Heritage Impact Statement for conversion of Workshops into an extension to The Coach House Bryn Eglwys, Chirk, LL14 5BS

The results of our heritage impact assessment are set out in this document submitted with our application for householder planning permission and listed building consent. We have included a summary of this heritage impact statement in a table as an Annex. This heritage impact statement is included as part of householder planning permission for works relating to the conversion of workshops attached to The Coach House into living accommodation Together with the upgrading of the entrance to Bryn Eglwys to enable joint access for both Bryn Eglwys and The Coach House from Castle Road to separate the two dwellings. This statement however includes the improvements to the Workshops and the link to The Coach House to provide a complete picture of the planned activities.

This heritage impact statement is proportionate to the significance of our historic asset and the degree of change that we are proposing where the clear objective is to ensure sustained use of the workshops as an extension to The Coach House together with increased energy efficiency into the 21st Century.

This statement includes:

- A description of the proposed work, including the design principles and concepts, and a schedule of works that support our planning and consent application.
- Our reasoning for the proposed works, which explains what we intend to achieve and why the works are necessary.
- A brief description of the historic interest of our listed building and an assessment of its significance, with particular emphasis on those aspects that will be affected by our proposals.
- An assessment of the impact of the proposed work on historic interest of our listed building and its significance, including potential benefits and any harm.
- A summary of our options and the reasons for our preferred approach (also summarized in the Annex).
- An access statement.

From the outset we want to achieve the following objective: to repair and incorporate the workshops into the foot print of The Coach House to provide a good state of repair that is habitable for the 21st century together with an increase in its energy efficiency. This statement identifies the most appropriate way to meet our objective using good design principles to sustain and protect our historic asset.

We believe that our proposals have minimal impact, and thus we have prepared an assessment which focuses on the part of the historic asset that will be affected, with a brief explanation of how it relates to the asset as a whole.

Objective

Our heritage impact statement explains what the proposed works are intended to achieve and why they are necessary.

The objective is to repair and renovate the Workshops to provide an extension to The Coach House:

A. a good state of repair,
B. habitable for the 21st century and
C. increased energy efficiency.

To meet these objectives, we are undertaking the following necessary works to achieve a good state of repair:

1. Removing the chimney of this late 19th-century vernacular workshop, reusing existing slates as necessary and installing insulation in the roof. There will be no significant changes made to the front and rear elevations and the character of the workshops is preserved. The work will remove a defective chimney and improve the energy efficiency of the Coach House extension. The chimney is leaking in several locations and starting to degrade the flooring inside the Workshop. Slates will be re-fixed where ever possible on a like-for-like basis using closely matching replacement slate where necessary (some matching slate is available on-site from a previous repair).
2. The Workshop chimney is to be replaced by a modern multi-fuel stove chimney and where required leaded and a cowl installed to prevent ingress from birds. The chimney that is to be replaced was repaired in the 1970's and 1980's using modern mortars and is a bad state of repair.
3. Rewire the Workshop into the electrical system of the Coach House. The works will make good the electrical system that is potentially dangerous and a fire risk. An Electrical Certificate to the latest edition of BS7671 is to include Amendment 3:2024, which came into effect on July 31, 2024. This amendment focuses on the selection and installation of protective devices, in relation to bidirectional power flow from sources from the proposed solar PV and battery storage. Battery storage as recommended by the supplier will be within the stone build garden store outside the main building in the garden .The work will potentially install cabling within metal trunking where necessary. The current electricity is supplied from Bryn Eglwys – this will be disconnected within the cellar of Bryn Eglwys.
4. Installation of modern and "slate coloured "solar PV panels on the rear of the Workshops that face in a westerly direction. These panels will not be readily seen from Castle Road and will not be the only Solar panels already approved by Wrexham within the Chirk Conservation Area. These panels will be on the roof of the single storey extension to the Coach House where the ridge height is approximately 3.5m. Provision is to be made for an car electrical charging station in the car parking area powered by the solar PV and mains.
5. Convert part the existing workshop into a Living Room with a new access into the existing garage to create a kitchen. The kitchen with include the existing conservation roof light and the existing broken doors of the garage will be replaced with "French Windows". Heating in the kitchen will be provided by modern electric radiators. Plumbing will drain to the existing sewage system for The Coach House.

