Heritage Impact Assessment

Rose Hill Lodge, Erbistock, Wrexham, LL13 0DR

08/07/2021

Objective of the work

The objective of the proposed work is to replace the current subsiding extension of Rose Hill Lodge with a new extension built on foundations suitably designed to accommodate the ground conditions present on site and widen the building to create extra structural support. Furthermore, the new extension aims to improve the current living space including a required additional bedroom and ground floor toilet for accessibility as well as improve the environmental impact of the house.





Understanding the significance of the historic asset

Rose Hill Lodge is a curtilage listed building (attached) to 15173 - Rose Lodge (also known as the Old Post Office)

15173 - Rose Lodge (also known as the Old Post Office) is an estate dwelling of late C18/early C19. Evident on the 1840 Tithe Map. Part of the Rose Hill Estate. Rose Lodge is a Grade II Listed building Designated on the 3th of February 1995. It is listed as a good example of late C18/early C19 estate architecture which externally retains much of its original character and for historical associations with the Rose Hill Estate.

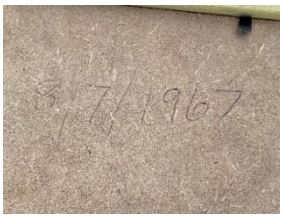
The Listing survey described Rose Lodge as a 2-storey, whitewashed brick with pedimented gables and slate roof. Main elevation facing road: Dentilled brick cornice ground floor openings altered, 2 doors in their original positions 2 later windows, inset red cast-iron GR letter box dating from the conversion to a post office. First floor contains 2 cast-iron C19 Gothic tracery windows. Right hand return elevation: much altered with later windows with evidence of blocked earlier openings similar to pointed arched windows on front elevation, rear C20 extension. Left hand return elevation: single-storey lean-to additions, 2 brick stacks one with diagonal chimney pots which may relate to an earlier building phase.

Rose Hill Lodge is as per the Listing survey in the previous paragraph the right-hand return elevation to Rose Lodge (also known as the Old Post Office) and features no cast-iron C19 Gothic tracery

windows however does feature; a whitewashed brick façade with a slate roof and brickwork traces of where there were potentially two gothic tracery windows.

Pictures found of the building dating from the 8th of July 1967 suggest that major renovations were undertaken between 1967 and the date of the Listed Survey in 1994 including the replacement of all the window, a second story extension and altered access (see pictures).





1967





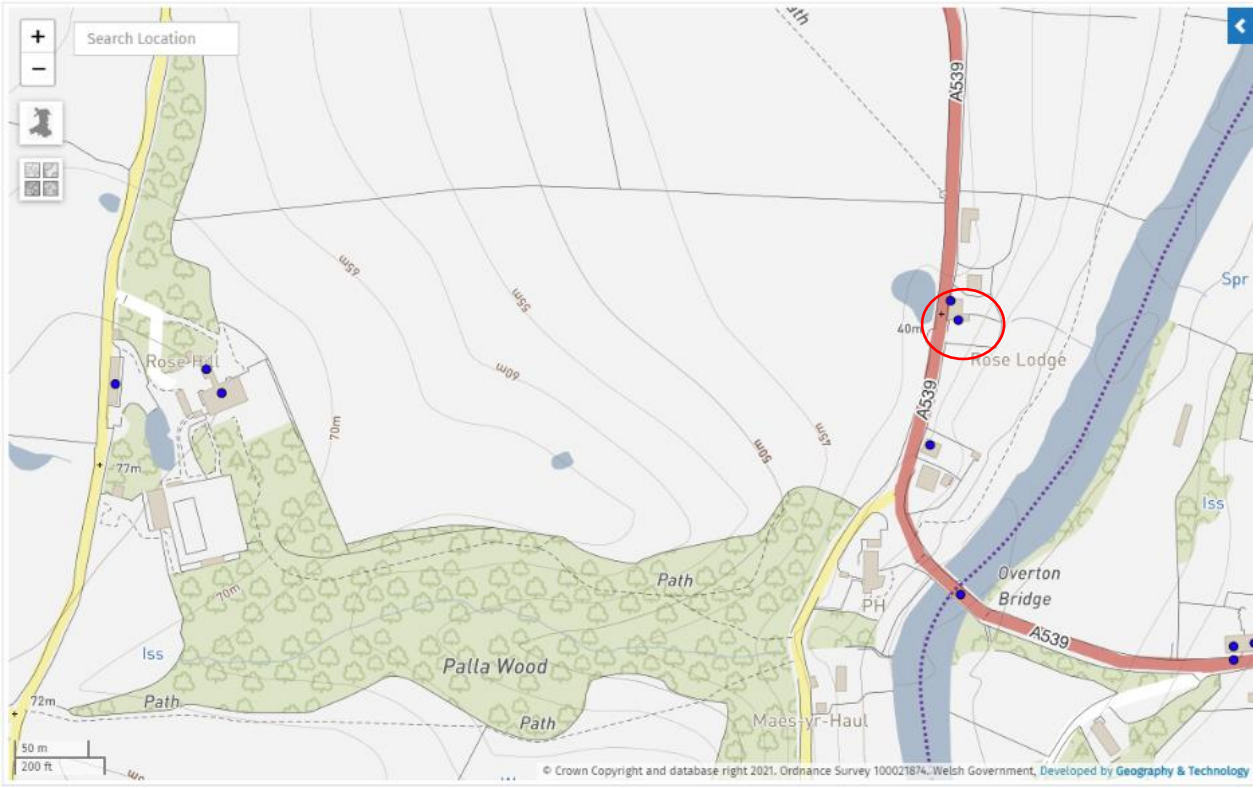
2009



2020

There are several historic assets including a historic Park and Garden that have been identified in the area that could potentially be affected the proposed changes including

