be restored) was then in situ in a largely undisturbed facade at that time. As the french doors were in place at the time of the listing then the proposed window re-instatement is a considerable conservation improvement to the front facade of the building that enhances the listed status of the building. It is surprising that this improvement was not a requirement at the time of the conversion to flats.

The external proposals, it is considered, would as required by the pending Local Development Plan & UDP would enhance the appearance of Trevalyn Manor. The proposed scheme has been sensitively considered prior to making the application and would subsequently, upon approval, be delivered with care and great attention to detail.

(* The consideration of the proposed works should be considered against the submitted Conservation Method Statement and the Heritage Impact Statement.)

5.0 Conclusion

5.1 It is contended that it has been demonstrated that the proposed internal conversion works and external works in regard to the replacement windows and altered opening to reinstate a window have all had due regard to the national and local planning policy and TAN24 in regard to works to a listed building, and indeed with the replacement of the introduced poor french doors to the front elevation considerably enhances the appearance of that elevation in reverting to the original architect design for the building and as implemented by the original builder. Accordingly a positive impact would result upon the listed building by reason of the revised proposals.

Accordingly the application ought to be supported by the Council with the granting of listed building consent for the development.

APPENDIX ONE

Full Report for Listed Buildings



Summary Description of a Listed Buildings

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
17466		II	Designated	18/10/1996	18/10/1996
Name of Property		Address			
Trevalyn Hospital (formerly known as Trevalyn House)					

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Wrexham	Rossett		Trevalyn	336824	356472
Street Side		Location			
SE		Located off a private drive from Manor Lane which joins the B 5445 Chester Road at the Alyn Bridge. Set within an important garden and pleasure grounds including associated structures.			

Description

Broad Class	Period
Health and Welfare	

History

C18 house begun in 1754, architect unknown. Later extensions include bays to ground floor front elevation, and extension to the east and north, all circa 1890-1900 when in the ownership of the Townsend family. Conversion to Hospital post-1945 has entailed some internal division, extensive additions to the western side, and light infilling of central section of principle facade.

Exterior

Three storeys, red brick with stone dressings, pitched slate roof hidden behind rendered parapet. Rusticated stone quoins, plinth and cornice. Twelve-pane sliding sash windows to projecting end bays of main facade, nine-pane to top floor with six to central section, all with stone heads marked with voussoirs. Original front stone door-frame with consoled cornice to architrave has had Roman Doric portico added later and subsequently enclosed by new glazed extension approx. 1960's. Some c1900 rainwater goods.

Interior

Entrance hall has c1900 inglenook fireplace in classical revival style. To the left is a fine c1900 staircase with turned balusters and foliated carving to cut-string. To rear bedroom is a fine Adam Revival white and yellow marble fireplace with decorative cast-iron firebacks. Elsewhere much original carpentry and Edwardian plaster work to ceilings.

Reason for designation

Listed as a mid-C18 small country-house which, notwithstanding conversion, retains good internal detail.

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[Records 1 of 1]

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APPENDIX TWO

FLOOR PLAN IDENTIFICATION

PHOTOGRAPHIC IDENTIFICATION