6. Convert the largest workshop into an open plan living area with a main entrance space from the garden using the existing window in the workshop. Glazed infill will provide light into the open plan dining/living area. Conservation roof lights will provide furrher day light into the bedroom. The roof lights will complement the existing roof lights of The Coach House.
7. Heating: the existing old fashioned coke stove in the Workshop will be replaced with a modern multi-fuel stove in the Living Room with a new log burner flue. The old electric storage radiators will be replaced with modern electric storage heaters.
8. Bats: A bat survey has been conducted and the results included with this planning application. A bat box is planned to be installed on the rear wall of the workshops. A Swift brick is also planned to be installed.
9. New roof lights will not be readily seen from the public road outside. They will be conservation type roof lights with a minimum size of 55cm x 98cm to suit the existing roof style with minimal cut out as required. They will be in keeping with the character of the property.
10. Site access entrance work : a shared entrance will be created from Castle Road for both Bryn Eglwys and The Coach House. The partially walled garden behind the workshops is sufficiently sized to allow the parking area but with modification to the existing entrance drive. A Green Infrastructure Statement is provided regarding this entrance work and garden area.
11. Addition of removable secondary glazing to the existing windows. The works are to make the Coach House extension more suitable for 21st-century living reducing heat loss, draughts, and the fairly constant background noise from Kronospan.
12. Construct a boundary wall between Bryn Eglwys and Bryn Eglwys Cottage. The update boundary will extend the existing stone wall used as the south wall of the garage to the edge of Bryn Eglwys Cottage. It will isolate the yard and make it part of The Coach House.
13. Remove the existing oil tank in the yard outside of The Coach House and relocate the existing or new oil tank as advised by a qualified installer in the grounds of Bryn Eglwys. If advised install a new bunded oil tank that is OFTEC certified, compliant with UK Petroleum Storage Regulations (PSR 2009) and British Standard for tank construction.

The various ways that the objectives could be achieved including:

For “good state of repair”:

a) Strip the roof of existing slate, re-batten as necessary, insulate and reuse of the existing slate. the approach is not appropriate because of the impact on the historical significance of the workshop.
b) Use kitchen furniture that has a well-known manufacturer offering a long term guarantee.
c) Patch the wiring circuits and replace the consumer unit without obtaining an Electrical Certificate to the 18th edition of BS7671; but this is not appropriate from both a legal and well-being aspect.
d) Rewire the workshops to the latest edition of BS7671 standard and obtain a certified installation.

These approaches will have an impact on the fabric and historic character thus b) and d) are valid in this context.

For “habitable for the 21st century”:

a) Add insulation to all external walls; but this not appropriate as it impacts on the historic character and the fabric of the Workshops.
b) Only add insulated plaster board to the inside walls that at present are covered by wood boards dating from late Victorian times and are not in good condition (wood worm, damp etc)
c) Insulate added partitions for increased energy efficient and noise reduction.
d) Add removable secondary glazing to existing windows, repair any broken window panes and replace rotten wood frames where required. Any new windows to be in wood or be a conversation grade roof light.
e) Replace existing windows with new double glazing; but this not appropriate as it impacts on the historic character and the fabric of the building.
f) Park regularly on Castle Road; but this is not appropriate because of the width of road, and limited parking (double yellow lines). Access to the site should be via a shared drive where cars can pull off the road and be inside the property by a car length.
g) Replace the existing coke stove with a modern multi-fuel stove in the Workshop and install modern electric storage radiators that can be powered by Solar PV panels and mains.
h) Use all existing door entry’s and window locations. Open a door entry into the proposed kitchen and replace an existing window with an entrance door.

We are proposing the following proportionate and achievable approach for habitable: b), c), d), f), g) and h). This approach will have less impact on the fabric and historic character of the whole curtilage area of The Coach House.

For “energy efficiency”:

a) Add external and internal insulation to all walls; but this not appropriate as it impacts on the historic character and the fabric of the building.
b) Only add insulation to internal walls and the plaster boarded roof space.
c) Insulate added partitions.
d) Use standard plaster board where appropriate.
e) Use insulated plaster board where appropriate
f) Add removable secondary glazing to windows , repair the broken window panes and wood frames to reduce draughts.
g) Replace existing windows with new double glazing; but this not appropriate as it impacts on the historic character and the fabric of the building.
h) Use existing wooden doors where appropriate and include draught excluding measures.
i) Upgrade the coke stove by installing a 4+KW standalone multi-fuel stove to the HETAS standard and modern individually controlled electric storage radiators (for example Dimplex Quantum).

