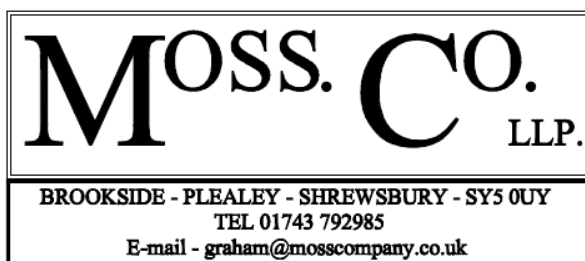


ADAPTION INCLUDING EXTENSION OF EXISTING OUTBUILDING, AND CONSTRUCTION OF STABLES AND CAR PORT

AT KNOLTON HALL



DESIGN AND HERITAGE STATEMENT



ADAPTION INCLUDING EXTENSION OF EXISTING BUILDING, CONSTRUCTION OF STABLES AND CAR PORT AT KNOLTON HALL

SECTION 1

- Introduction And Background

SECTION 2

Planning Statement

- Design Concept And Proposals
 - Conversion and adaption, including extension of existing building
 - Refurbishment of stables
 - Construction of stables
 - Demolition of existing, and construction of 4 open bay car port
- Materials

SECTION 3

- Historical Impact Assessment

SECTION 4

- Method Of Construction

SECTION 5

- National And Local Planning Policies

SECTION 6

- Conclusions

SECTION 7

- References

SECTION 1

INTRODUCTION & BACKGROUND

This Design and Heritage Statement has been prepared by Moss Co LLP on behalf of Mr and Mrs Edward Chantler in support of a full planning application for the adaption, including extension of existing buildings, construction of stables and car port at Knolton Hall, Oswestry Road, Overton WREXHAM Powys LL13 0LG.

Knolton Hall is a grade II* listed building. The outbuildings are not listed but are within the domestic curtilage and their use is ancillary to the main dwelling.

The current owner and applicants purchased the property in 2016 with a view to restore the property and reside there as their family home.

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

- Existing Location Plan
- Existing Site Plan
- Proposed Site Plan
- Existing Plans and Elevations of outbuildings
- Proposed Plans and Elevations of outbuildings
- Heritage Statement
- Topographical survey

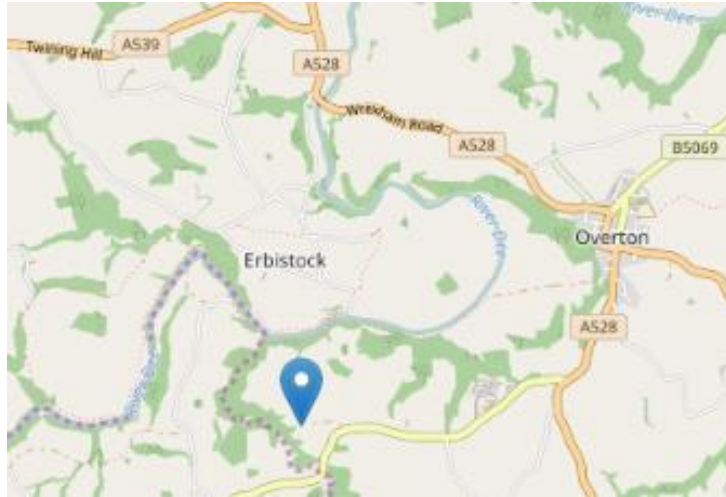
LOCATION

Knolton Hall, Oswestry Road, Overton WREXHAM Powys LL13 0LG

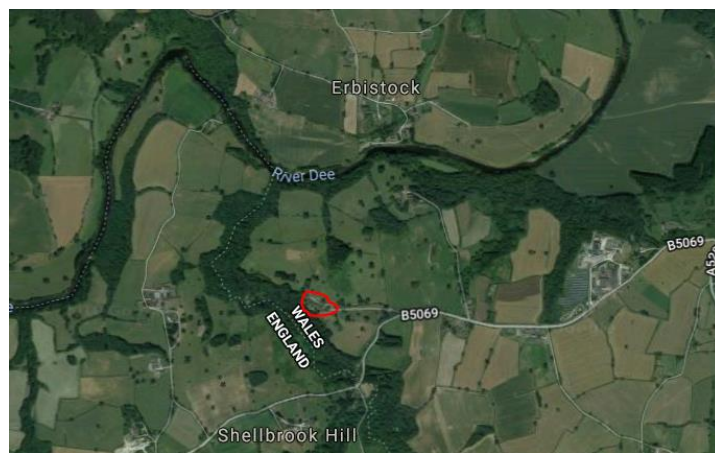
Study area



Source: Googlemaps



Source: Googlemaps

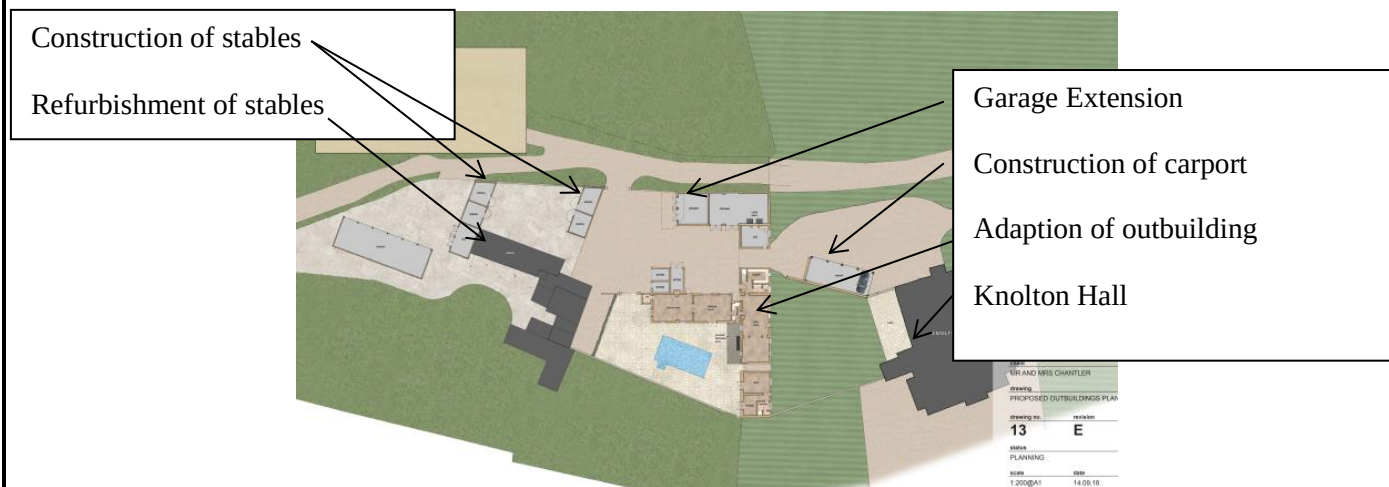


Source: Googlemaps

The application site lies close to the Wales/England border.

