

DEMOLITION, EXTENSIONS AND ALTERATIONS and REPLACEMENT STABLES AT ALTHREY WOODHOUSE



PLANNING STATEMENT

MOSS. CO.
LLP.

BROOKSIDE - PLEALEY - SHREWSBURY - SY5 0UY
TEL 01743 792985
E-mail - graham@mosscompany.co.uk

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SECTION 1

INTRODUCTION & BACKGROUND

This Planning Statement has been prepared by Moss Co LLP on behalf of Mr and Mrs Jon Minshaw in support of a householder and listed building application for part demolition, extensions and alterations to the dwelling and replacement stables and tractor shed at Althrey Woodhouse, Overton Road, Bangor On Dee, Cheshire LL13 0DA.

The dwelling, Althrey Woodhouse itself is not listed but the timber framed building, known as Althrey Woodhouse Barn is within the boundary and is grade II listed.

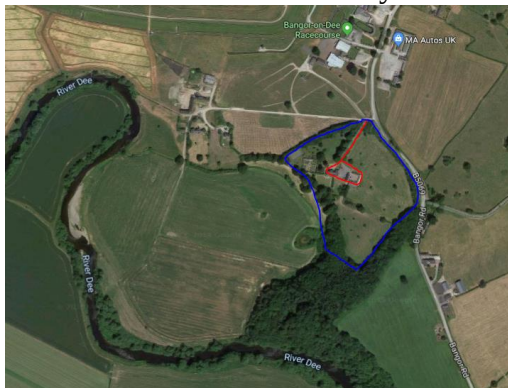
In addition to this Planning Statement, the application is supported by the following information:

- Existing Location Plan
- Proposed Site Plan
- Proposed Landscape Plan
- Existing Plans and Elevations of Althrey Woodhouse
- Proposed Plans and Elevations of Althrey Woodhouse
- Existing Plan and Elevations of stables
- Proposed Plan and Elevations of stables
- Existing Plan and Elevations of tractor shed
- Proposed Plan and Elevations of tractor shed
- Preliminary Ecology Appraisal - PEA
- Heritage Statement

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 to Overton on Dee racecourse, to the north



Source: Google Maps



Site plan

SECTION 2

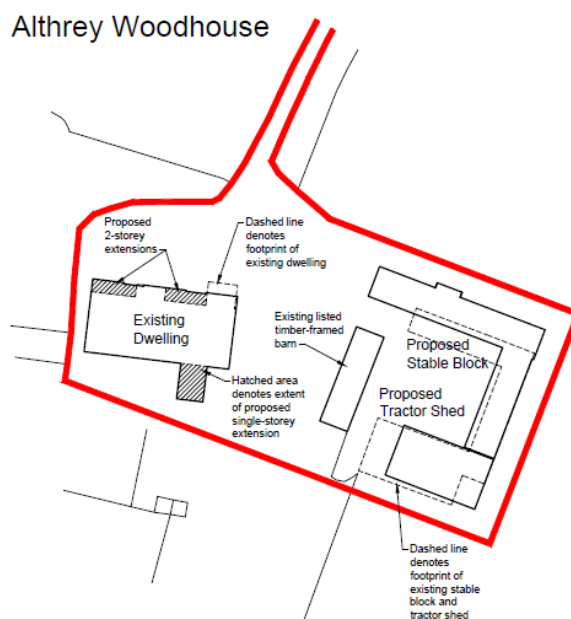
PLANNING STATEMENT

USE

The site is domestic with amenity land and outbuildings in association with the dwelling.

Proposals

- Demolition of recent 2No two storey extensions to the north elevation
- Raising the roof
- Single storey extension to the south to provide orangery
- Demolition and replacement of stables
- Demolition and replacement of tractor shed



Site plan

CONCEPT

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 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.

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.



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

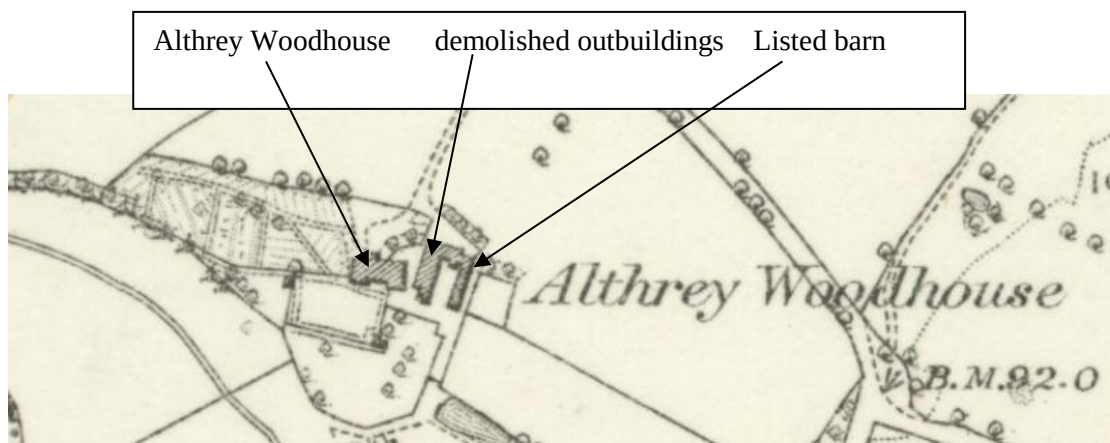
The white painted outbuildings have since been removed.



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.

The house has been completely refitted with very little of any earlier building or architectural detail remaining.



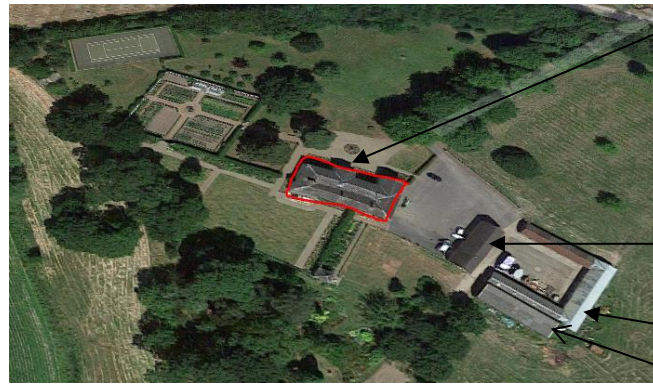
Flintshire XXII (includes: Bangor Is Coed; Overton; Seswick; Worthenbury.)
Surveyed: 1872 to 1873 Published: 1879

A replacement dwelling was considered and a scheme prepared but the applicant has chosen the option to renovate the existing.

The applicant seeks to improve the proportions of the house with better laid out rooms than at present.

Althrey Woodhouse Barn is grade II listed, within the applicant's 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.

The proposal also includes the demolition and replacement of the C20th stables beyond the listed barn.



Source: Google

Existing site plan

Althrey Woodhouse

Grade II listed
Althrey Woodhouse Barn

Existing stables
Existing tractor shed



Althrey Woodhouse

Listed barn

Proposed stabling

Proposed tractor shed

Proposed site plan

The house sits in the centre of its own boundary.

ALTERATIONS TO THE HOUSE

DESIGN PRINCIPLES

The current house is not as it might appear, providing a gentle evolution of an earlier farmhouse. The present Georgian proportions were imposed on a Victorian building, which was substantially knocked about to achieve the desired effect in a much more forced change of character. As a consequence none of the proportions are anywhere near ideal, with unusual pane proportions and very cramped eaves line giving a more per functionary appearance than such a large house might have deserved. As such there is no hidden history or ancient core to be deciphered or enhanced as anything that there might have existed has been obliterated as a consequence. The Heritage Statement provides detailing of old maps showing the original footprint, which is not dissimilar to that proposed.

Given the scale of the existing building the applicant simply requires a handsome building to make a transformation to their home.

The current internal accommodation is poorly conceived, with poor orientation of the main living rooms.

It is proposed to demolish the existing two storey extension to the centre and also the west end of the north elevation and bring the whole principal elevation forward by 2.4 metres to the line of the existing central break.

Bringing the principal elevation forward obviously effects the east and west sides as well. This work will allow for the entire roof to be lifted providing much better overall proportions to the first floor fenestration.

At present the rooms to the east are linked one to the other. By moving the elevation forwards a corridor provides access to the rear of the rooms and better internal circulation.

The entrance and hall is to be located centrally on the elevation and floor plan, providing an elegant and open approach.

The existing back stairs are to be removed and replaced to lead to an integral guest suite.

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. An orangery is proposed off the new kitchen location with bi-fold doors leading separately to the west and outside entertainment area and southern formal garden.

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

Principle of development

- The applicant is looking to achieve far better proportions out of the present building and is largely on the same footprint.
- To 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 orientation of the dwelling takes in the distant views to the north and south and the alterations are largely to these facades.
- There is little impact, only enhancement on the listed barn, to the east of the dwelling.
- The proposal retains the established sense of place and creates an attractive and comfortable place to live and visit.
- The proposal provides additional accommodation.

Impact of the siting, scale and design of the extension on the appearance of the property and the street scene.