We are proposing the following proportionate and achievable approach for energy efficiency: b), c), e), f), h) and i). This approach will have less impact on the fabric and historic character.

Statement of Significance

We refer to the significance of the asset as a whole (Bryn Eglwys) and to the specific part that will be affected by our proposed changes that are a set of Workshops that are part of the converted barn now called The Coach House.

Bryn Eglwys is Grade II listed with a very recent listing date of 29/07/1998.

The house is the end of the terrace of brick faced buildings at the beginning of Castle Street, in the centre of Chirk.

The building probably has early origins, perhaps the site of the Great House destroyed in the uprising of 1402. It may well be the location of the Saracen's Head Inn recorded in 1720. It was at one time occupied by Dr Lloyd, and later tenanted by the archdeacon of Wrexham. The extensive vaulted cellars, continuous with those of the adjoining properties may be related to its use as an inn. The building was extensively refaced in the early-mid 19th century, and now assumes the character of that period. The 19th century Workshops clearly post-date The Coach House (which uses local stone and matches one side of the garage). The Workshops are mid Victorian in character using brick construction. One of the workshops shows evidence that it was the tack room for horse and coach equipment.

The exterior of Bryn Eglwys has two storeys, raised subsequently to a third. The house terminates against Bryn-Eglwys Cottage which is located off Church Road. It was listed as one of a row forming a prominent urban group at the centre of Chirk.

Very limited renovation of the Workshops has occurred over the last 25 years. With some conversion taking place prior to 2000 when it was fitted out by a previous owner as workshops and 1980s heating installed. The interior very much relates to a 1980's conversion but with conservation of all elevations and external appearance.

The existing wiring is understood to date from the 1980's.

Identifying proposed changes

This heritage impact statement describes our proposals including the design principles and concepts, and include a brief schedule of works. We provide sufficient proportionate information about the proposed work to enable an informed decision to be made.

1. Replace the existing chimney and its flashing with a log burner flue. The design principle is "like-for-like" repair. The repair is time sensitive because of the presence of a Bats – see the Bat Report included with this planning application. A licensed bat ecologist has been consulted (from Wildbanks Conservation), and they will provided a method statement for the Contractor and will supervise any stripping work that maybe required (however none is expected to be needed). It was confirmed by the ecologist that there were 5 bats currently present (known species: Pipistrelles; and one Brown Bat). All roof works must be completed between October and April 1st in order to comply with permission to be granted by NRW.
2. Rewire the Workshops from The Coach Houe electrical supply. The design principle is to obtain an Electrical Certificate to the latest edition of BS7671 on a like for like basis. Cabling will be installed as recommended by the installer and potentially in metal conduit. The

redundant Economy 7 wiring will be removed and a updated consumer unit added. Work will be in parallel with the conversion of the Workshops into an extension of The Coach House.

3. Create an open plan Kitchen and Living area. The design principle is to install a modern kitchen manufactured by Wren or a similar manufacturer. The work is scheduled to start following on after the re-wiring of the electrical system and plumbing of the Workshops There is already a water supply to the Workshops and drainage is available in the courtyard outside the location of the kitchen and en-suite bedroom.
4. Install a modern multi-fuel stove as a replacement for the coke fuelled stove location in the Living Room. The design principle is to install a modern 4+KW multi-fuel stove.
5. Installation of roof lights as indicated within the plans. The design principle is to use roof lights that are designed for slate roofs and in keeping with the character of the property. Work is scheduled as part of the roof insulation.
6. Provide car access from a shared entry on Castle Road serving both The Coach House and Bryn Eglwys. The design principles are to the widen the existing drive entrance from Castle Road and to use similar chippings as hardstanding to those on the existing drive. Details are shown within the planning documentation. Access will be one of the first activities required to assist with the conversion of the Workshops.
7. Addition of removable secondary glazing to the existing windows. The design principle is to ensure that there is no direct impact on the existing windows facing the Court Yard.

The attached drawings provided as part of this application for consent provide supporting information, illustrating the existing situation and show how the proposals will change it.

Assessing the Impact of our Proposals

This statement demonstrates that we have considered the potential impact of our preferred approach. We show how our proposed work will sustain the significance of our historic asset and includes the potential benefits and any harm.