SECTION 2

PLANNING STATEMENT



Site plan

USE

The existing and proposed use is for domestic ancillary use associated with the host dwelling.

DESIGN PRINCIPLES AND CONCEPT

The proposals are to improve the ancillary use of the outbuildings adjacent to the host dwelling. There are no neighbours and therefore no loss of amenity, sense of overshadowing or overlooking caused by the proposals.

Proposals

- Conversion and adaption, including extension of existing building
- Refurbishment of stables
- Construction of stables
- Demolition of existing, and construction of replacement 4 open bay garage

AMOUNT

The extent of the site will adequately accommodate the proposals.

The outbuilding remains as existing.

The single storey 2 bay garage has a footprint of 39m² and a floor area of 33m².

Refurbishment of existing stable block remains as existing.

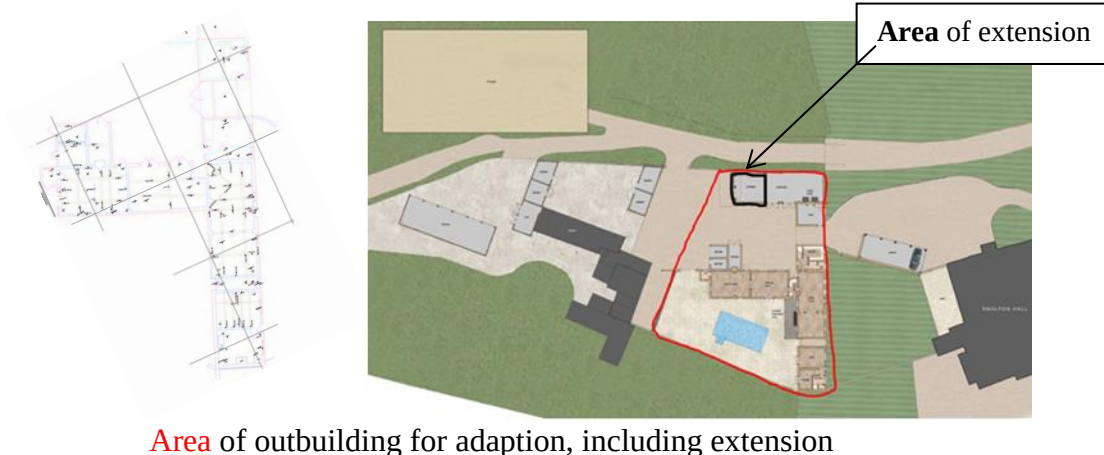
The proposed stables 1 has a footprint of 60m² and a floor area of 54m².

The proposed stables 2 has a footprint of 35m² and a floor area of 30m².

Construction of car port has a footprint of 78m² and a floor area of 72m².

The site area is 7,892m² / 7.8ha.

ADAPTION OF EXISTING OUTBUILDING



SCALE

The scale of the outbuilding does not change from the existing.

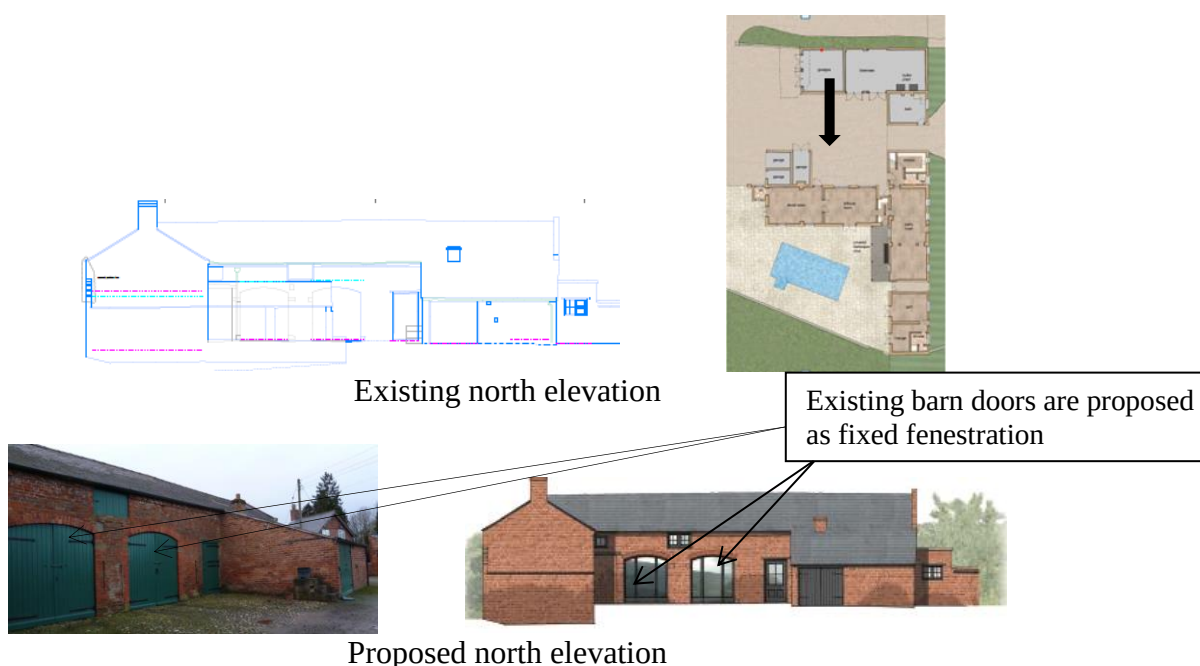
AMOUNT

The outbuilding has a footprint of 87m² and a floor area of 76m². The amount of the outbuilding does not change from the existing.