- There is no change to the existing access and therefore the proposal will not result in an impact to existing highway safety or users.
- Care has been taken to ensure that the architectural style of the north extension and the orangery extension to the rear fully integrates with the symmetry and materials of the house, enhancing the present character and style of the building.
- With all three facades - north, east and west altered, the house is to be re-roofed and the pitch is increased slightly but retaining sensitive integration to the dwelling.

Impact on neighbouring properties

- There is no loss of amenity or sense of overshadowing or overlooking caused by the alterations, due to the existing boundary screening.

Tree Related Matters

- No protected trees will be harmed in the overall construction of the scheme.

AMOUNT

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

The existing house has a footprint of 350m² and a floor area of 647m².

Demolition of the two storey central extension on the north has a footprint of 13m² and a floor area of 20m².

Demolition of the two storey extension of the garage/bedroom on the north east has a footprint of 25m² and a floor area of 42m².

The proposed single storey extension to the south has a footprint of 33m² and a floor area of 28m².

The proposed house has a footprint of 409m² and a floor area of 730m², resulting in an aggregate increase in of 59m² or a 17% increase in footprint and a 12% in floor area.

The site area is 4360m² or 0.4hectares.

SCALE

With all three facades - north, east and west altered, the house is to be re-roofed and the pitch is increased slightly but retaining sensitive integration to the dwelling.

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 applicant is looking to encompass far better symmetry and proportions than at present.

The applicant would like to retain the Georgian style appearance, but with improved presentation than the existing house.

The new work would use a soft coloured brick to the new central, formal entrance with stone quoins, vousoirs and cills and a reclaimed textured slate roof. The remaining elevations would be in painted render to match the existing.

Bricks will be laid in 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 finished in reclaimed Welsh slate.

Stone voussoir heads and cills.

Fenestration is to be painted timber.

Doors will be painted timber and glazed.

All new rainwater goods will be Hunter "Foundry"

<http://www.hunterplastics.co.uk/products/rainwater/foundry-finish-125/>

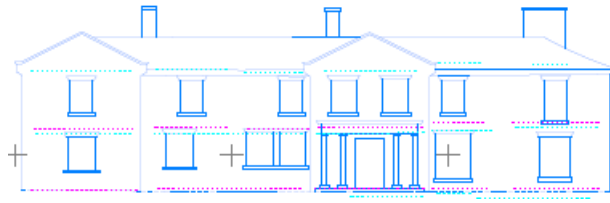
or Brett Martin "Cascade" cast iron look range <http://www.brettmartin.com/en-gb/plumbing-and-drainage/products/cast-iron.aspx> or similar

The ground floor will be concrete. The first floor will be suspended timber floor.

Partitions will be constructed from studwork and plasterboard.

The ceiling will be formed from plasterboard.

The existing north elevation is rendered with reconstituted stone detailing that will be replaced using dressed local stone.



Existing north elevation

The proposed north elevation is to be brought forward by 2.4 metres to provide a more typical Georgian front. This would provide a more elegant and symmetrical appearance including increased accommodation. This allows for the roof to be raised slightly by 1metre, but retains the existing chimney line.

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

The mass is broken up with the central part in brick with the outer wings rendered and painted.

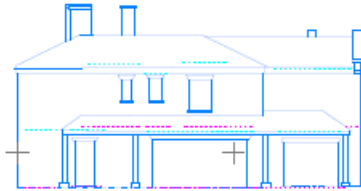
A portico is proposed with an elegant glazed front door and side panels. This provides for a very attractive entrance hall.

The existing fenestration is not well proportioned and is to be replaced with appropriate patterns.



Proposed north elevation

The existing east elevation is to be improved, removing the double and single garage doors and improving the back door.

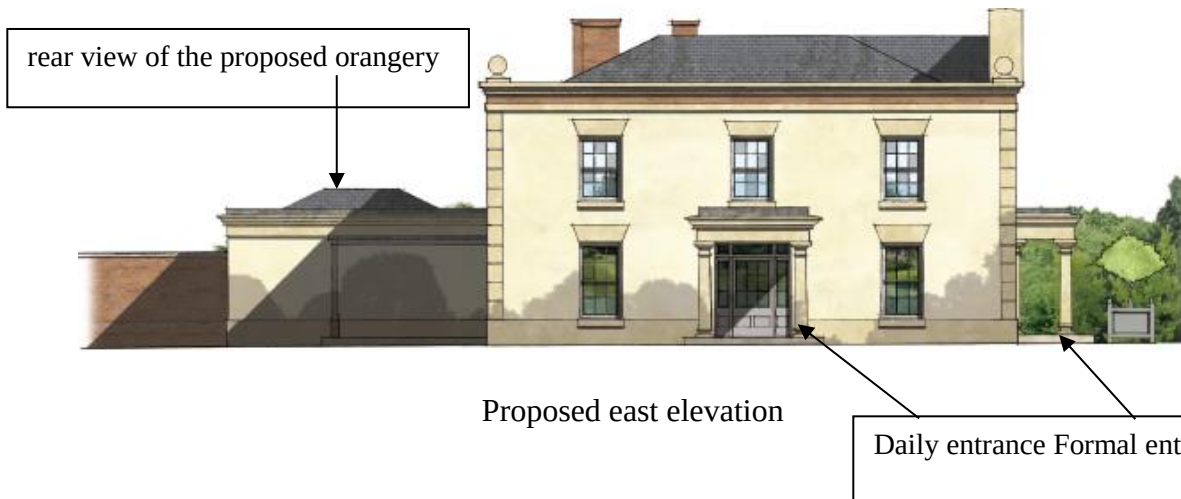


Existing east elevation

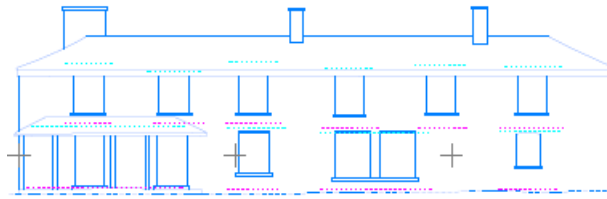
This side of the house provides for the daily entrance and parking.

As with the north elevation and its increased projection this whole façade changes and the proposal includes more symmetrical fenestration. The proposed east elevation provides an elegant and daily entrance. The entrance leads into the ancillary rooms of a house this side. This elevation faces the listed barn and had therefore has been given a more modest appearance.

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



The existing south elevation is pretty and remains largely unchanged on this side.



west end



east end

Existing south elevation

The south elevation fenestration is changed from 3 pane casement to 4, for improved proportions. A garden wall splits the elevation and it is intended to locate an orangery on the east end to take advantage of the views into the walled garden area.

The orangery is of a typical C18 style.



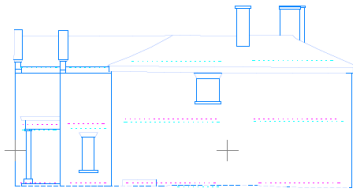
Proposed south elevation

Proposed orangery
Garden wall to remain



Garden wall

The existing west elevation is being virtually blind with only one small window in the corner of an existing bedroom. The principle rooms on the ground floor have no outlook at all. This elevation looks out over the formal garden.



Existing west elevation

The proposed west elevation provides proportionate fenestration to both the formal and informal reception rooms. The master bedroom above is located facing this way. The fenestration provides light, solar and ventilation to the rooms facing west with a much improved outlook over the gardens.

Pediment, finials, stone 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

LAYOUT

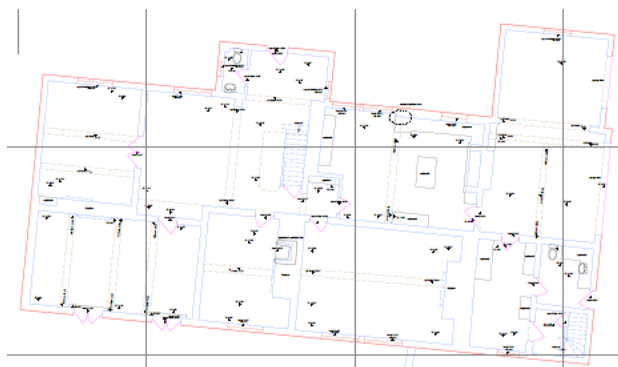
The applicant is looking to encompass far better layout and proportions within existing house.

The existing layout of the house has an orientation of north/south with the existing tree lined entrance leading to the north façade. The relatively recently constructed central two storey extension on this principle elevation, and that on the north east (including the integral garage - accessed from the east) is to be demolished.

The kitchen is relocated to the south side of the house, with the dining room moved to the north.

The east elevation is 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.