Those aspects of its significance that will be most directly affected relate to the changes made in the 1980's. The internal works are to make the workshops safe (e.g., electrical wiring) and in good repair (e.g., chimney removal). These repairs do not impact on the contribution to the whole of its evidential, historical and aesthetic value. The proposals are proportionate to the significance of the asset and the scale of impact:

- evidential and historical value: there is no loss of or damage to the historic fabric or the way in which the building or site was used in the past, and how it has changed over time. The workshops will be brought back into beneficial use as an extension to The Coach House so that it is no longer at risk (e.g., leaking roof and electrical fires). There is no additional building work or extension of the workshops onto the land outside of the existing foot print.
- aesthetic and design qualities of the historic asset: the proposals do not compromise the workshops or The Coach House layout, scale and proportion or result in the loss of historic detail or craftsmanship. Additions of safety measures are sensitive and sympathetic to the workshops because the changes will be obvious to future generations and are not fixed features. No changes to the internal timber roof frame or elevations will be made. Solar PV panels are a Government priority going into the future.

- performance: will not be compromised through the use of incompatible materials. The current materials in use internally date from the 1980's renovation (e.g., plaster board, concrete, compressed board wood flooring). The materials within our proposal are compatible with the 1980's repairs. The additions for safety and increased energy efficiency are a benefit.

No important fabric or significant aspects of the original design are being removed or altered.

Getting the Best Solution

Our proposal has the principle of minimum intervention necessary and that new work is designed to be installed (e.g., safety measures, kitchen units, roof lights) without significant damage to the workshop's basic fabric and historical significance.

Access Statement

The Coach House and Workshops are used as a private dwelling and an access statement is not necessary. Council Tax is already in payment for this property. The Coach House uses an existing driveway that leads onto the public road Castle Road outside. Improvements to the access to the Coach House require a separated shared access from Castle Road and a drive way along the west boundary of the existing garden of Bryn Eglwys into the semi-walled garden behind the Workshops. This access proposal is included with detail in this planning application.

Annex: Summary Heritage Impact Statements

These summary statements provide an overview of the proposed works: -

Proposed Work	**Our objective**	**Significance of affected fabric**	**Assessing beneficial impact**	**Assessing harmful impact**	**Proposed Solution**
Removal of the chimney of a listed mid-19th century vernacular workshop reusing the existing slates and installing insulation.	To make good a defective roof and main chimney that is leaking and improve the energy efficiency of the Workshop conversion using a like for like approach.	The chimney was probably added at a later date to the original structure possible during the 1980's. The roof slating, rafters and wood sole plates were repaired in 2014.	Ensures the building is sustained in use and has increased energy efficiency.	Loss of some original material (the majority of existing slate doesn't need replacement); minor change in external appearance associated with the introduction of a replacement log burner flue. The majority of the front and rear roofs cannot be seen from the public road.	Reuse existing slates wherever possible and ensure reasonable match (size and colour) for replacement ones (there are extant slates available on site). Apply method statement regarding the Bats. Accommodate insulation material. Replace damaged internal boarding.
Rewire the Workshop using a like for like approach.	To make good a defective electrical system that is potentially dangerous and a fire risk.	The current electrical system was added during the 1980's.	Certifies the electrical system against the latest standard (BS7671, 18th ed.)	Loss of wooden wall coverings and some plasterwork and to enable the installation of sockets and electrical fittings.	Rewire and provide an Electrical Certificate to the 18th edition of BS7671. Use of metal conduit where necessary.