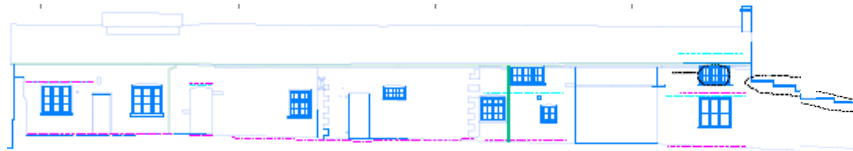
APPEARANCE

The elevations change very little with the only the addition of fixed fenestration and 3 new openings.

The north elevation, shows the inner courtyard side and there are no changes to the appearance. The existing barn doors will be retained with fixed fenestration behind.



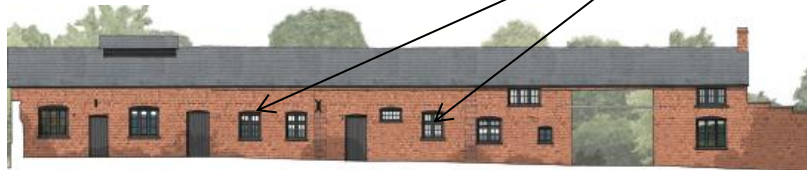
The east elevation shows the outer courtyard side and remains largely the same, with the exception of the formation of two additional windows, of the same pattern and size of the existing, to provide additional light and symmetry to the building.



Existing east elevation

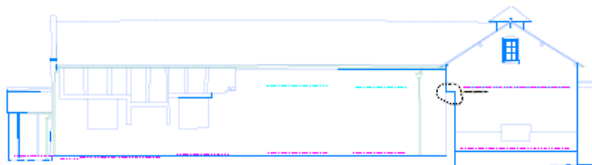


Additional windows



Proposed east elevation

The south elevation shows the inner courtyard side and remains largely the same, with the exception of the formation of French doors, of a similar pattern to provide light and access to the billiard room, from the outdoor entertainment area.



Existing south elevation



Covered BBQ area

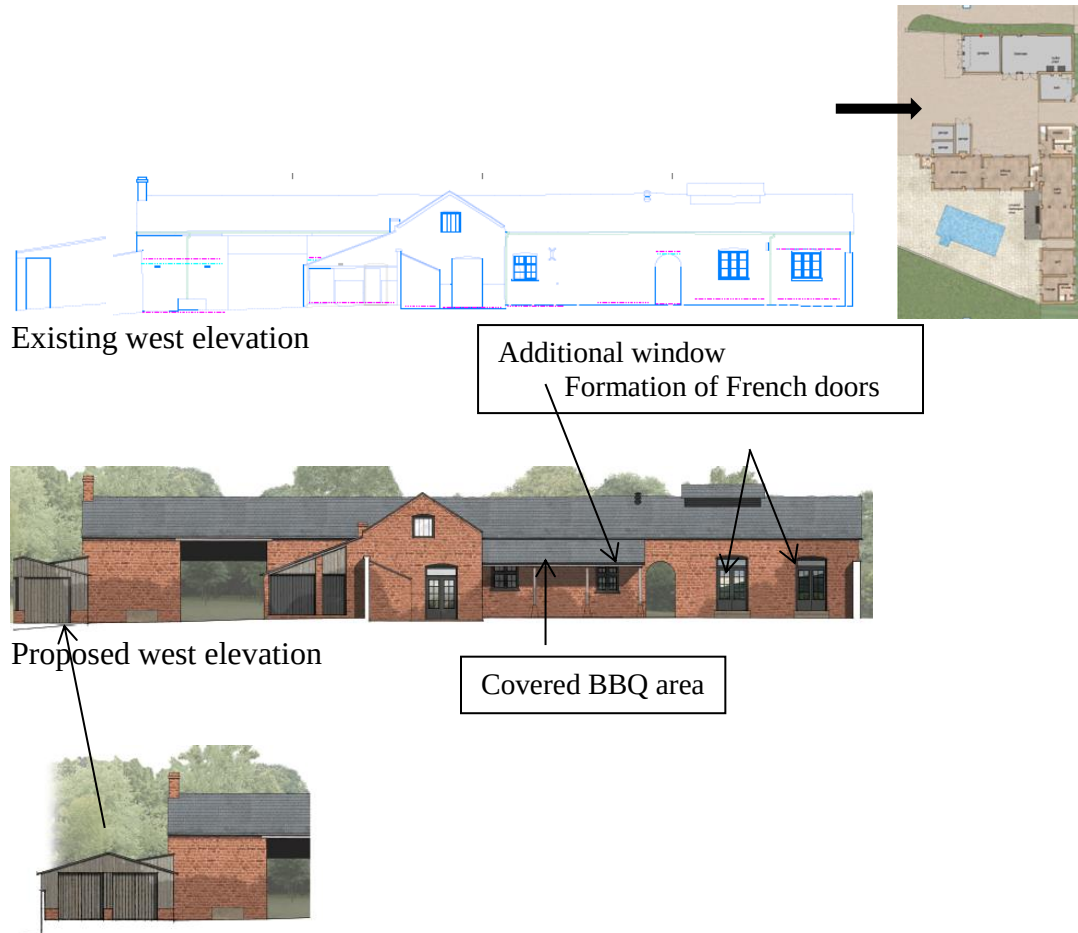
Formation of French doors



Proposed south elevation

The west elevation shows the inner courtyard side and remains largely the same, with the exception of the formation of an additional window, of the same pattern and size of the existing and two existing openings enlarged to allow for French doors. A covered BBQ area leads from the party room and overlooks the swimming pool.

A single storey 2 bay secure garage is proposed on the end of the biomass building – see later section.



New fenestration is to painted timber. A window schedule and details will be prepared. At this stage we ask that this can be conditioned as part of the consent.

French doors are to be painted timber. A door schedule and details will be prepared. At this stage we ask that this can be conditioned as part of the consent.

The roof will be finished in slate to match the existing.

The proposed extension will be constructed in brick to match the existing.

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.