Existing ground floor plan

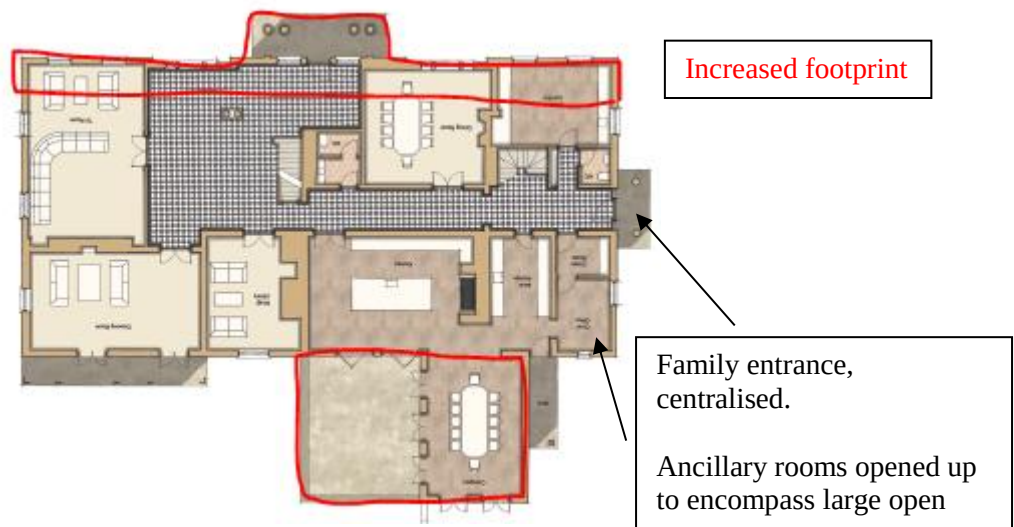
As a consequence all of the important rooms in the house have been re-aligned on a south and west side to open out onto the garden, including the drawing room, large kitchen breakfast and sitting room, leading to the orangery beyond. Ancillary rooms are moved to the north and east.

The north elevation now delivers a satisfying formal entrance leading to a proper entrance hall. A central corridor running east provides access to the rooms where previously one had to walk from one to the other. The existing kitchen has become the formal dining and the integral garage, the utility. The second staircase is relocated to lead directly to the guest suite above.

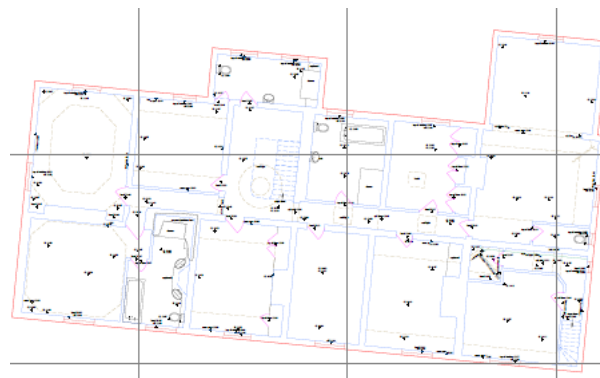
The informal entrance is retained to the east but centralised. Appropriate sized and pattern fenestration is formed in each room, on both floors.

The kitchen is moved to the south east to take advantage of the garden and solar gain. The smaller rooms in this corner are encompassed in the open plan kitchen and proposed orangery/dining area. Bi-fold doors lead out to the west entertainment area and to the formal south facing walled garden.

The remaining rooms to the west remain unchanged with the exception of fenestration.



Currently the first floor layout provides 9 bedrooms (1 ensuite), 2 bathrooms and 1 separate WC.



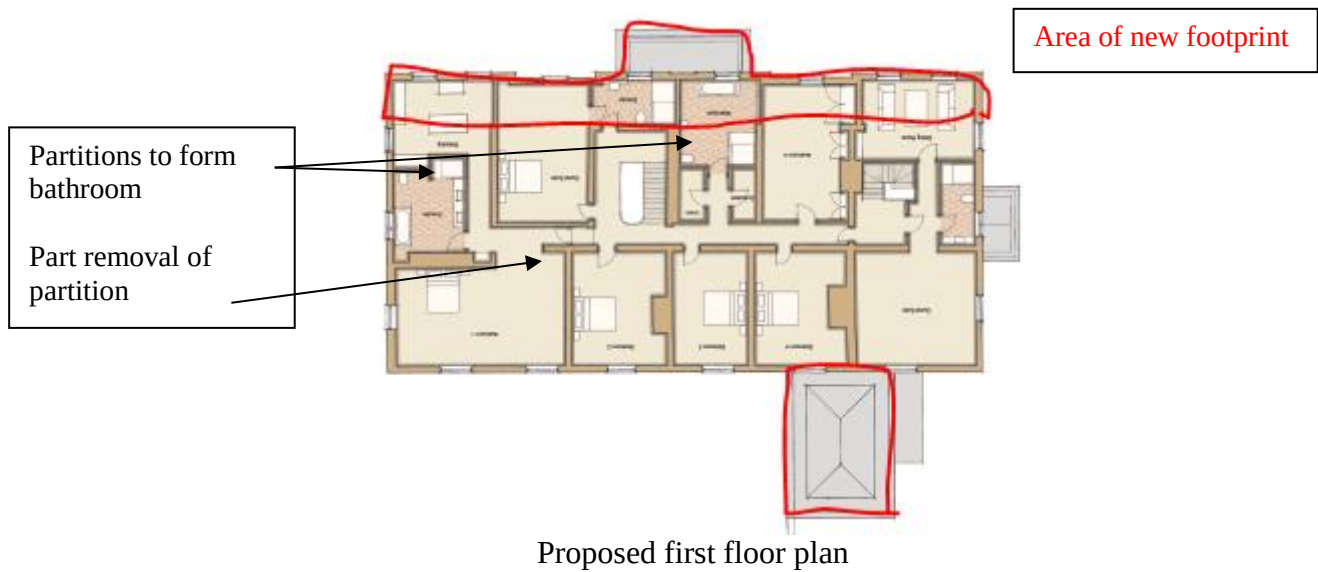
Existing first floor plan

With the increased foot print of 2.4 metres on the north side the bedrooms on this side become slightly larger.

The master suite takes advantage of the south and west aspect. The existing bathroom is relocated and the space opened up to provide a large south west bedroom. The ensuite is located centrally on the west elevation with a dressing room facing north.

The guest suite although linked to the main house is largely a separate entity with its own staircase.

Proposed drainage will connect to the existing layout.



DRAINAGE

The proposed development will result 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 soakaways.

ACCESS

The site is level and new door openings will allow for inclusive access.

LANDSCAPING

A paved area will lead out from the south and south west facing living spaces into the garden, providing an area for outdoor entertainment area.

The proposal will include paving and landscaping to the south. All other garden areas and landscaping will remain unchanged.

The existing tree lined entrance approach remains as does the hardstanding for parking to the north and east.

There are no tree protection orders within the site.

REPLACEMENT STABLE RANGE

AND TRACTOR SHED



Photograph showing north elevation including farm buildings
The photograph shows the existing stables/outbuildings. The white painted brick buildings have since been demolished. The roofline of the listed barn can just be seen.

EXISTING STABLE RANGE

The existing stables are located to the west of the dwelling and listed building. It is proposed to demolish this structure.

AMOUNT

The existing stables have a footprint of 303m² and a floor area of 278m².

SCALE

The height of the existing stables eaves is 2.4 metres.
The height of the existing stables ridge is 4 metres.

APPEARANCE

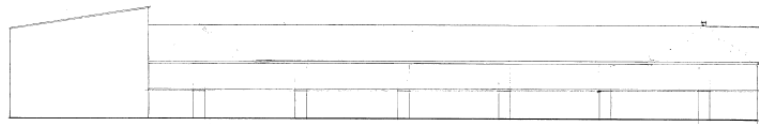
The stable block is constructed from breeze block and horizontal timber cladding with a concrete/mineral fibre and metal profile roof and is generally in a poor condition. The stables would not likely meet the statutory requirements required by DEFRA for the care and owning of horses.



Existing north inner courtyard elevation



Existing north outer courtyard elevation



Existing east elevation



Existing south elevation



Existing west inner courtyard elevation

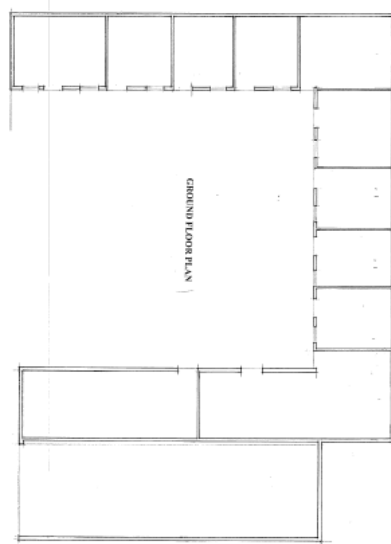
As can be seen from the photograph showing the west elevation below, the structure is close to the heritage asset – 4.6metres but this distance is improved with the proposals.



Existing west inner courtyard elevation

LAYOUT

The layout provides for 6 stables, storage, feed and tack rooms, although would not likely meet the statutory requirements required by DEFRA for the care and owning of horses.



Existing floor plan

EXISTING TRACTOR SHED

The existing tractor shed is located directly behind the existing stable block with access on the west side. It is proposed to demolish this structure.

AMOUNT

The existing tractor shed has a footprint of 113m² and a floor area of 107m².

SCALE

The height of the existing tractor shed eaves is 3.9 metres.

The height of the existing tractor shed is 4.8 metres.

APPEARANCE

The current tractor shed is constructed from a steel frame and corrugated iron sides and roof.



Existing north facing roofline of tractor shed



Existing east elevation



Existing south elevation

As can be seen from the photograph showing the west elevation below, the structure is very close to the heritage asset – 4.5metres. The proposed tractor shed will be re-located 9.6metres away from barn and therefore can only improve the setting and reduce the impact to the listed barn.