Proposed Work	Our objective	Significance of affected fabric	Assessing beneficial impact	Assessing harmful impact	Proposed Solution
Convert the Workshops into an extension of The Coach House.	To create a large open plan dining/living Room and separated Kitchen. Creation of an en-suite bedroom.	The rear windows of the Living room appears to have been updated (including a wood framed modern window) in the 1980's. A new door way will be required from the Living area into the Kitchen – this will be through existing mid-19th century brickwork.	Open plan dining/living area and kitchen with no impact on the existing character of the rooms. French type windows to be fitted to the kitchen into the yard outside The Coach House.	Loss of some 1980's fabric to fit the kitchen units and plumbing. Removal of old wooden garage doors. Replacement of a 1980's wooden window with an entrance door.	Install kitchen units manufactured by Wren or similar manufacturer in the existing garage and update the plumbing. Creation of an entrance to the converted workshops to allow easy access to the kitchen.
Install a multi-fuel stove in the Living room with an log burner flue.	To become more energy efficient by the installation of a modern HETAS approved multi-fuel stove.	Replacing the existing 1980's coke fired stove in the living area.	This will enhance the rooms historical character and the room will be more energy efficient. The standalone stove will be 4+KW and be installed to the HETAS standard	Minor change in external appearance associated with the addition of a log burner flue.	Improved energy efficiency using a modern HETAS approved stove.
Installation of Solar PV panels to the rear roof of the Workshops.	To increase the energy efficiency of the Workshop conversion as an extension of The Coach House.	The panels will be design to fit above a slate roof on the back of the workshops. They will face West and will be on a single story building with very limited visibility from public roads.	Meeting Welsh Government policy to be self-sufficient and use low carbon methods of generating electricity.	The impact of solar (PV) systems can be assessed across their lifecycle, from raw material extraction to end-of-life disposal. Solar PV is regarded as clean but there are environmental, health, and social impacts	Use Solar PV to provide green electricity for use within the extension and the Coach House. In a period of excess generation to export electricity to the National Grid.

Proposed Work	Our objective	Significance of affected fabric	Assessing beneficial impact	Assessing harmful impact	Proposed Solution
Remove the existing oil tank in the yard outside of The Coach House and relocate in the grounds of Bryn Eglwys.	To separate the grounds of Bryn Eglwys and The Coach House.	The current oil tank is bunded and was installed in the early 2000's. This oil tank only supply's heating oil to Bryn Eglwys. The brick platform on which it stands is deteriorating.	The two residential properties and demise will be separated with only underground (ex, water sewage) and overground service (ex. Telephone lines) needed.	A new bunded oil tank maybe needed as the existing tank may not be suitable going forward. There is also a small risk of an oil spill during any move.	Install a recommended bunded oil tank that is OFTEC certified, compliant with UK Petroleum Storage Regulations (PSR 2009) and British Standard for tank construction.
Install a boundary across the yard from the south wall of the garage to separate Bryn Eglwys from The Coach House	To clearly separate the two dwellings: The Coach House and Bryn Eglwys.	The updated boundary will extend the existing stone wall to the edge of Bryn Eglwys Cottage. It will isolate the yard and make it part of The Coach House.	Clear separation of the two properties demise.	Bryn Eglwys Cottage will still need access to maintain the buildings elevations on the Yard and also by the entrance door to Bryn Eglwys. This situation is true in the existing state.	Construct a boundary that is 6 foot in height with a lockable pedestrian gate to allow repairs to the walls and underground services to Bryn Eglwys Cottage.
Installation of conservation roof lights on the roof of the Workshop conversion.	To provide ventilation and day light	The roof was repaired in 2014. Roof lights on the workshop extension do not impact the visual aesthetic. They are already used within The Coach House.	Roof lights will provide ventilation and light to the areas shown in the planning application.	Very limited impact to the workshop aesthetics because the roof lights cannot be seen from the public road outside. Behind the workshop is a large partially walled private garden. The rear windows will look out onto this walled garden.	The roof lights to be a minimum of 55cm x 98cm in size, designed to lie reasonably flush with the slates and sympathetic to the character of the workshops.

Proposed Work	Our objective	Significance of affected fabric	Assessing beneficial impact	Assessing harmful impact	Proposed Solution
Create a share entrance from Castle Road for both Bryn Eglwys and The Coach House.	To allow car access to The Coach House from Castle Road. The parking to be for 2 cars.	The partially walled garden behind the workshops is sufficiently sized to allow the parking space but with modification to the existing entrance and drive. A Green Infrastructure Statement Is provided regarding this garden area.	Car movements will be improved and there should be limited need to park in the road for visitors.	Minor visual impact from the main road outside.	Add hardstanding using chippings similar in style to those currently used on the driveway.
Addition of removable secondary glazing to the existing windows facing the Court Yard.	To make the extension more suitable for 21st-century living. Reducing heat loss, draughts, and the fairly constant background noise from the Kronospan factory in Chirk.	The metal and wooden framed windows retain their original layout and detail.	Increased energy efficiency and reduced noise from the Kronospan factory. No changes to the fabric of the existing windows except for any required repairs.	Minor visual impact and potential for internal attachment to the existing windows where required.	Opening secondary glazing to the existing windows facing the Court Yard.