LAYOUT

The layout of the outbuilding remains largely similar to the existing. Plan is annotated in line with the points below.



Northerly block

Provides accommodation for a tack room, the biomass plant and its wood chippings, and a double bay garage.

1. The upper part of the outbuilding indicates a single storey extension to provide a secure and undercover double bay garage and enlarge the existing store to provide for the biomass unit and boiler plant – see later section.
2. Double doors are provided to allow for the access/equipment for the loading/unloading of material for the biomass.

Middle block

Provides accommodation for a small kitchen, party, shoot and billiard room and WCs.

3. A kitchen and WC is proposed to north end, new partitions will be studwork and plasterboard and will be reversible.
4. The existing barn doors, facing north, will be retained with fully glazed panels behind.
5. The formation of two additional windows, of the same pattern and size of the existing, has been added to the eastern elevation to provide additional light to the building.
6. The formation of an additional window, of the same pattern and size and two existing openings are enlarged to allow for French doors, on the south elevation.
7. A covered BBQ area leads from the party room and overlooks the swimming pool.
8. The existing garage door on the west facing elevation is removed to provide an open bay area.
9. The shoot room west facing window is to be deepened to provide for a French door.



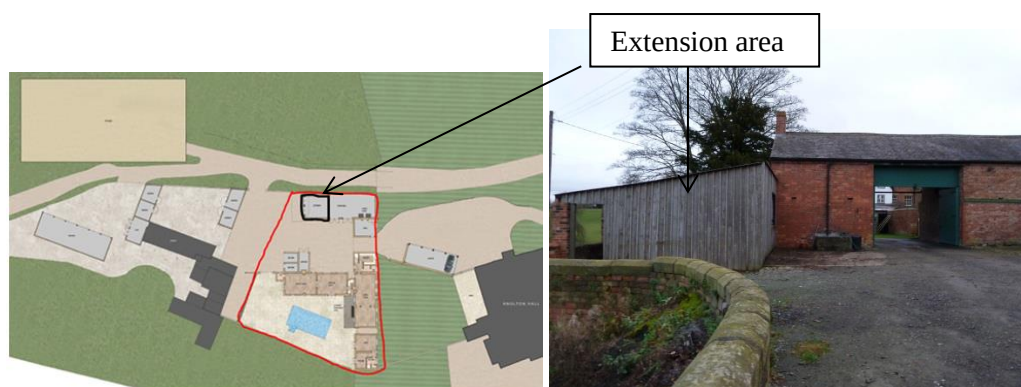
Southerly block

Provides accommodation for a gym and changing room and WC.

10. French doors provide openings looking to the entertainment area into both these rooms.
11. The swimming pool shower and WC are included in the changing area.
12. New partitions will be studwork and plasterboard and will be reversible.

There is no change to the first floor layout.

EXTENSION FOR GARAGING



This extension is to provide double bay secure garaging.



SCALE

The height of the proposed single storey extension eaves is 2300mm.

The height of the existing mono pitch roof (biomass) is 3200mm.

The height of the proposed single storey extension ridge is 3230mm.

AMOUNT

The single storey extension has a footprint of 39m² and a floor area of 33m².

APPEARANCE

The proposed extension will be constructed on a concrete pad with brick plinth with internal blockwork and vertical shiplap weatherboarding.

The roof will be finished with slate or profiled sheeting.

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.



Proposed north east elevation



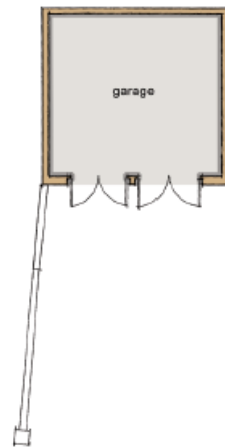
Proposed south east elevation



Proposed south west elevation



Proposed north west elevation



Proposed layout

REFURBISHMENT OF STABLES

This building provides for 4 stables and is constructed from brick and a slate roof. Essentially there is very little external change to this building, with the only the removal of the flank wall and store to the south/west side. This allows for private parking for The Gardener's Cottage. The internal layout remains as existing.

SCALE

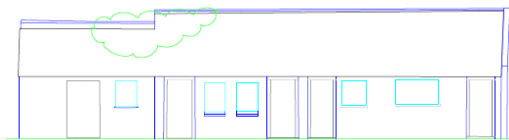
The scale of the outbuilding does not change from the existing.

AMOUNT

The amount of the outbuilding does not change from the existing.

APPEARANCE

The north elevation remains as existing.

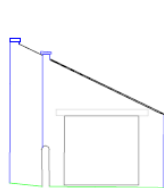


Existing north elevation



Proposed north elevation

The east elevation remains as existing.

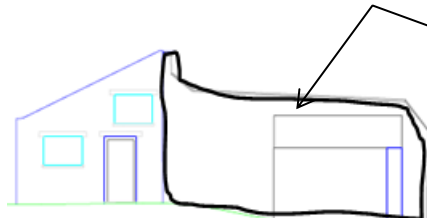


Existing east elevation



Proposed east elevation

The flank wall and store to the west elevation is to be removed



Existing west elevation

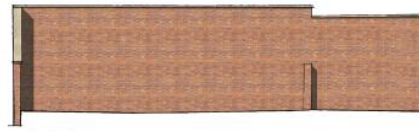


Proposed west elevation

The flank wall and store to the south elevation is to be removed.



Existing south elevation



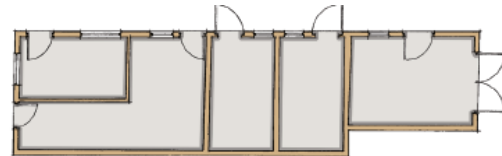
Proposed south elevation

LAYOUT

The general layout of the building does not change, except for the removal of the flank wall.