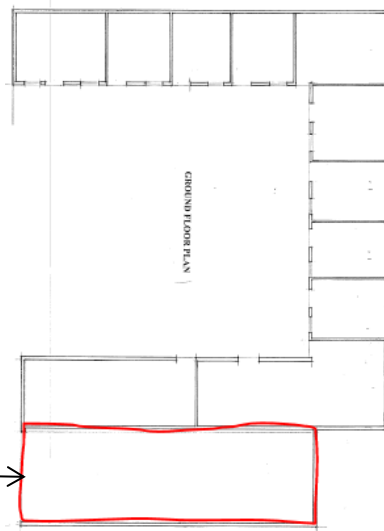
Existing west elevation also showing listed barn



Existing west elevation

LAYOUT

The tractor currently has one opening to the west and is directly adjacent to the south east corner of listed building.



opening adjacent to the
listed barn

Existing tractor shed floor plan

PROPOSED STABLES CONCEPT

The applicants are keen equestrians. The existing stables are relatively recently constructed from painted concrete blockwork, timber boarded with profile metal sheeting roof but do not sit comfortably with the well conserved and maintained listed building some 5 metres to the east.

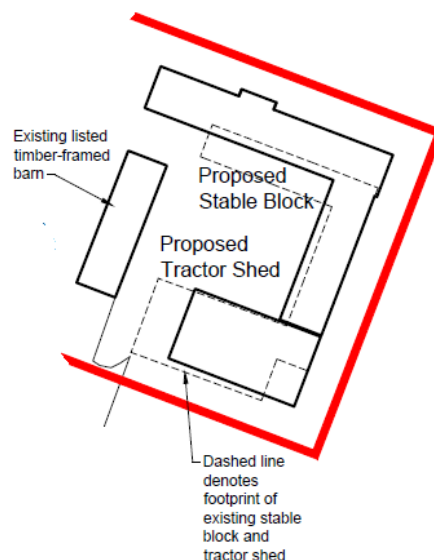


Existing site plan

The hatching illustrated below denotes the existing range.

The replacement stable range is relocated forward and north further west than the existing but increases the distance between the nearest corner of listed barn to 6.1 metres (from 4.6).

It is intended that the proposed stabling will provide a more sympathetic partnership with the listed barn.



Proposals

- Demolition and replacement of existing stables.

Principle of development

- Function wells and add to the overall quality of the area, not just for the short term, but over the lifetime of the development.
- Responds with and to the local character and reflects the identity of the local surroundings and materials, while not preventing or discouraging appropriate innovation.
- The orientation of the stable range remains on the same axis and establishes a strong sense of place with the existing buildings to create an attractive place.

Impact of the siting, scale and design of the stables on the appearance of the site.

- Care has been taken to ensure that the architectural style of the stable range integrates with the architectural merit of the adjacent listed building.
- Due to the existing use of the site and road layout the proposal will not result in a detrimental impact to highway safety or users.
- The orientation of the stables remains the same proximity of the listed building as existing.

Impact on neighbouring properties

- The nearest neighbours are not visible from the study area and therefore there is no loss of amenity, sense of overshadowing or overlooking caused by the replacement stables.

Tree Related Matters

- No protected trees will be harmed in the overall construction of the scheme.

DESIGN PRINCIPLES

The architect has studied local vernacular with the following examples to provide a design for the replacement stables to a suitable period to the listed barn.



Example of timber framed building in Ruthin
Source: The Historical Farm Buildings of Wales Eurwyn Wiliam

- The above barn is of a similar appearance to the Listed barn and the proposed stable's timber framing is based on this.



Weatherboarding is typical of many farm buildings

Source: The Historical Farm Buildings of Wales Eurwyn Wiliam

- Weather boarding was also a main construction material for farm outbuildings.
- The proposed tower is based on the precedent in farm building design, as illustrated below.
- The following illustrations show raised pyramidal bays in the centre of agricultural building ranges.



The Sweeney Estate model farm, prior to conversion

Source: Farm and Rural Building Conservations –

A guide to Conservation Sustainability and Economy - Carole Ryan



Source: Farm and Rural Building Conservations –

A guide to Conservation Sustainability and Economy - Carole Ryan



A dovecote over, probably a cartshed

Source: Farm and Rural Building Conservations –

A guide to Conservation Sustainability and Economy - Carole Ryan

- The early maps show a U –shaped courtyard with the farmhouse detached. These buildings were often of a vernacular form using traditional materials and construction – similar to the listed barn. The replacement stables are to be of similar construction to tie the group together.

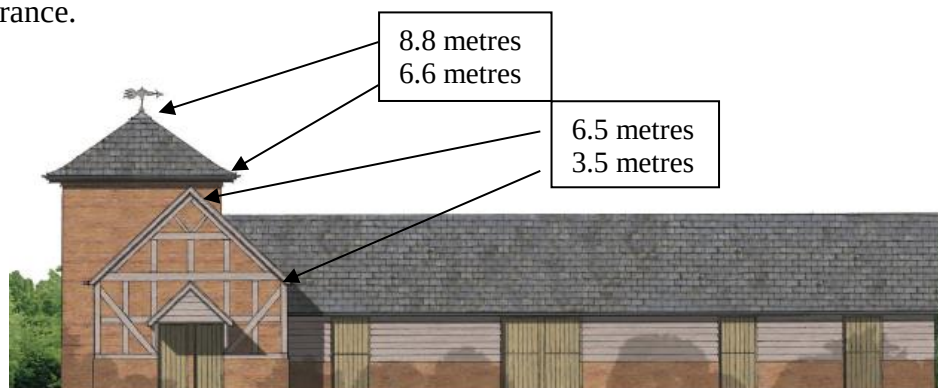
AMOUNT

The proposed stables have a footprint of 322m² and a floor area of 254m².

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

SCALE

The scale of the proposed range is similar to that of the existing and therefore will have no significant impact on the listed building, street scene or general site appearance.



The height of the proposed stables tower range eaves is 6.6 metres.

The height of the proposed stables tower range ridge (at highest point) is 8.8 metres.

The typical height of the remaining stables range eaves is 3.4 metres.

The typical height of the remaining stables range ridge is 6.5 metres.

APPEARANCE

The proposed west facing elevation of the replacement stable is further away from the nearest corner of the well conserved and maintained listed barn than existing - 6.1m and 4.6 respectively. There is no work intended to this barn, other than to incorporate it into the general building group in a more attractive way. The replacement stables have been designed in a traditional form to achieve a courtyard effect.

The style of the new work is to reflect the sort of buildings constructed in the C17th and the tower as very much akin to the period of early C19th agricultural expansion.

The proposed north elevation is to be constructed from a mix of brick with timber framing to the west end, (to tie in with the adjacent listed building) and timber horizontal weather boarding detailing to the east end. The archway leads to grazing fields, where the applicants exercise the horses. The roof is slate to match the house. The pedestrian door (on the elevation leads) to the kennel and will be vertical timber boarding.



Proposed north outer courtyard elevation

The proposed east elevation is to be constructed from a mix of brick and timber horizontal weather boarding detailing, with small high level windows to provide natural light and ventilation to the stables.



Proposed east elevation

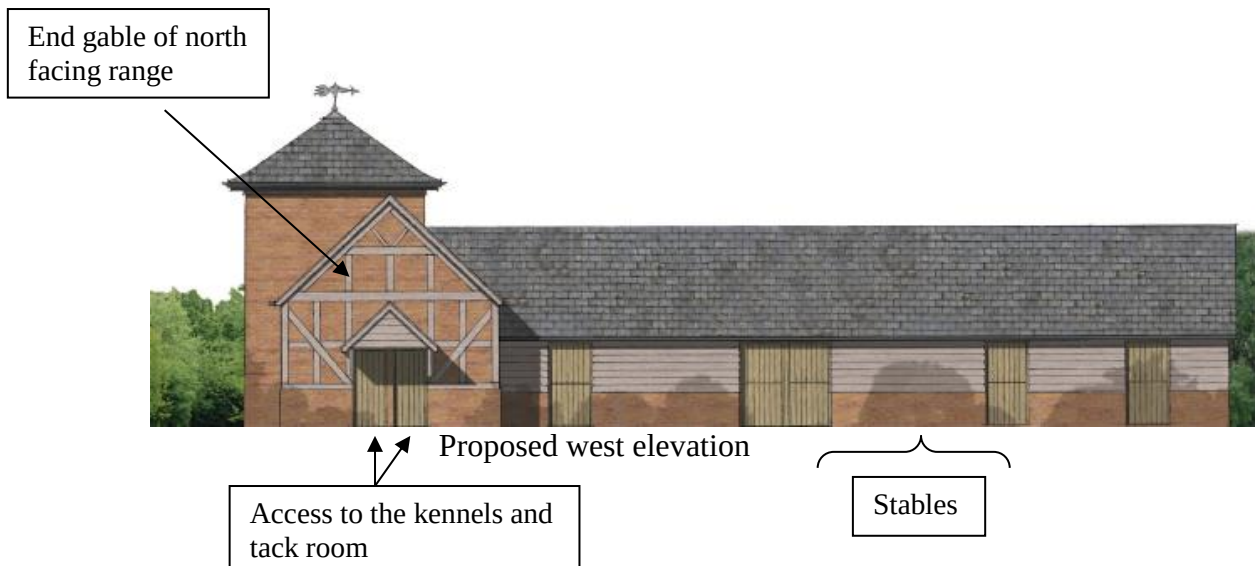
As with the north elevation, the southern internal courtyard appearance is similar, constructed from a mix of brick with timber framing to the west end (nearest the listed building) and timber horizontal weather boarding detailing to the east end. Two open double bays are located either side of the tower, to house horse boxes/vehicles and storage/feed. The pedestrian door to the tack room will be vertical timber boarding.