- 15175 - Rose Hill (including walled gardens)
- 15174 - Telephone call-box besides rose Lodge
- 15172 – Old Rose Cottage
- 14485 – Overton Bridge



Identifying the proposed changes

The proposed change is to demolish and replace the existing extension with a slightly larger extension by 34m2 (current 108m2 new 142m2).

The new area for the extension will be gained with a single storey lean to towards the parking area and by enlarging the current double storey towards the right side of the garden (currently a raised patio). The extra area will provide improved ground floor space including an entrance lobby and utility with a ground level toilet, an enlarged dining and seating area which is to take in the view of the River Dee and stair case leading to the lower ground floor. An additional bedroom with ensuite is accommodated at lower ground level replacing a current low ceiling (1.5m) cellar, with level access out into the garden.

The materials used in the proposed design are sympathetic to the existing with slate roof, white render that compliments the whitewash brick of the existing building.

Assessing impact of the proposal

The proposed works will not directly affect the front or the left-hand return elevation of Rose Lodge. The proposed works will affect the right-hand return elevation of Rose Lodge by being to some extent visible from street view over the top of the wall as it will extend beyond the current building into the parking area, furthermore, the proposed lean to will also extend slightly over the right-hand side of the building (see pictures).





The works proposed will not cover any of the features of historic interest of the building such as the two old window arches which can still be seen in the brick work (see pictures), nor will it require any windows to be moved.







In light of these facts as well as taking into consideration the previous renovations done to the right-hand return elevation of Rose Lodge and by using materials and a design sympathetic to the existing, the impact on the historic asset being Rose Lodge of the proposed works could be deemed as minimum. Furthermore, with the current extension subsiding (see picture in objectives paragraph) which in the long term could affect the structural integrity of Rose Lodge as an entirety, these works could be deemed as essential for the preservation of the historic asset.

In the table are the historic assets identified previously and how they could be affected by the proposed works.

Reference number	**Name of Property**	**Proposed works impact evaluation**
15175	Rose Hill (including walled gardens)	The right-hand return elevation of Rose Lodge is in a direct line (500 meters away) of Rose Hill and its walled gardens, however the landscape, ground elevation and 2.5m wall surrounding the estate prevent and direct line of vision of the proposed works
View from Right- hand return towards Rose Hill and walled gardens		
15174	Telephone call box besides rose Lodge	Is situation on the left front side of Rose Lodge i.e. the old post office and should therefore not be affected by the proposed works
Telephone call-box location From right hand return		
15172	Old Rose Cottage	Although situated to the right of Rose Lodge has no direct line of site on Rose Lodge due to the ground elevation and landscaping and should therefore not be affected by the proposed works
View from Old Rose Cottage towards Rose Lodge		

14485	Overton Bridge	Although situated to the right of Rose Lodge it has limited view on Rose Lodge due to the landscaping and should not be affected by the proposed works
View from Overton bridge Towards Rose Lodge		

Getting the best solution

In 2011 a two-storey extension was added to Rose Hill Lodge, Erbistock, LL13 0DR which has subsided significantly over the past 10 years and according to the recent structural survey undertaken by Cadarn Consulting Engineering will continue moving unless action is taken. Although the building could be underpinned, the structural report suggests that this action due to the lack of proper foundations was likely to be ineffective and that the building would over time start moving again and could in the future compromise the integrity of the entire property. The best scenario was therefore to demolish the subsiding extension and to replace it with one built on adequate foundations, as well as widening the footprint of the current extension, as this would allow the load to be spread over a wider rather than more narrow area putting less strain on ground and the older existing buildings.

Consideration was taken of the purpose of the house, that of being a family home. With it currently only having 1 upstairs bathroom, no ground floor toilet, 2 bedroom, very little storage and a front door leading straight into the kitchen the option of building a slightly wider extension would mean a hallway, ground floor toilet for accessibility, a utility room, a slightly bigger living space and an extra bedroom could be added and would provide a much more adequate living space to accommodate a family.

The design of the new extension was done taking into consideration the street view of the building, the extension along the front being a one storey lean-to would make it only just be visible over the wall. The materials used in the proposal are sympathetic to the existing building with a slate roof, white render that compliments the whitewash brick with every aspect of the finishing aiming to be of the highest quality possible to make them sensitive towards to original features of building.