Existing layout

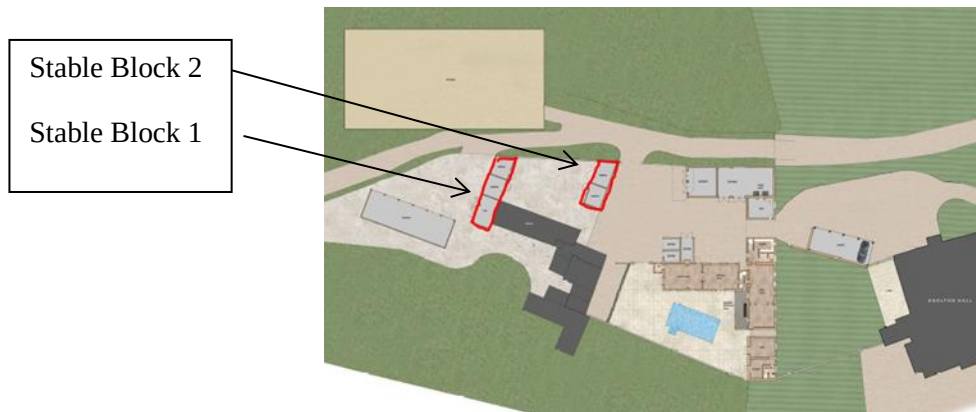


Proposed layout

MATERIALS

All materials remain as existing. Following the demolition of the flank wall and store, bricks and copings will be cleaned and stored for reuse.

CONSTRUCTION OF NEW STABLES



Block 1 has 2 stables with a hay/straw barn. Block 2 has 2 stables/wash box.

BLOCK 1

SCALE

The height of the proposed eaves is 2450mm.

The height of the proposed ridge is 3850mm.

AMOUNT

Block 1 has a footprint of 60m² and a floor area of 54m².

APPEARANCE

The proposed new stables will be constructed on concrete pad with brick plinth with internal blockwork and vertical shiplap weatherboarding.

The roof will be finished with slate or profile cladding.

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.



Proposed north east elevation



Proposed south east elevation



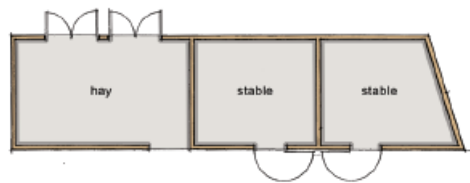
Proposed south west elevation



Proposed north west elevation

LAYOUT

The layout provides for 2 stables facing the courtyard and a hay barn. The stables are on average 4.5 x 3.6 metres.



Proposed layout

BLOCK 2

SCALE

The height of the proposed eaves is 2500mm.

The height of the proposed ridge is 4050mm.

AMOUNT

Block 2 has a footprint of 35m² and a floor area of 30m².

APPEARANCE

The proposed new stables will be constructed on concrete pad with brick plinth with internal blockwork and vertical shiplap weatherboarding.

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

The roof will be finished with slate or profile cladding.

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.



Proposed north east elevation



Proposed south east elevation



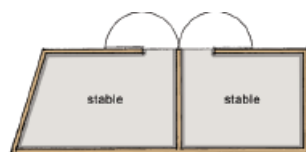
Proposed south west elevation



Proposed north west elevation

LAYOUT

The layout provides two stables facing the courtyard. The stables are on average 4.5 x 3.6 metres.

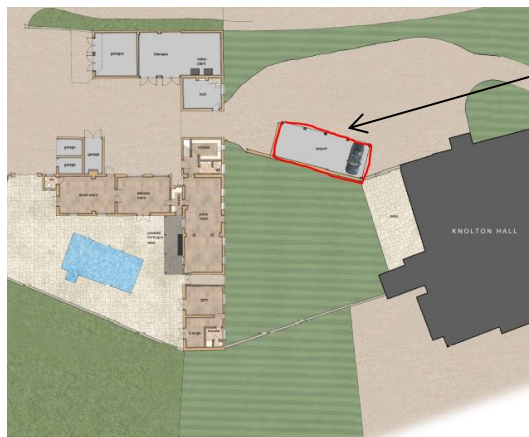


Proposed layout

DEMOLITION AND CONSTRUCTION OF 4 OPEN BAY CAR PORT

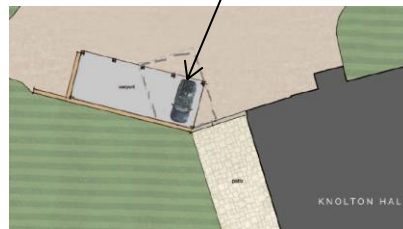


The existing shed, illustrated above, is to be demolished but the materials cleaned and stored carefully for reuse. The garden wall is not attached to the house. The proposed car port is aligned along the wall.



Proposed open bay garage

Dashed line denotes
original structure



Layout of 4 open bay garages

SCALE

The height of the existing eaves is 2300mm.

The height of the proposed eaves is 2630mm

The height of the existing ridge is 3300mm.

The height of the proposed ridge is 5900mm.

AMOUNT

The existing shed has a footprint of 41m² and a floor area of 31m².

The proposed open bay garaging has a footprint of 78m² and a floor area of 72m².

APPEARANCE

The proposed open bay garaging will be constructed on concrete pad with random rubble coursed stonework, reclaimed from the demolition of the existing building.

The roof will be supported by oak post and finished with reclaimed slate.

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.



Proposed north east elevation



Proposed south east elevation



Proposed south west elevation



Proposed north west elevation

LAYOUT

The layout provides 4 open bays – including one side wall



RELEVANT TO ALL BUILDINGS

ACCESS

The estate yard is level and laid with concrete. All existing accesses remains as existing.

The tenants in The Gardener's Cottage have a revised access along the track (instead of the front drive). With the demolition of the flank wall and store, parking is now proposed to the rear of the cottage.



The Gardener's Cottage and access and parking area

LANDSCAPING

The proposal will include informal landscaping of the remaining area after the alterations.

A paved area will lead out from the south west facing entertainment and swimming pool area.

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.

An ecology survey was commissioned by Arbore Vitae on 28th February 2019. The conclusion was protected species mitigation is not necessary for bats although care must be taken not to cause any disturbance to roosting bats in the loft of outbuilding (3 – see ecology report).

- Adaption including extension of existing building.
 - There is no intention to work within the existing roof space. The garage extension butts up to an existing roof but no work is intended to attach the two.
- Refurbishment of stables.
 - There is no intention to work within the roof space.
- ~~Construction of stables~~
- Demolition of existing, and construction of replacement 4 open bay garage.
 - The building is sealed and has a corrugated roof.

Access for emergency vehicles to the site following the construction of the extension will remain unaffected.