Proposed south inner courtyard elevation

The west elevation is the internal courtyard view and faces the listed barn. As with the other elevations, the internal courtyard appearance is similar, constructed from a mix of brick with timber framing to the west end of the end gable end of the north elevation (nearest the listed building) and timber horizontal weather boarding detailing.

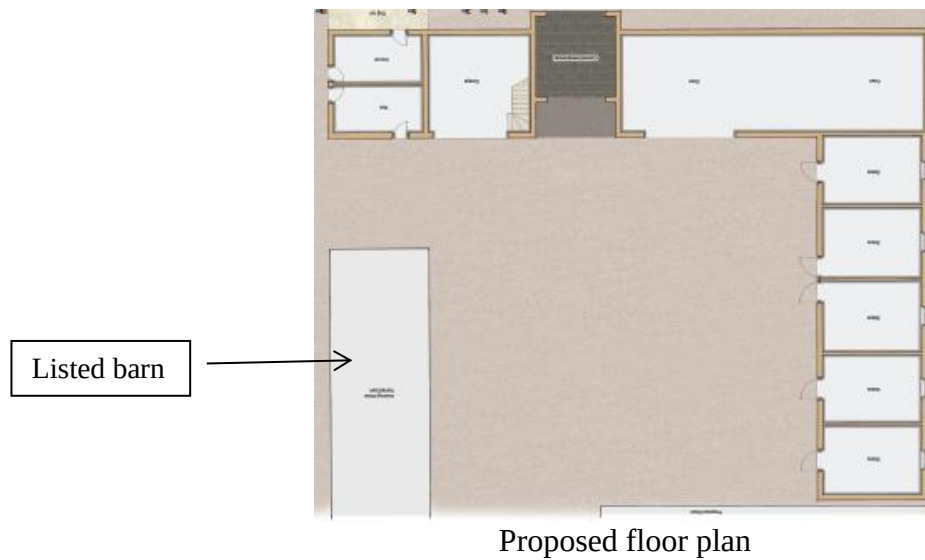
Access doors will be vertical timber boarding, including stables doors.



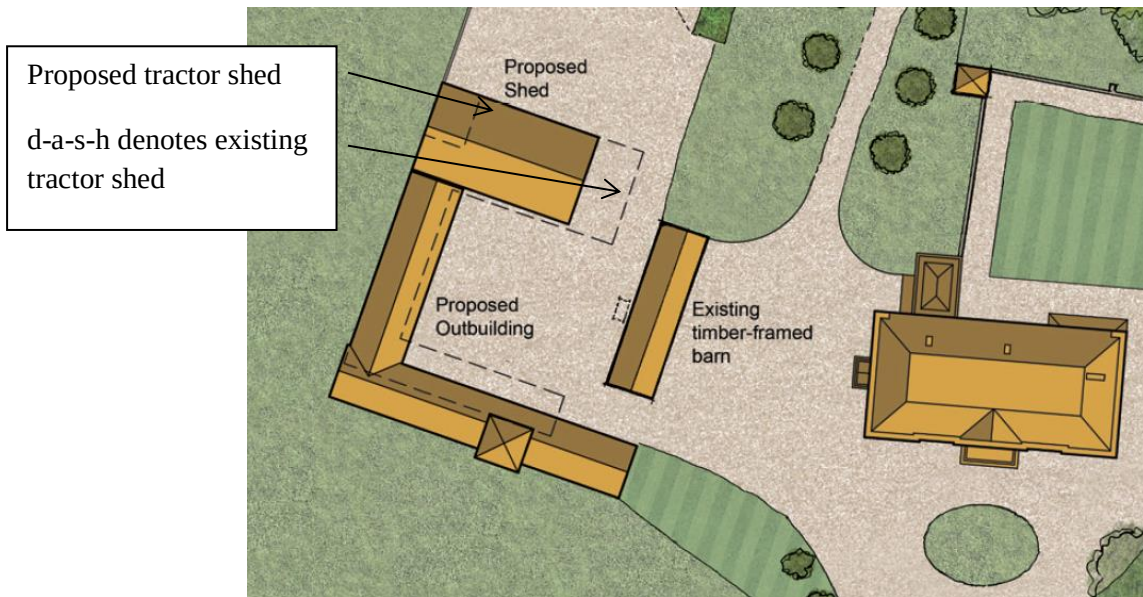
LAYOUT

The replacement stable range has been designed in a traditional form to achieve a courtyard beyond the listed building.

The proposed layout provides secure stables for 5 horses, feed, storage and garage, including secure tack room and kennels.



REPLACEMENT TRACTOR SHED



AMOUNT

The proposed tractor shed has a footprint of 180m² and a floor area of 170m².

The proposed layout shows the tractor shed moved further away from the listed building by 9.6metres (existing 4.5m) and therefore the proposal will reduce the impact on the listed building, street scene and general site appearance.

SCALE

The scale of the proposed tractor shed is similar to that of the existing and therefore will have no significant impact on the listed building, street scene and general site appearance.

The height of the proposed tractor shed eaves is 2.4metres.

The height of the proposed tractor stables ridge is 5.5metres.

The height of the existing tractor shed eaves is 3.9 metres.

The height of the existing tractor stables ridge is 4.8 metres.

APPEARANCE

The replacement tractor shed is to be constructed from a mix of brick and timber horizontal weather boarding detailing to match that of the proposed stables. The materials match those of the adjacent proposed farm buildings..



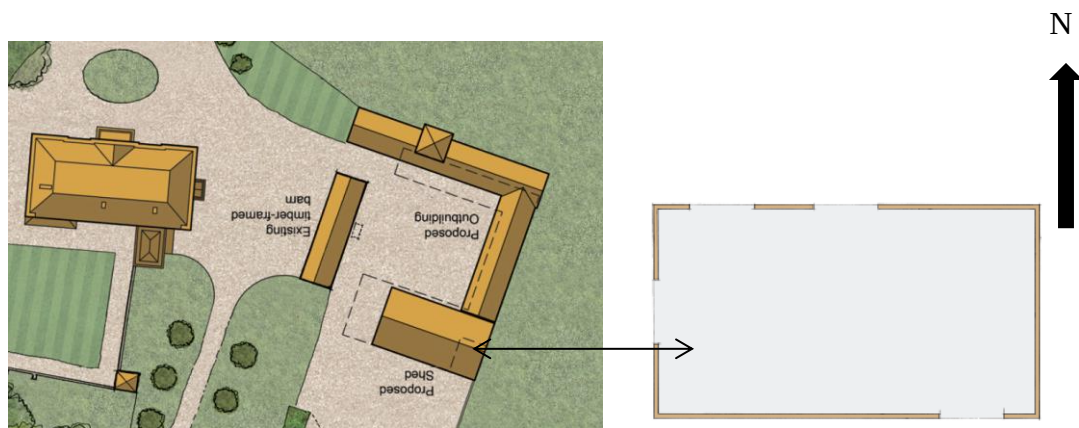
Proposed elevations

LAYOUT

The proposed tractor shed provides additional openings to access the stable yard.

The proposed tractor shed will be re-located 9.6metres away from listed barn and therefore can only approve the setting and reduce the impact to the listed barn.

The existing oil tank will be moved in relation to the west access.



Proposed floor plan

DRAINAGE

The proposed development will result in an increase from the original footprint, in hard standing; however there is no foul drainage required.

Surface water run-off from the new areas of impermeable surfaces will be directed into existing soakaways.

APPLICABLE TO BOTH SCHEMES

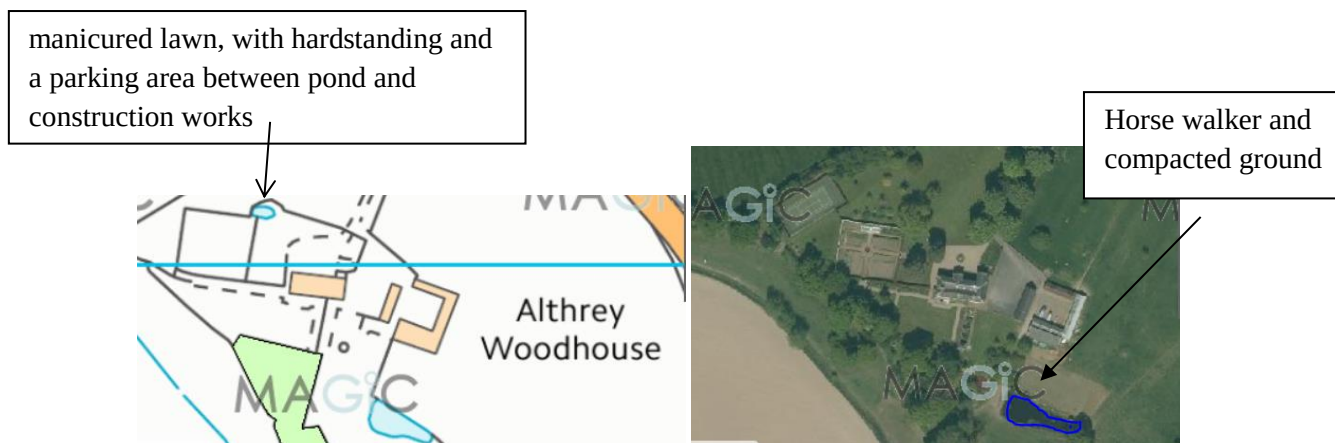
ENVIRONMENTAL

The proposals will be built to meet current energy and thermal efficiency standards required by Building Regulations.

