

APPENDIX 3

Conservation Officer comments in respect of application P/2016/1136

Case No: P/2016/1136

Proposal: Listed Building Consent For Retention Of Listed Barns And Demolition Of Later Additions, Redevelopment Of Site To Provide 16 No. Dwellings Through Conversion Of Barns To 4 No. Dwellings And Erection Of 12 No. New Dwellings, Together With Associated R

Location: App Chem House, Hugmore Lane, Llan Y Pwll, LL13 9YE.

From: Lorna Goring;

Date: 11th January 2017

Policy Section: Con

This application has been screened by application type and against GIS constraints. It is thought that you may wish to comment. Please view the application and make your comments:

Built Conservation

The listed building consent relates to the adaptation and alteration to a brick outbuilding along the northern boundary of the site which historically was associated to and served Holt Lodge Farm, a grade II listed building set to the north of the App Chem site. The main house displays early 19th Century architectural character however the core contains a building of 17th origins. The outbuilding forms part of a L shape range that along with a detached outbuilding to the west forms a small U shape courtyard that encloses the main farm house to the south. The buildings collectively contribute the significance of the main house enhancing and adding to its evidential, historic and aesthetic values. The north elevation, which is seen within the immediate setting and context of the main house and other former outbuildings is particularly important.

The outbuilding subject to the application is likely to late 18th century to early 19th and century origins however as with many historic outbuildings has been subject to phases of change and adaptation to meet changing requirements and needs of the owners - some earlier alterations remain discernible to the north elevation in the form of bricked up original openings. The most significant alteration to the building to the south and to the interior where the building has been substantially altered to accommodate the former industrial use. These alterations has resulted in the loss of much internal character with cross wall, and external walls removed.

The application has been accompanied by a brief Heritage Impact Assessment and I concur with much of its conclusions in general and consider the main issues to be the impact of the physical works upon the character and appearance of the former outbuilding and the impact of the proposals generally upon the wider setting of the main listed building.

In considering the works proposed to the former outbuilding there are no objections to the change of use and subdivision of the building to create 4 units. Residential use offers a viable future use for the building which will help ensure its conservation and subsequently protect the immediate setting of Holt Lodge Farm. The internal layout at first floor seeks to expose original roof trusses as a feature and this approach is welcomed. To the southern elevation it is proposed to remove a single storey lean-to. Looking at historic mapping it is evident this lean-to is of late 19th century origins and shares some design continuity with openings to the north elevation. The loss of this section isn't discussed in detail however it could in part be retained to unit 1 and provide improved accommodation? The south elevation is to be mostly rebuilt having been removed at ground floor to form open plan workshop space. The pattern of openings needs some further consideration and I would suggest that a more traditional two light approach to ground floor window opening be opted for rather than 3 or 4. The design of the window openings should take influence from the openings on the north elevation and inclusion of a brick sill and single glazing is encouraged. Also to unit 4, at first floor the use of an oculus window could also work? Window and door details will need to be submitted for further consideration and should include proposed colours, sill details etc.

With regards to the redevelopment of the site generally, residential use is much preferred to industrial or commercial use; residential is compatible with the uses at Holt Lodge Farm and would remove pressure for large, modern structures required for alternative uses potentially. It is considered that well designed new buildings would offer an enhancement to the appearance of the area and to the setting of the listed building through removal of the existing modern, large structures. I do however have some concerns over the layout and design of the new buildings and would reiterate earlier comments in relation to form and layout and suggest a reduced density, linear form and courtyard layout be considered. The scale of the buildings also needs revising, 3-storey town houses are completely out of context for this area and the design and layout result in a overly suburban form. Many of the architectural features are discordant and whilst it is appreciated the design is attempting to create its own character, this approach does not work in this location - a move towards a more contemporary design approach could result in a distinctive character for this development.