There are no public footpaths within the development site.



Source: <http://www.wrexham.gov.uk/mapping/>

The applicant seeks no external lighting other than illumination access to the new buildings and will be located sensitively for bat activity.

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 are no known hazardous waste within the study area.

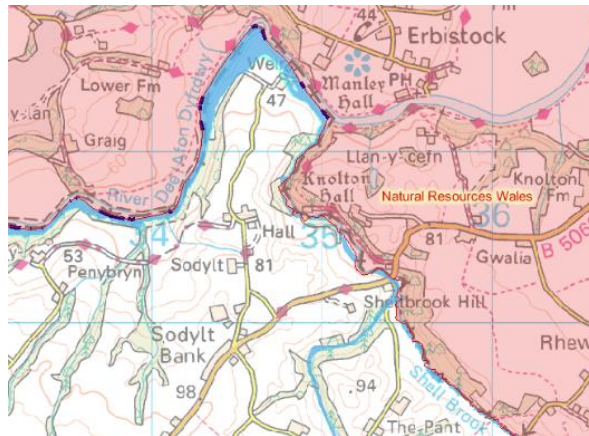
DRAINAGE

Any of the new build will not result in an increase on the burden of foul drainage disposal. The proposals to the middle and southerly range of the outbuilding provide 3 WCs for which the foul drainage system will connect to the existing drainage system.

Surface water run-off from the existing buildings will be via the existing system.
The new stables surface water run-off will connect to the existing system.

FLOOD RISK

The site is not located in an area designated as a Flood Zone and thus at negligible risk from flooding, as confirmed by the Environment Agency flood maps.



Source : Environment Agency

COMMUNITY

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

MOVEMENT TO, FROM & WITHIN THE DEVELOPMENT

The drive is existing and is privately owned.

Additional parking is provided with the courtyard area.

- Day to day parking is proposed adjacent to the house with the construction of a 4 open bay car port.
- 2 bay secure garaging is located adjacent to the biomass building.
- 2 existing garages (south west side of outbuilding) are proposed with wider openings to provide secure storage of machinery.

PLANNING HISTORY

As recorded on the Wrexham planning access

Knolton Hall

P/2018/0903	29/10/2018	Knolton Hall Oswestry Road Overton Wrexham	Application For Approval Of Details Reserved By Condition Imposed Under Planning Permission P/2018/0566:- Condition 3 - Submission Of Scaled Drawings Fully Detailing All New Or Replacement Joinery
P/2018/0648	01/08/2018	Knolton Hall Oswestry Road Overton Wrexham	Application For Approval Of Details Reserved By Conditions Imposed Under Planning Permission P/2017/0691: Condition 3 - Submission Of Colour Of Painted Finish For All External Joinery Condition 4 - Submission Of Details Of New Pipework, Meter Boxes
P/2018/0566	06/07/2018	Knolton Hall Oswestry Road Overton Wrexham	Listed Building Consent For Internal Alterations Including The Formation And Closing Of Openings And Formation Of Single Window On The East Elevation To Match Those Adjacent
P/2017/0692	10/08/2017	Knolton Hall Oswestry Road Overton Wrexham	Alterations And Single-Storey Extension To Dwelling
P/2017/0691	10/08/2017	Knolton Hall Oswestry Road Overton Wrexham	Listed Building Consent For Alterations And Single-Storey Extensions To Dwelling

The Gardener's Cottage

P/2013/0467	04/07/2013	The Gardeners Cottage Knolton Hall Oswestry Road Overton Wrexham	Listed Building Consent For Renovation Of Cottage, Outbuilding And Stables Together With Formation Of Two Small Extensions To Cottage
P/2013/0466	05/07/2013	The Gardeners Cottage Knolton Hall Oswestry Road Overton Wrexham	Renovation Of Cottage, Outbuilding And Stables Together With Formation Of Two Small Extensions To Cottage

Source: Wrexham planning access

THE SITE & ITS SURROUNDINGS

Standing in an elevated position with glorious far-reaching views, Knolton Hall is surrounded by beautiful unspoilt countryside on the Shropshire/Welsh Border, close to the Cheshire Border. Situated to the edge of a small rural hamlet, the house is close to good amenities in the nearby village of Overton-on-Dee and the town of Ellesmere. In an area known as the Wynnstay country, it is noted for its superb riding opportunities and close proximity to a number of equestrian venues.

CONSULTATION

There are no neighbours and therefore no loss of amenity, sense of overshadowing or overlooking is caused by the proposals.

SECTION 3

HERITAGE IMPACT ASSESSMENT

The purpose of this Heritage Impact Assessment 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 buildings 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.”

- Knolton Hall is Grade II* listed, details below.
- The proposals in this application do not affect the fabric or structure of the host dwelling.
- In 1870-72, John Marius Wilson's Imperial Gazetteer of England and Wales described Knolton like this:
KNOLTON, a township in Overton parish, Flint; 5½ miles ENE of Chirk. Real property, £1, 765. Knolton Hall is the seat of the Kynaston family.
<http://www.visionofbritain.org.uk/>

KNOLTON HALL **LISTED BUILDING STATUS**

Location: On the western edge of the Community, approached by a drive which leaves the main road at the top of Barton's Bank.

County: Wrexham Community: Overton

Locality: Knolton Traditional County: Flintshire

Lieutenancy Area (Ceremonial County): Shropshire

Listing Date: 16 November 1962 Last Amended: 15 March 1994

Grade: II* Source: Cadw Building Class: Domestic Source ID: 1691

The origins of the present house are in a house of c1600, which has been successively extended and remodelled, principally in the C18, apparently in 2 distinct phases, and then, c1857-68 by John Cunningham of Liverpool, for Mr R C Cotton of the Combermere family.