Where possible materials required for the construction will be from local, sustainable and renewable sources.

A Preliminary Ecology Appraisal was carried out by Arbor Vitae Environmental Ltd on 30th August 2019 and concluded that the site had low ecological value with little loss of habitat of significant value. 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 house is surrounded by manicured lawn, with hardstanding and a parking area between itself and the proposed work to the house.



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

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.

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

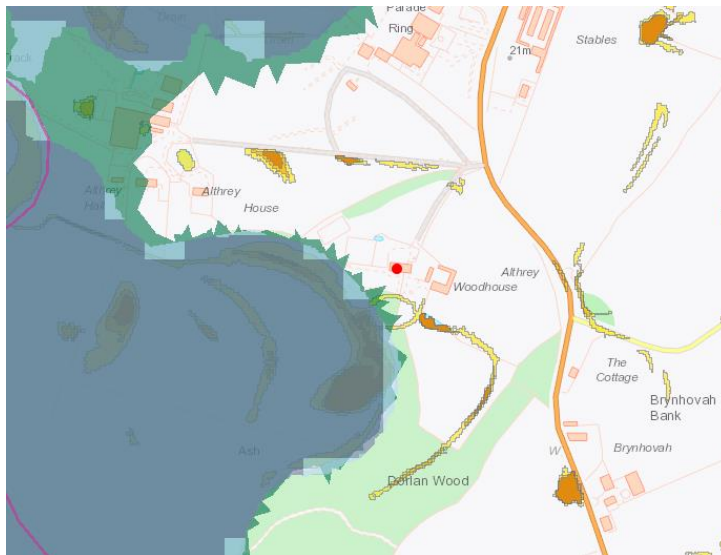
The site is not within an area of special habitats or other biodiversity features.

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.

FLOOD RISK

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>

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 100m² and there CIL does not apply to this application.

MOVEMENT TO, FROM & WITHIN THE DEVELOPMENT

The access from the highway is existing and is privately owned.

The vehicular and pedestrian access and parking facilities on the site remain as existing, having a large open area which allows for parking and turning of vehicles for both the formal and daily entrances.

The proposed stable range to the west will provide additional parking facility and storage.

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

PLANNING HISTORY

There are no records noted in the Wrexham Planning Access, under Althrey Woodhouse <http://planning.wrexham.gov.uk/Planning/>

THE SITE & ITS SURROUNDINGS

Althrey Woodhouse enjoys a beautiful location, 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.

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

Both Overton and Bangor on Dee have 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 proposals.

JUSTIFICATION AND MATERIALS FOR THE WORKS

The proposal has been designed with consideration to provide the required accommodation, and layout located to maximise the views and lifestyle of the applicant, 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 house and stables courtyard.

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 reclaimed Welsh slate.

The proposed extensions will be constructed of materials to match the original house.

New areas of ground floor will be concrete. New areas of first floor will be suspended timber floor.

Partitions will be constructed from studwork and plasterboard.

The ceiling will be formed from plasterboard.

Any new rainwater goods will be Hunter “Foundry”
<http://www.hunterplastics.co.uk/products/rainwater/foundry-finish-125/>
or Brett Martin “Cascade ” cast iron look range <http://www.brettmartin.com/en-gb/plumbing-and-drainage/products/cast-iron.aspx> or similar

Any new exterior pipes, cabling, vents, flues etc will be to match the existing.

Lay outer skin in reclaimed bricks, laid in Flemish bond using snap headers. Lay brickwork in a mix of 3 parts sharp sand, one part building sand and two parts lime putty. Lay mortar flush and brush back joints at the end of each day’s work with a stiff brush.”

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

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

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

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 proposals on the nearby listed building following the criteria/definitions set out below.

Significance

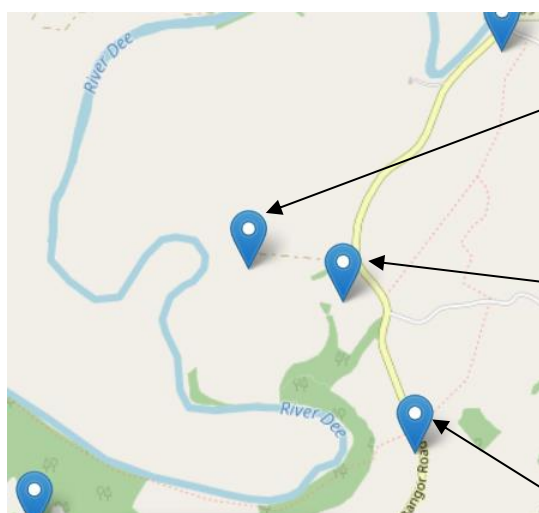
Current national policy guidance relating to the protection and enhancement of the Historic Environment is contained within the National Planning Policy Framework. (NPPF). The purpose of this assessment is to

“...describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. The NPPF, as a general rule, “recommends approval of development unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits”.

Significance is defined within the glossary to the NPPF, Annex 2: Glossary, National Planning Policy Framework, Department of Communities and Local Government, 2012 as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.”

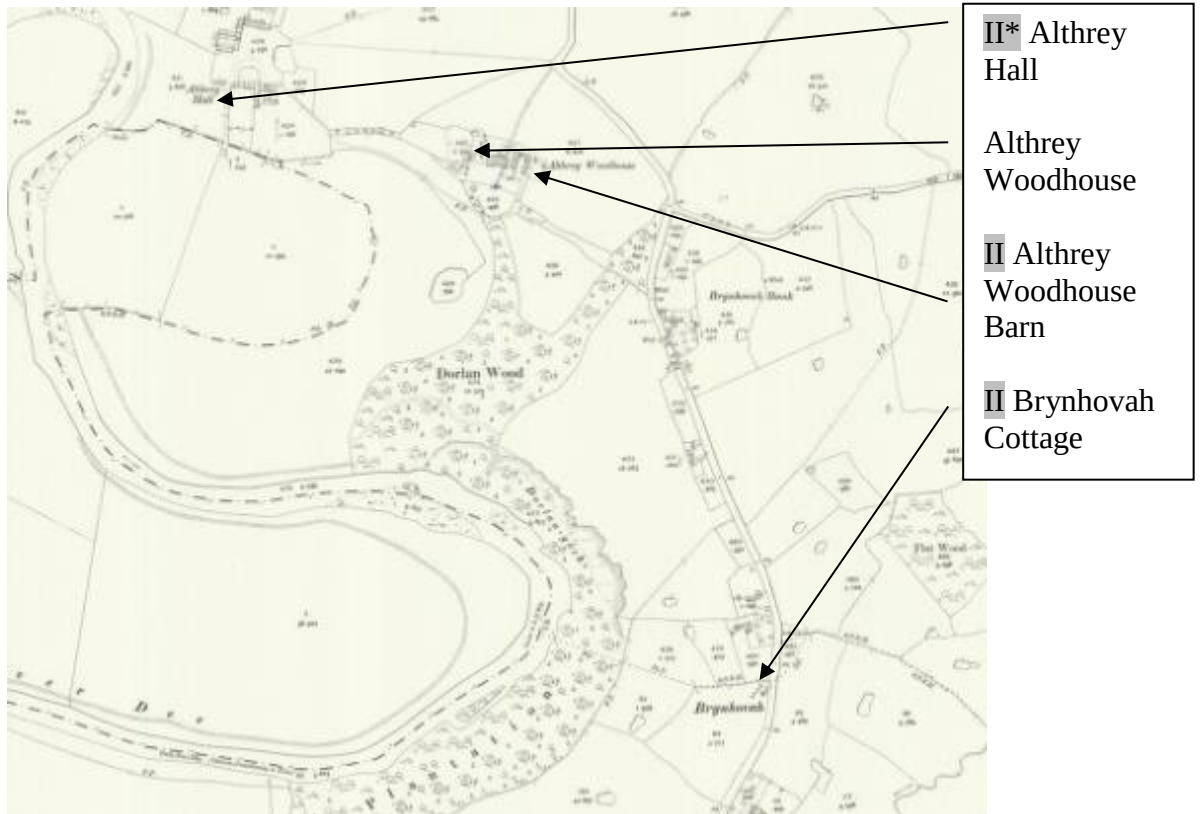
The nearest listed buildings are:



