

CONSERVATION METHOD STATEMENT

PROPOSALS:

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

ALL CONSERVATION GRADE WINDOWS

REVISION A

06-03-2020

Site at:

Trevalyn Manor

- Flats 2 & 3 (Ground Floor)

Manor Lane, Rossett

nr. Wrexham

LL12 0AQ

**Submission written and presented on behalf of Dr. D. Roberts for the
undertaking of the said proposals**

1.0 INTRODUCTION

1.1 This submitted method statement has been written to further assist the Council in the determination of a submitted listed building consent application in regard to the delivery of proposed internal and external works to Trevalyn Manor as a grade II listed building. Its heritage significance relates to its example as being a mid-c18 small country house with the retention of good internal detail.

2.0 THE PROPOSED DEVELOPMENT

2.1 The listed building consent application submitted to the Council seeks to obtain approval for internal alterations to afford a single dwelling unit in place of two current [flats nos. 2 & 3] in Trevalyn Manor to create a larger, reconfigured flat unit. In addition, the proposals intend the replacement of 8 windows in the external facing ground floor facade plus a pair of french doors & side panels. Some of the windows are cumulative ones forming part of two brick bay window features.

2.2 The proposals therefore intend 9 new windows in total, 8 replacement and one to replace the french door, side / top window panel configuration. 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 machined for approval prior to manufacture. Specification details and a section are submission documents as revised have been submitted. All the windows would be fitted as thin sealed double glazed 12mm thick. A sample of this glass panel has already been sent to the Council's Conservation Officer. The window woodwork would be sprayed at the factory to match the existing/retained windows prior to glazing.

2.3 There will be no structural alterations other than those accompanying the replacement window for the french doors configuration.

3.0 THE CONSTRUCTION / ALTERATION METHODOLOGY

3.1 Structurally, the only work internally has been breaking through between the two existing flats. The section of wall in question requiring to be 'needle propped' with then the insertion of stainless steel catnic lintels cased in 15mm fireline board which would then be skimmed. As identified in the Supporting Planning Statement, the blockwork infill section [circa 2004] has already been broken into in order to gather the scale of

works involved here - see the photograph on page 3. No issues have been revealed that would impede the works being satisfactorily undertaken.



3.2 Externally, the only structural work would involve the repair to the front facade where the existing french doors configuration [photograph on page 4] which is being removed to establish a window in that position, as per the original built elevation of the property. The works would involve stripping out the existing doors and side & upper panels and then making good the stone plinth before building up from that with 3 brick courses before laying upon that a reclaimed stone cill and the insertion of the new window to go in the same opening as the doors and side panels. No other structural work to the opening would be required. A source for bricks and stonework to match has already been assessed from reclamation although it is assumed that the supply of

samples would be a conditional matter. A traditional lime based mortar would be used at 1 part NHL 3.5 lime to 3 parts sand to form a light buff colour creating an aged appearance and with a gritty consistency to accurately recreate the existing in terms of colour and applied with regard to the degree of that used to accurately historically reflect the inconsistent appliance by the original builder.



3.3 The new windows once manufactured would presumably be brought to site by the manufacturer for safe storage internally to enable an ongoing, continuous process of the replacement of all the current windows in one on going operation, although being local they could bring them when needed depending upon their on site storage capacity. The old removed windows would be skip stored and covered during the window removal process. The skip / skips would be taken from site when full.

3.4 Further internal alterations in converting the two units into the larger unit would be relatively limited but would be necessary with the kitchen being relocated from flat 2 and with the kitchen in flat 3 becoming surplus to requirements and being replaced with an ensuite facility to a new master bedroom. The stripping out of the small existing kitchen in flat 2 and with it becoming part of a kitchen / dining room in the current front bedroom is a principal alteration but without consequences of any major structural work. The existing kitchen would become a utility room with the insertion of a new cylinder cabinet. The works to create the proposed kitchen would benefit from the use of the existing water pipe connections to the current bedroom ensuite facility as well as the existing drain connection & use of the existing extract vent for that of the new cooker extraction. With regard to the creation of the new ensuite in the current kitchen to flat 3, there would be new stud wall with door opening create the facility. Also there would be cupboards and doors to recess sections in the new master bedroom.

3.5 No other alterations or building works are proposed other than those explained in the paragraph above and shown on the application drawings. All has been accurately assessed and surveyed. The conversion work and new window assembly would be undertaken by an experienced builder well versed with the expertise required in working upon either standalone historic buildings or buildings in conservation areas.

3.6 The draft scheduled timetable of works in regard to the window & french door replacement would be two to three months, and that of the internal alterations would be the same. All works would be completed as one single job. The manufacturer's quotation to the applicant identifying drawings of all the windows has already been submitted to the Council as an application document.

4.0 CONCLUSION

4.1 It is contended that it has been fully demonstrated herein that the proposed works at Trevalyn Manor to Flats nos. 2 and 3 can be undertaken satisfactorily without any harm to the fabric or integrity of the building or its visual character overall. It is considered that the submissions made meet the requirements of the Council's issued guidance upon the alteration and repair of listed buildings [[Appendix Two](#) in the Supporting Planning Statement] in regard to providing sufficient information for the Council as determining body to understand the impact made upon the significance of the listed building [positive or negative]. In this case it has been shown that there

would be no negative impact upon Trevalyn Manor, and instead reinforcing its heritage value with the re-instatement of what would have been an original front window in the position to replace the current french doors / windows assembly.