Exterior

The earliest form of the building is apparent in the layout of the entrance front, which comprises a central hall range flanked by 2 advanced gabled wings, both of which have lateral stacks. Left-hand wing is partially timber framed, the framing surviving in the gable end and in part of the return wall to the garden front: small panels with cusped quatrefoils. The rest of the building is painted brick, with heavy slate roofs throughout. In the C19 remodelling, the front gables at least were painted with mock framing which has since disappeared. Fenestration of left hand wing entirely of the C19, with carved mullioned and transomed windows, some with decorative leading. Towards the rear of this wing, a pavilion roofed tower is a C19 addition over the staircase. The entrance hall is itself gabled, and was probably raised in height with the addition of its gabled upper storey during the C19 remodelling: the upper storey is jetted in brick. Central doorway in porch flanked by C19 carved wood mullioned and transomed windows of 2-lights. 6-light mullioned window above the doorway is also a C19 insertion, and there is a 4-light mullioned window in similar style in the attic, which has carved wood entablature bearing an inscription 'every house is builded by some man but he that built all things is God'. Right hand gable is also almost certainly part of the original layout of the house, although the external structure appears to be no earlier than the C18. Upper windows have the carved mullions that characterise the C19 work, but there is possibly one original opening surviving to the ground floor. This wing is partially wrapped round by a later wing which seems to be mid C18: fenestration belongs to the C19 remodelling, but brickwork, which includes part bands in the return elevation, is C18. It appears to have been extended by a single bay to the rear, probably during the major C19 remodelling. Ornately panelled bargeboards throughout, all added in the C19.

Garden front: The garden front is entirely a mid C19 addition to the house, and may itself have been extended by one bay to the right (E). It comprises a 2-storeyed, 3 window range, with 2 gables over left hand windows, and a steeper gable over the narrower right hand bay, which seems to be of the newer brickwork. 4-light mullioned and transomed rectangular bay window in centre, with similar window to left; 3-light mullioned and transomed window to left above, and 2-light sashes above the bay window, and in the right hand bay. Axial stack.

Rear elevation: Gables over hall range and cross wing, with subsidiary gables of less height built against them, representing an extension of the original plan in the C19. N gables is an extension of the C18 wing, probably late C18 or early C19, and pre-dating the major C19 remodelling. Wide return gable of C19 wing to right, itself extended along its rear elevation in the early C20.

Interior

Plan comprises entrance hall with flanking wings and staircase; corridor running to rear of hall added in C19, connecting the C19 garden front wing with the back stairs (at rear of N cross wing of hall) and C18 wing to N. Entrance hall was opened out through 2 storeys in the C19 remodelling: gallery runs along E wall: with C18 ornate cast iron rail, said to have come from Overton church.

Dado panelling may partly pre-date the remodelling (perhaps C17) and can be clearly distinguished from the C19 pine panelling which forms architraves to doorways; and which frames the stairs which foliate fretwork; pine panelled pedimented overmantle is dated 1868, with initials 'CMARC' on scrollwork. Staircase opens off the hall towards the rear left (S): early C18, with turned balusters, 3 per tread, carved tread ends, fluted newel and swept rail. Dado panelling made from smooth planks of timber.

Decorative plasterwork over doorway to S room has dado panelling similar in style to that in the hall; simpler moulded full-height panelling, C17 in style but almost certainly late C19 in date, in N room which has plaster moulding to beams which panel the ceiling, and a corner fireplace. The room formerly extended further towards the rear of the house, where small service rooms have been created. 'Cromwell Road' in C18 N wing also appears to have been remodelled in the C19: graining over oak dado panelling, and ornate carved surround to corner fireplace. Upper rooms in this wing have chamfered ceiling beams and bolection moulded fireplaces, one of which retains a rectangular hob-grate of the late C18. Double ogee grate also survives in first floor of N cross wing of hall.

Reasons for Listing

Listed at II* as a substantial, complex country house with some external and internal parts of considerable quality.

Source: *British Listing*

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 4 open bay carport is the only proposal within the immediate setting of the host dwelling.
- The 4 open bay car port will be attached to the garden wall.
- The study area is not listed but is within the curtilage of Knolton Hall.
- The majority of the proposals are not within sight of the listed building, being hidden behind the east elevation of the existing outbuilding.
- The setting is in open countryside but will not have a greater impact on the open countryside.
- The proposals are unseen from public areas or the highway.

- HER records confirms only the listing of Knolton Hall and the Building at Risk register where the building is classed 'Not at Risk(6)'.

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."

- Considerations to the proposals result in the least impact on the setting, character or significance of the listed building, due to the concealed nature of the site and its physical and visual separation from the main dwelling.
- The works will be carried out sensitively using appropriate construction techniques and materials sympathetic to the structure and fabric of the building.
- Any existing features of architectural and historic interest are intended to be retained in-situ and fully protected during the approved works.
- The proposals will not affect or increase pressure on the existing natural features, tranquillity or noise to the surrounding area.
- The proposals will improve the character, appearance, functionality and future life of outbuildings by creating a suitable and appropriate function, within the fabric of the original structure.
- The proposals are reversible, minimising the impact of the work and will ensure the original plan, form or appearance of the building isn't lost forever.

Mitigation

Any existing features of architectural and historic interest (e.g. windows, doors, joinery etc) shall be retained in-situ and fully protected during the approved works.

Conclusions

The locations of the proposals are largely invisible from the listed building, being well screened by surrounding buildings and foliage.

While a small part of the proposals (car port) do form a part of the setting of the host dwelling, it is considered that the proposals will not result in harm as defined by the NPPF to the setting, significance or character of the Knolton Hall.

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 local residents are as follows:

- Site traffic and deliveries including parking of vehicles for visitors and site operatives
- Working Practices
- Piling / Blasting
- Vibration
- Storage of plant and materials used in constructing the development
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- Measures to control the emission of dust and dirt during construction including wheel washing facilities
- Material use, waste and recycling
- Impact to neighbours

Site Traffic and Deliveries

All deliveries will take place in a dedicated location as agreed on site. The study area has the necessary storage facilities for deliveries and staff traffic.

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 shall take place between 7.30am and 6pm Monday to Friday and 8am and 1pm on Saturday, unless otherwise agreed. No construction work on Sunday or Bank Holidays. These hours apply to any work causing noise audible at the site boundary.

Working Practices

The contractor will use the best practical means to minimise noise on site and will consult the useful guidance detailed in BS5228 2009: 'Noise and Vibration Control on Construction Sites' Parts.

The following items will be considered in particular, although not limited to:

Any vehicles, mechanical plant and machinery, used for the purpose of the works associated with the contract, shall be fitted with proper and effective silencers and shall be maintained in good and efficient working order.