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

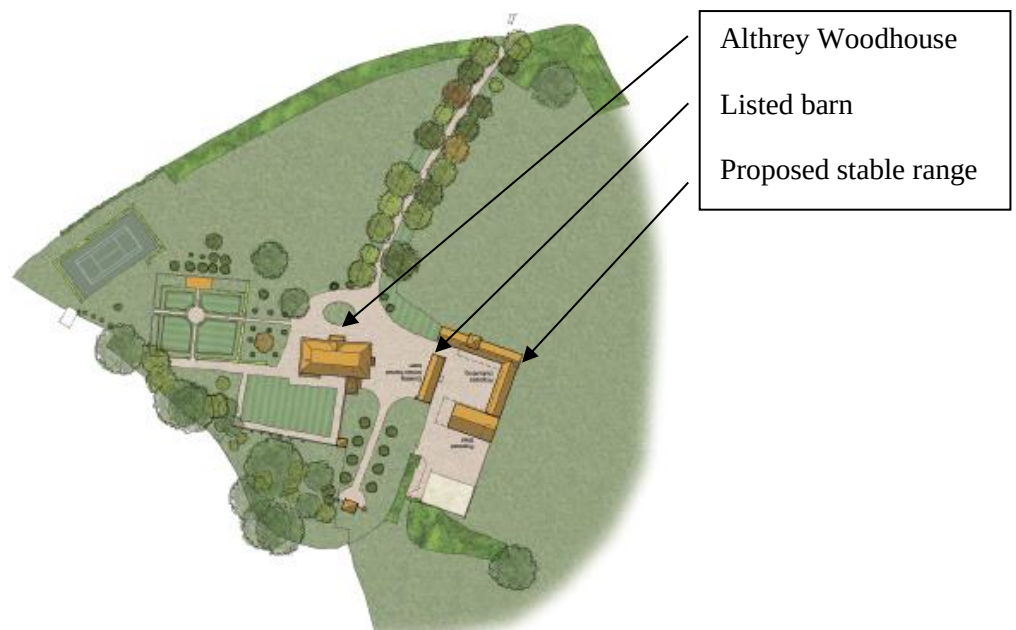
II Althrey Woodhouse Barn
Situating immediately to the E of Althrey Woodhouse Farmhouse, reached from a subsidiary drive leading W from the B5069.

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



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

- Althrey Woodhouse is not listed and located west of the on-site heritage asset. Neither Althrey Hall nor Brynhovah Cottage is visible from the site.
- **Althrey Woodhouse Barn** is located within the applicant's ownership and is adjacent to the dwelling and located approximately 30metres east of the main house.





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 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 architectural buildings has now been lost.
- The maps also show that the landscape and the surrounding area has 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.

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 the substantial farmhouse. 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 be 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 stores 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 similarity to 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 of 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 format, much more extensive range of buildings at Althrey Woodhouse were from the period and replaced only when the estate became more equestrian 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 house that it must have replaced.

- The alterations to the house are to enhance the style of the building in the vein of how it has now evolved rather than change it in any significant way to how it might once have been. This house is in any case at some distance from the barn and as already stated, not on a direct alignment.
- Replacement of the existing farm buildings however 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. As a consequence the style of the proposed buildings echoes the vernacular both of the C19th agricultural revolution, to provide a more typical setting for the listed barn. The proposed range closest to the barn has been executed in oak framing to match the listed barn, with the other clad in larch boarding to make them as low key as possible. A tower has been proposed, in brickwork very much in the style of the C19th “improved” farm layouts, using a threshing under grain storage. This is also reflective of the status of Althrey Woodhouse where the existing buildings would have had substantial scale.
- The following neighbouring listed building properties are some distant from the study area and are out of sight due to existing buildings and boundary treatments 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 OS Northings: 344093 OS Grid:
SJ379440
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.

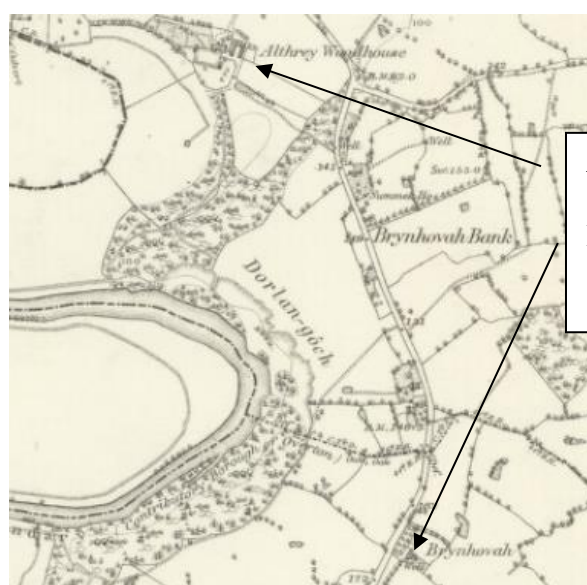
On the S wall alternating strips of red oxide and blue/grey with graffiti including some of C16 character. An opening leads to a scarce example of a post-reformation private chapel which has a painting representing the celestial

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*



Althrey Woodhouse Barn

Brynhovah Cottage

Source: Flintshire XXII.10 (Bangor Is Coed; Erbistock; Overton)

Revised: 1872 to 1873

- **Brynhovah Cottage**

Brynhovah Cottage is situated 200metres 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 nor Brynhovah Cottage is visible from the site.

Setting

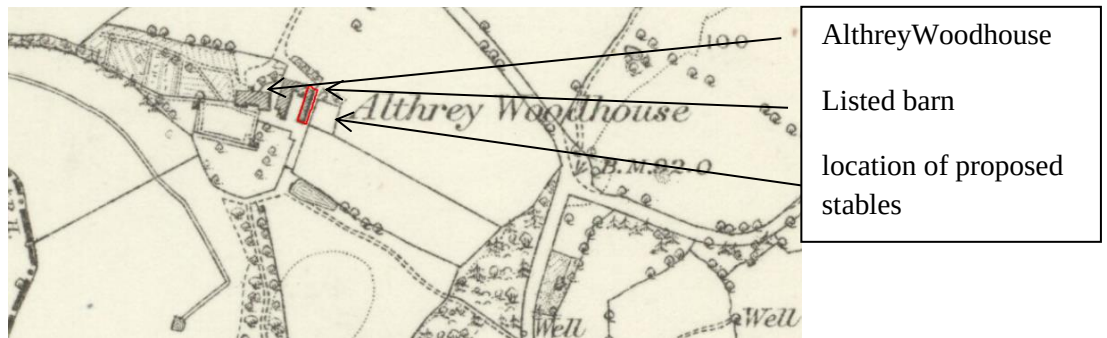
Setting is clearly defined within the NPPF Annex 2: Glossary, National Planning Policy Framework, Department for Communities and Local Government, March 2012, as

"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of the asset, may affect the ability to appreciate that significance or may be neutral."

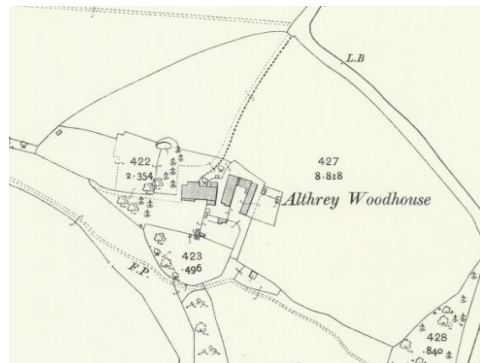
Historic England guidance <https://historicengland.org.uk/advice/hpg/has/setting/> adds to the understanding of setting by stating the following:

"The setting itself is not designated. Every heritage asset, whether designated or not has a setting. Its importance, and therefore the degree of protection it is offered in planning decisions, depends entirely on the contribution it makes to the significance of the heritage asset or its appreciation."

- 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 listed, the house is not.



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 features have changed little in 150 years including.
 - Visual relationship to and from the site
 - formal or planned vistas
 - topographical features
- The maps show an extension on the south east corner of the dwelling in the place of proposed orangery.
- The maps show that farm buildings have always been on the study area. The photograph on page 6 of this statement shows that the range of outbuildings to the west of the listed barn were still in place in the 1970's.
- The proposed barns form a similar layout to that shown on the maps.
- The listed barn has been well conserved and maintained.
- Although a small increase with the north elevation being bought forward by 2.4 metres and an extension on the south side of 33m²), there is little increase against the overall footprint, the visual impact of these alterations relative to the scale and location of the barn is minimal.
- The existing east facing elevation of the dwelling is very poor with existing double and single garaging taking centre stage. The proposal changes on this side are modest.
- The listed barn is located between the existing dwelling and stables.
- The replacement stables have been designed in a traditional form to achieve a courtyard of a similar layout to that shown on the historic mapping.
- The replacement stables are of a more traditional scale and mass, constructed from brick and part timber framing, to tie in with the listed building, with slate roof.

- The proposals are reversible.
- 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 proposals 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 NPPF effectively identifies two distinct levels of harm that may be caused to heritage assets, substantial and less than substantial. *These are not explicitly defined, but the application of each term may be inferred by paragraphs 133 and 134 of the NPPF.*

“Substantial harm is considered to be serious to the significance of the heritage asset, e.g. the total or partial loss of a designated heritage asset.

