

3, LAUREL GROVE, BERSHAM, WREXHAM

HERITAGE IMPACT ASSESSMENT

Rev B – May 2019

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INTRODUCTION

No. 3 Laurel Grove forms part of a Grade II listed structure (CADW Ref No: 16563) located 0.5 miles east of Bursham village. The property is accessed via a single-track drive from Bersham Road and is located between the road to the north and the River Clywedog to the south.

Site Address:

No. 3 Laurel Grove, Bersham, Wrexham, LL14 4HF



Lawray Architects have been appointed to develop a scheme to refurbish the property and rationalise the existing layout to create a modern home suitable for C21st living. It is of much importance that the historical and cultural significance of the existing Grade II listed dwelling is retained.

This application seeks to gain approval for the following items:

- **Refurbishment of existing property**
- **Removal of existing 1980's conservatory extension to the rear of the dwelling.**
- **Formation of a new rear garden room extension to replace the conservatory**
- **Remodelling and extending the existing entrance porch**
- **Proposed installation of new period windows to match the original style.**
- **Proposed installation of new external doors with a more complimentary style and material.**

This heritage statement has been prepared to accompany a full planning application and listed building consent for the above-proposed works to No. 3 Laurel Grove. It is a comprehensive document that aims to provide a written and illustrated commentary when reading in conjunction with the associated design drawings.

HERITAGE IMPACT

The existing Laurel Grove building is currently a Grade II listed historic structure forming 3 individual dwellings. The structure is not within a conservation area but does form part of a small collection of buildings within a rural setting. Laurel Grove is the only listed structure within the immediate area.

Laurel Grove

Based on the listed information, Laurel Grove was built in 1807, for the then owner of the Paper Mill on the opposite side of the River Clwydog. A title deed from 1866 is described showing that that house was built by an Edward Bozely. It is further described as 'afterwards being greatly enlarged and improved by Messrs Williams and Joseph Harris'. Online records suggest these alterations were made c1830. The property was subdivided in the 1950's, with dwellings No. 1 and No. 2 forming the main structure and dwelling No. 3 forming the adjoining service wing to the rear.

The structure was designated in December 1995 and accepted on the grounds that it presented a good example of early C19th manager's housing in the context of the industrial development of the River Clwydog. The listing below describes in detail some of the main features of the dwelling.

Exterior

Lined-out render over brick with stressed angle quoins; slate and tile roof. Expressed as 2 storeys externally (but with upper windows divided to light an attic storey), 5-window range. Central entrance (now the entrance to No 2) had partly glazed double doors in 2-centred moulded archway with drop-ended hood mould, in an expressed panel with gabletted buttresses. Upper windows are mullioned and transomed lights with small panes and drop-ended hood moulds and continuous sill band. The doorway is flanked by canted bay windows with moulded architraves and cornices and similar transomed lights. Return elevation to left has similar windows, including a canted bay. Right-hand return includes stair window with radial-glazing. Lower service wing to rear.

It is interesting to note that the rear service wing, which forms the basis of this application, is barely mentioned within the listing. It is clear that No. 1 & 2 Laurel Grove form the most prominent part of the listed structure, with No. 3 comprising the back of house service wing.

External Assessment of Heritage Impact

As has been detailed previously within this document, the proposed application concerns the renovation of No. 3 Laurel Grove, which was originally the service wing located to the rear of the main structure.

Aerial image of No. 3 Laurel Grove (21.01.2019)



3 Laurel Grove (original rear service wing to main house)

The existing property consists of an L-shaped layout, with the original two storey service wing set perpendicular to the main structure. This wing forms the bulk of dwelling No. 3, with a stone extension and entrance porch adjoining the north side, and a much later flat roof conservatory extension built at the rear.

Image of northern elevation illustrating the original rendered service wing, adjoining stone extension and entrance porch (21.01.2019)



Image of rear elevation illustrating the original rendered service wing, adjoining stone extension and rear conservatory (21.01.2019)



A remedial survey of the property was undertaken by 'Timberwise' on the 2nd of April. This survey is attached with the application and provides strategies / recommendations to improve the building. Recommendations are split between external and internal and are also listed in the subsequent paragraphs.