The quietest plant and machinery available should be used. For example hoists and cement mixers will be electrically powered wherever possible; vehicles on the site should (where possible) be fitted with broadband white noise reversing alarms.

Items such as compressors and generators should always have acoustic covers in place.

When machinery is not actually in use, it should be switched off and not left running.

Wherever possible, fixed noise sources should be sited away from noise sensitive areas such as nearby dwellings.

Employees should be informed of the noise control measures required by, or agreed with the council and given training where necessary.

Piling or Blasting

Is it not intended this type of operation is required for the proposals.

Vibration

Is it not intended this type of operation is required for the proposals.

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 unauthorised 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, any 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.

No excavation work is intended due to the existing nature of the site.

The construction site manager will be aware of the potential health effects of dust particulates and ensure that basic remedial action is taken to limit particle pollution.

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

The contractor will ensure to keep local residents informed in advance of any unavoidably noisy operations and length of timings, particularly if these are to take place outside the normal working hours.

The site foreman will be the responsible contact for residents whom they may contact and who will be able to deal with any complaints or enquires about the work.

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

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 contributes to building a vibrant and healthy community, for which this application applies to the following:

an economic role – contributing to building a strong, responsive and competitive economy

In terms of the economic role the proposal will contribute

- With employment and purchase of building materials created during the construction phase supporting builders and building suppliers.
- The applicants will be looking to employ extra members of staff on a full and part time basis, looking after the horses and estate business.

Environmental Role

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

- The site is located away from any public place, and the proposals are not considered to be an intrusion into the countryside. With the precedent of existing buildings already set, the new construction would not adversely impact on the character and appearance of the surroundings.
- the proposals are reversible.
- The study area largely has no specific land-use designation in respect of landscape, ecological or pure historic value but it is noted, the buildings are within the domestic curtilage of the host dwelling.
- The proposals are considered not to have an adverse impact on the natural, built and historic environment of the study area or surrounding.

Following the PPW guidelines and CADW Conservation Principles 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 social, economic and environmental issues are balanced and integrated, at the same time

The proposals seek

- To improve the overall quality and visual attractiveness of the ancillary buildings of the heritage asset, not just for the short term, but over the lifetime of the development.
- To retain a strong sense of place by creating an attractive and comfortable place to live, work and visit.

- To retain with, and to add to the local character and history of the site, and reflects the identity of the local surroundings and materials, while not preventing or discouraging appropriate innovation.
- Promotes innovation to keep the outbuildings useful, by making changes to accommodate today's lifestyle.
- The proposals add little to the existing loading of local infrastructure.
- Off street parking facilities remain as existing. The proposals will not burden or negatively impact on the existing local road network.

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 Impact Assessment, referred to earlier in this report, confirms the following:-

- Knolton Hall is listed and this policy has been respected and considered whilst forming this application.
- The proposals are sympathetic and the alterations to the appearance of the non-designated outbuildings are not considered to result in an adverse impact on the existing setting and character of the heritage asset or its surroundings.
- The proposals ensure no significant harm or loss to the existing structure. All the proposals are reversible.
- The proposals will not have a detrimental impact on the existing amenity of the host dwelling.
- The proposals will greatly improve the character, appearance, functionality and future life of ancillary buildings by revising the internal layout, fenestration and with little increase in footprint.
- The proposals will not affect or increase pressure on the existing natural features, tranquillity or noise to the surrounding area.

Natural Environment

The study area is largely not within any designated or protected land form area.

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

Ecological assets

- No harm or removal of trees or hedges is intended.
- The Construction Method Statement, within the document, has assessed the construction impact of the site.
- Landscape character does not change with the proposals.
- Visual amenity to the host dwelling does not change with the proposals.
- The Gardener's Cottage amenity is improved with parking placed to the rear of the cottage, whilst retaining the existing private amenity area.

The proposals involve seeking positive improvements in the quality of the built, natural and historic environment, including (but not limited to):

1. Energy
2. Materials and Resources
3. Water Use
4. Landscape and Biodiversity
5. Place and Local Distinctiveness
6. Robust Building

- A biomass system has already been installed to provide a positive strategy for energy resources.
- Where possible materials required for the construction will be from reclaimed, local, sustainable and renewable sources.
- The proposals do not add to the loading of the existing foul drainage system.
- The proposals do not add to the loading of the existing surface water drainage system.
- The majority of 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.
- No trees or hedgerows will be harmed with the construction of the proposals.
- The proposals improve the conditions in which people live, work and take leisure.
- The proposals will provide employment during the construction.
- The proposals will provide local employment after the construction.

We ask that the LPA take a supportive approach on the proposed development in a positive and creative way and work proactively with the agent/applicant to secure a consent that will generally improve the economic and environmental conditions of the area.

SECTION 6

CONCLUSIONS

We believe the proposals

- Will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development.
- Establishes a strong sense of place on the landscape to create an attractive and comfortable place to live, work and visit.
- Creates a safe and accessible environment where crime and disorder, and the fear of crime, do not undermine quality of life.
- A biomass system has already been installed to provide a positive strategy for energy resources including renewable and low carbon energy and supporting infrastructure.
- A review of the Environment Agency's web indicates that the study area is located within Flood Zone 1 – low risk i.e. with an area assessed as having a less than 1 in 1000 annual probability of the risk of river flooding.
- The site is using existing hardstanding land.
- The application site is not protected by or adjacent to any ecological or landscape designations, and will not have any detrimental impact of any protected species.
- The site remains suitable for its use – no known adverse ground conditions or stability.
- The development will enhance the neighbouring heritage asset.
- The proposal provides positive contribution to innovation and distinctiveness.
- Any historic environment record applicable to this application has been researched and included within this statement.
- The proposals will not affect or increase pressure on the existing natural features, tranquillity or noise to the surrounding area.

SECTION 7

REFERENCES

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

National Policy

Department of Communities and Local Government

- National Planning Policy Framework
- National Planning Practice Guidance

Local Policy

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

www.Googlemaps.co.uk

www.Britishlistedbuildings.co.uk

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

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

<http://www.wrexham.gov.uk/mapping/>

Wrexham Historic Environment Record

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