Less than substantial harm is not as onerous and more varied in scope, but still a material consideration in assessing planning applications.”

- Early maps show the precedent for the orangery on the south east of the dwelling.
- Outbuildings are clearly defined on the maps close to the listed barn.
- It is considered that the proposals will not result in a significant visual impact on the setting, character or significance of the Althrey Woodhouse listed Barn, as the both the dwelling and stables are existing and the alterations have taken the status of the Barn into account.
- The existing stables are of a poor design and construction. The replacement stables are designed in a more traditional form and material, particularly the east west section, nearest the heritage asset, with timber framing detailing to match. The replacement will greatly improve the overall appearance surrounding the heritage asset.
- The other nearby listed buildings are not visible and therefore not affected.
- The proposals will not affect or increase pressure on the existing natural features, tranquillity or noise to the surrounding area.

Conclusion

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

The proposals have a degree of architectural integrity and uses subtle design cues and features.

The proposals will be largely invisible from public areas, being well screened by surrounding properties and boundary foliage.

While the house and stable range does form part of the setting, it is considered that the proposals will not result in harm as defined by the NPPF to the setting, significance or character of the Althrey Woodhouse Barn.

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

The site has good access for heavy vehicles and the roadway to the site is capable of taking heavy vehicles in bad weather conditions.

The applicant has no knowledge of overland and underground services.

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-authorised 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

All 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).

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

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 continues to bring in full council tax payments.

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 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, it is not protected by any ecological or landscape designations, and will not have any detrimental impact of any protected species.
- The existing building is not listed, although a grade II listed barn is within the domestic curtilage. The proposals will improve the appearance of the house and stable range and therefore have no greater impact to the heritage asset.

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

PPW: Chapter 4 - Planning for Sustainability and TAN note 6

The planning system provides for a presumption in favour of sustainable development to ensure that economic and environmental issues are balanced and integrated, at the same time

The proposals seek

- Current energy and thermal efficiency standards required by Building Regulations.
- Where possible materials required for the construction will be from local, sustainable and renewable sources.
- Following demolition the proposals are largely on the existing footprint and therefore there is no greater burden on drainage.

- 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.
- Replacing poor design with better design.
- The proposals will provide employment during the construction and alterations
- To add 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.
- Retains a strong sense of place on the landscape, to create an attractive and comfortable place to live and visit.
- 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.
- To reflect an innovative design.
- The proposals add little to the existing loading of infrastructure.
- There are no changes to the on-site parking and therefore will not negatively impact on the local road network.

PPW: Chapter 6 - The Historic Environment and TAN note 24

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 proposals and the Heritage Statement, referred to earlier in this report, confirm 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.
- Early maps show that the precedent of a proposed orangery on the south east of the dwelling is permissible.
- Outbuildings are clearly defined on the maps including attached, (although no longer) to the heritage asset.
- It is considered that the proposals will not result in a significant visual impact on the setting, character or significance of the Althrey Woodhouse listed barn, as the both the dwelling and stables are existing.
- The existing stables are of a poor design and construction. The replacement stable range is designed in a more traditional form and material, particularly the east west section, nearest the heritage asset, with timber framing detailing to match.
- The proposals retain a positive sense of place to live and visit.
- The proposals retain the 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 with poorly design and constructed stabling.
- The proposals will not affect or increase pressure on the existing natural features, tranquillity or noise to the surrounding area.

- The Heritage Statement proportionately outlines in detail the little impact to nearby designated assets.

Natural Environment

The proposals 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, other than paving to the south and south west areas immediately around the house.
- 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 proposals.
- The agent has investigated, understood and considered the natural conservation interests and the impact of the project will have no significant effect on the environment.
- The site is suitable for its 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 proposals would NOT significantly outweigh the benefits to the site area as a whole.

LOCAL POLICY

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

Cheshire East Local Plan Strategy

Core planning principles we seek to propose:

Policy MP 1 Presumption in Favour of Sustainable Development

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

- The architect has considered good national practice standard and is adaptable in layout, safe and accessibility to all.
- 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.
- The site is not a designated historic designation, however the adjacent barn is and therefore the alterations, layout, size, scale, mass and materials of the house and stables range have been carefully studied to complement and enhance the character and setting of the barn and of the existing surrounding area.
- Care has been taken to ensure that the architectural style of the alterations and stable range fully integrates with the architectural merit of the host dwelling.
- Althrey Woodhouse is close to the main arterial route of the A483 slicing through the county north to south.
- The scheme will not affect the amenity of nearby properties due to their proximity and existing boundary treatments.
- There are no tree protection orders within the study area, nor is it in a landscape designation. The site retains the existing landscaping.
- The applicant is prepared to provide betterment of bio-diversity with the installation of bat and bird boxes within the site, following completion of the work.
- Good national practice standard, including appropriate landscaping and car parking provision has been retained.

Policy SD 2 Sustainable Development Principles

We believe the proposals will:

- Contribute positively and improve the site's character, with the removal of the ugly stables and by reinforcing local distinctiveness (of the listed barn) by copying the materials and form. The new stables location and form will help group the listed building in a typical L-shaped courtyard.
- The scale, form and mass of both the house alterations and the replacement stable and tractor range is similar to that of the existing and little change to the balance of the built form.
- Will not have an unacceptable effect on the amenity of the occupiers of the nearest neighbour – Althrey Hall, by virtue of noise, disturbance or overlooking.

- Neither proposal will have a negative impact on the street scene or wider neighbourhood.
- The landscaping and amenity does not change from the existing.
- The proposals are within the residential curtilage of Althrey Woodhouse and both proposals located on existing hardstanding.
- 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.

Policy SE 1 Design

We believe the proposals will:

- Contribute positively and improve the site's character, with the removal of the ugly stables and by reinforcing local distinctiveness (of the listed barn) by copying the materials and form with replacement stables. The new stables/tractor shed location and form will help group the listed building in a typical L-shaped courtyard.
- Where possible materials required for the alterations and replacement stable range will be from local, sustainable and renewable sources.
- There is no greater burden on the foul and surface water output.
- All waste will be sorted into the appropriate skips for either preferably re-use, recycling or as a last resort disposal.
- The house is existing and where new works occurs openings will allow for inclusive access.

Policy SE 3 Biodiversity and Geodiversity

We believe the proposals will:

- 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 applicant will provide net gain of biodiversity by installing bat and bird boxes following completion of the works.

Policy SE 4 The Landscape

We believe the proposals will:

- Early maps, detailed earlier 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.

Policy SE 7 The Historic Environment

We believe the proposals will:

- Avoid harm to the adjacent heritage asset and intends to enhance a positive contribution to the character of local historic and built environment.
- The Heritage Statement describes the limited impact of the proposals on the listed barn.
- Both improve and enhance the significance of heritage asset by revealing the significance of heritage asset with a more in balanced appearance of the house

and stables. The Heritage Statement describes the contribution the proposal will provide.

- 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.
- 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.

Policy SE 12 Pollution, Land Contamination and Land Instability

We believe the proposals will:-

- There are no known hazardous wastes within the study area.
- 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 development maintains the minimal potential for light pollution.
- The Construction Method Statement, within the document, has assessed the construction impact of the site.

Policy SE 13 Flood Risk and Water Management

We believe the proposals will:

- 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.
- Function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development.
- Result 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 soakaways.

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. The proposals represent sustainable development that is of a high quality design but is entirely appropriate for its setting.

The dwelling is not listed but may be considered a non-designated asset. A Heritage Statement has been prepared, detailing in proportion the significance of the heritage asset and the scale of any impacts upon it from the proposals and confirms that that the scheme will have no significant impact on the listed building, including its setting.

It is considered that the site is of a sufficient size to accommodate the proposed development and can be accessed safely without detriment to highway or pedestrian safety.

The Preliminary Ecology Appraisal carried out by Arbor Vitae Environment, who concludes installing 2 bat boxes to provide enhancement and betterment to bio-diversity

The proposal will safeguard the amenities of nearby residents and will not have any adverse environmental or ecological implications.

The alterations to the house will offer a good quality of living accommodation whilst retaining access, landscaping, parking and amenity.

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 Cheshire East Council.

SECTION 7

REFERENCES

Planning Policy Wales

<https://beta.gov.wales>

PPW: Chapter 4 - Planning for Sustainability and TAN note 6

PPW: Chapter 6 - The Historic Environment and TAN note 24

Local Policy

Cheshire East Local Plan Strategy

www.Googlemaps.co.uk

www.Britishlistedbuildings.co.uk

Flood-map-for-planning.service.gov.uk

<https://www.cheshireeast.gov.uk/planning/planning.aspx>

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

<http://maps.cheshire.gov.uk/CWAC/interactivemapping>

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

Cheshire Historic Environment Record

Cheshire Historic Landscape Characterisations

http://www.shropshirefire.gov.uk/sites/default/files/planning-and-developers_0.pdf

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

Farm and Rural Building Conservations – A guide to Conservation Sustainability and Economy - Carole Ryan

The Historical Farm Buildings of Wales Eurwyn Wiliam