Following external recommendations by Timberwise, the clients are keen to:

- **Remove the existing render as it is cracked and hollow.**
 - This will be replaced with a new lime-based render system (colour to match existing) to ensure the external walls can breathe and moisture can escape. From discussion with the Conservation Officer, the specification of this system can be conditioned for further approval.
- **Assess the condition of the existing roof and repair/replace roof timbers as required.**
 - This element of the works will be conditioned for further approval. Any new slates required will match through with the existing 'purple Penrhyn slates' that make up the existing roofs.
- **Replace existing grey upvc rainwater goods with black upvc.**
 - Existing fascias and soffits will also be replaced with new painted hardwood in a heritage green to match through with No. 1 and No. 2 Laurel Grove. Any existing cast iron downpipes, gutters or hoppers will be retained.
- **Remove the existing vine and vegetation on wall growing on the stone-faced extension.**
 - Required to prevent moisture penetrating through the building.

Further to the external refurbishment works, the clients also seek to rationalise the overall form of the dwelling and create a more coherent building. The main elements of this are to:

- **Remove the existing rear flat roof conservatory extension.**
 - This is a much later addition with an unflattering building that detracts from the listed structure.
- **Replace the conservatory with a new garden room extension with a similar footprint.**
 - The new extension will follow a similar footprint to the conservatory and will be used to connect and open up the dwelling to the southern garden. This will create a central, light space at ground floor and ensure the dwelling is suited to modern C21st living. It will also provide accommodation for a small utility room to contain the relocated boiler.
 - The new extension will have a purple Penrhyn slate hipped roof and lime-based rendered walls to compliment the form and materials of the original service wing.
- **Extend the entrance porch**
 - The existing porch is a small, square and squat extension. To create a useable and practical space for everyday family life, we propose to elongate the porch and introduce a hipped roof. This would follow the form of the two-storey element above and better tie the building together. Extending the entrance porch will also create accommodation for a ground floor Wc.
- **New / replacement / refurbished windows and doors**
 - All existing brown upvc windows and doors will be replaced as these are out of keeping with the original listed structure.
 - 3 no. existing first floor box sash windows (ref no: DFW_06, DFW_07 & DFW_08) will be refurbished. These will need to be assessed and remedial works proposed by a professional joiner. Following discussions with the Conservation Officer, this element will be conditioned for further approval.
 - Existing cast iron windows (ref no: DFW_03 & DFW_04) will be retained.
 - New windows and doors will be white painted softwood, with fenestration to match the original styles if replacements (please refer to the proposed elevations and window / door details for further information).

Internal Assessment of Heritage Impact



Internal image of living room:



Internal image of existing flat roof conservatory:



Internal Image of existing dining room:



Internal image of existing bedroom 1:

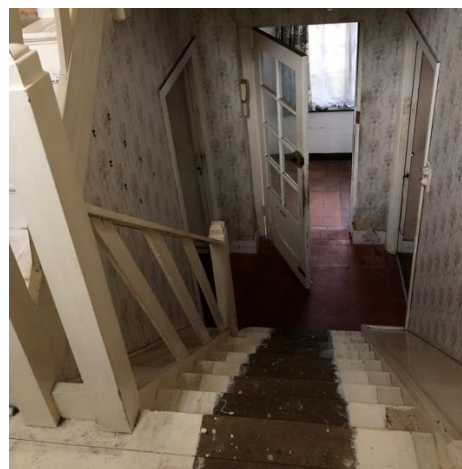


Image of existing staircase:

Internally, the property is in a significant state of disrepair and in need of major refurbishment. The attached survey from 'Timberwise' describe the various issues and recommended internal remedial works, which include:

- **Walls affected by rising dampness.**
 - This suggests a failure of DPC's and/or DPM's. Timberwise have suggested the installation of a chemical damp proof course to the affected areas. However, given the structure a listed a less intrusive alternative solution is required. Following discussion with the Conversation Officer, a suitable solution for this will be conditioned for further approval.
- **Potential failure of existing DPM under solid floors.**
 - The majority of the ground floors are solid, apart from the living room. These floors are not original to the structure and will likely have been done during the construction of the flat roof conservatory. Due to the damp issues present and to ensure the structure is adequately protected, the existing solid floors will need to be excavated, with new DPM's and floor slabs installed.
- **Evidence of standing water within the basement.**
 - Located below the existing living room, the basement has suffered from significant water ingress and will require the installation of a cavity drainage system and membrane.
- **Suspended floor timbers have evidence of decay by wet rot and wood boring weevil.**
 - Affected timbers will need to be treated or replaced with pre-treated timbers if required.

Further to the internal remedial works, additional internal works will include:

- **Removing portions of the existing external/internal walls.**
 - At ground floor, it is proposed to widen the existing opening between the gable end of the dwelling and new replacement extension. This is required to form the new family room and open it up to the rest of the ground floor. This opening will also fill the end of the dwelling with south light, with 2 no. French doors connecting the space with the southern garden.
 - Another ground floor opening will need to be formed within the stone portion of the building to connect the new kitchen with the new utility room (door opening IDG_07).
 - The opening between the porch and hall will also be widened to create a more open and uniform entrance space. The main entrance door will also be moved to the front of the porch to improve access into the property.
 - At first floor, a new opening will be formed to provide access between Bedroom 2 and the existing landing. This is required as the existing second staircase will be removed.
 - The existing internal bathroom wall along the landing will be removed to provide an access route to Bedroom 2. A new stud wall will then be installed to form a shortened bathroom and storage cupboard.
 - A new opening will also be formed within Bedroom 2 to provide adequate fire escape (ref: DFW_02).
- **Installing new floor finishes** (refer to proposed floor plans for further details)
 - All existing suspended timber floors at ground and first floor will be retained and treated. If timbers are too rotten, these will need to be replaced with new treated timbers.
 - The suspended timber floor within the living room will have carpet installed over.
 - The rest of the ground floor will be new solid concrete slab and will have a new tiled floor finish.
 - At first floor, a tile backer board will be installed over the existing floorboards and a new tiled floor finish installed over.
 - All other rooms at first floor will be carpeted (including the main stair).
- **Installing new internal doors, architraves, skirtings and coving.**
 - All internal doors to be new, apart from the existing living door (ref: IDG_03), which will be used as the template for all new internal doors.
 - Unfortunately, there is very little original joinery left within the dwelling. With most skirting, architraves and coving likely replaced in the 70's/80's. The clients will therefore install new skirtings and architraves of an appropriate style.
- **External landscape works** (refer to proposed landscape plan for further details).
 - The clients are proposing an external gravel finish to the front and side of the building, with flagstone path and terrace at the rear.

CONCLUSION

It is hoped that this heritage statement, alongside the detail drawings and other documentation, has provided a comprehensive and robust package of information, which outlines the proposal and assesses the impact of the works on the architectural and historic significance of the listed structure.

The proposed works will bring the following benefits to both the client and occupants of the building:

- Refurbishing the existing listed building will ensure the dwelling is suitable for modern C21st living.
- Removing and replacing the conservatory with a more sympathetic garden room extension will create an improved unified building form.
- Replacing later upvc windows and doors with painted timber to best match through with the original style will ensure the dwelling is more coherent overall in both form and materials.
- Improving layout and improving the quality of spaces for the client.

The proposed refurbishment and remedial works will improve the condition of the dwelling, increase the longevity of the listed building and improve the aesthetics of the immediate area.

It is felt that the proposals are complimentary to the existing dwelling, having been carefully designed with consideration given to the existing massing, scale, material and aesthetic of Laurel Grove. The proposals should have no adverse impact to the character of the existing listed structure and will only help to preserve and strengthen the building's heritage.