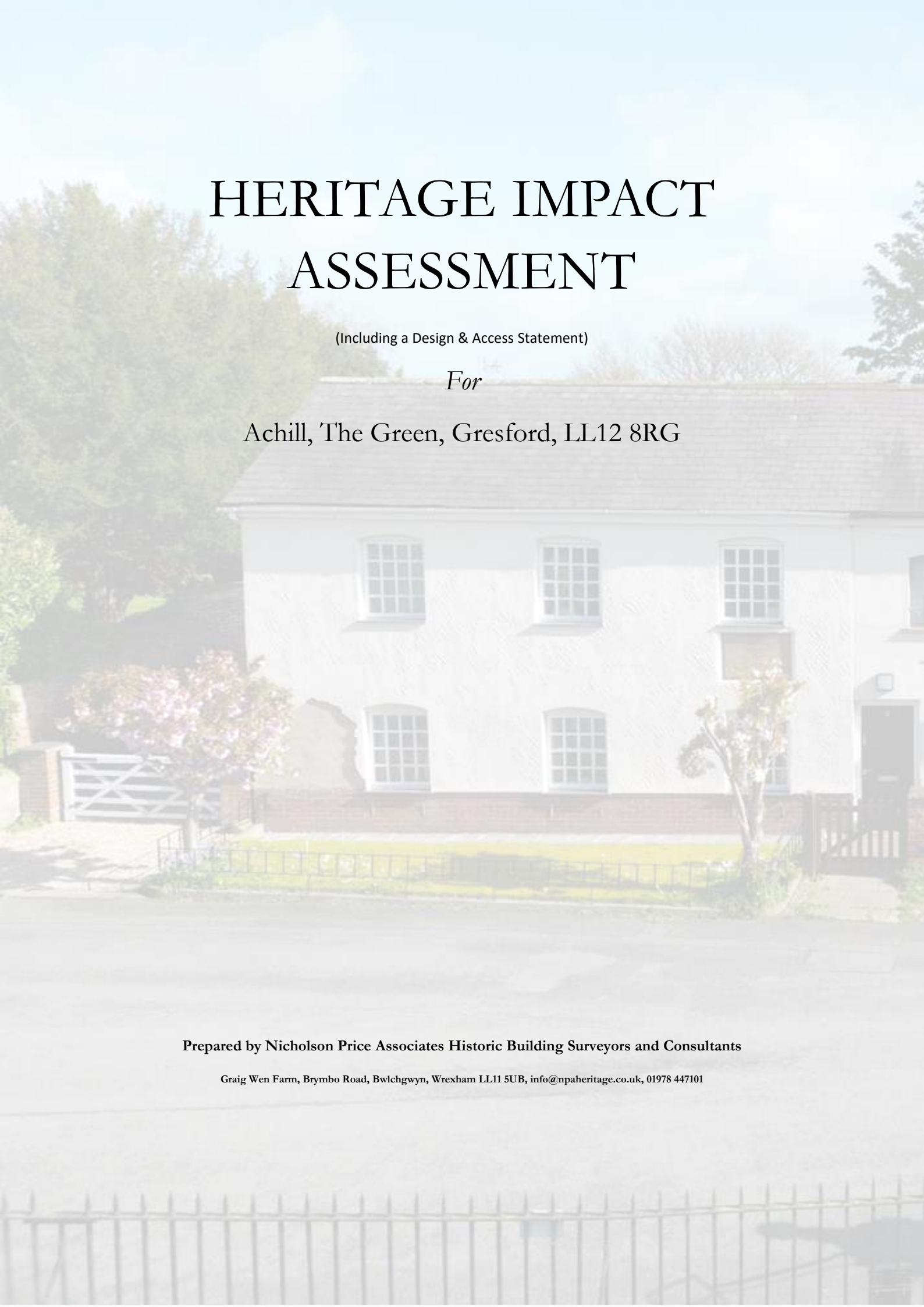


HERITAGE IMPACT ASSESSMENT

(Including a Design & Access Statement)

For

Achill, The Green, Gresford, LL12 8RG

Prepared by Nicholson Price Associates Historic Building Surveyors and Consultants

Graig Wen Farm, Brymbo Road, Bwlchgwyn, Wrexham LL11 5UB, info@npaheritage.co.uk, 01978 447101

CONTENTS

1.0 INTRODUCTION 1

2.0 THE HERITAGE ASSET, LOCATION AND SPATIAL RELATIONSHIP TO OTHER HERITAGE ASSETS, THE TOWNSCAPE, AND HISTORICAL DEVELOPMENT OF GRESFORD. 4

FIGURE 1 LOCATION MAP EXTRACT FROM WWW.MAGIC.GOV.UK 4

FIGURE 2 RELATIONSHIP OF ACHILL TO OTHER LISTED BUILDINGS WITHIN 200 METRE RADIUS 4

2.1 THE SETTING 5

2.2 THE HISTORICAL DEVELOPMENT OF GRESFORD 5

2.3 ACHILL, CHURCH HOUSE AND STRODE HOUSE 6

2.4 ARCHITECTURAL AND HISTORIC CHARACTER OF ACHILL 7

2.5 SPATIAL RELATIONSHIP WITH OTHER HERITAGE ASSETS 8

2.6 THE HERITAGE ASSET, STATUTORY LIST DESCRIPTION 8

2.7 CARTOGRAPHIC EVIDENCE AND MAP REGRESSION 10

FIGURE 3 TITHE MAP FROM 1843 EXTRACT FROM THE GENEOLOGIST.CO.UK. 10

FIGURE 4 TITHE APPORTIONMENT DATED 1843. EXTRACT FROM HTTPS://WWW.THEGENEALOGIST.CO.UK/ 11

FIGURE 5 EXTRACT FROM OS MAP SURVEYED 1872. EXTRACT FROM HTTPS://MAPS.NLS.UK/ 11

3.0 PLANNING AND LEGISLATIVE BACKGROUND 12

3.1 PLANNING HISTORY 12

TABLE 1 PLANNING APPLICATIONS 12

3.2 CONSIDERATION OF RELEVANT PLANNING POLICIES AND GUIDANCE 12

4.0 PHOTOGRAPHIC RECORD AND DESCRIPTION OF THE PROPOSAL SITE 17

4.1 EXTERNAL PHOTOGRAPHS TAKEN APRIL 2026 17

FIGURE 6 NORTH ELEVATION 17

FIGURE 7 SOUTH ELEVATION 18

FIGURE 8 EXISTING ROOF COVERINGS 18

FIGURE 9 WEST ELEVATION 19
4.2 FLOOR PLANS BAND LIDAR SCANS 20
FIGURE 10 GROUND FLOOR PLAN AS EXISTING 20
FIGURE 11 FIRST FLOOR PLAN AS EXISTING 20
FIGURE 12 UNCORRECTED LIDAR SCAN OF GROUND FLOOR 21
FIGURE 13 UNCORRECTED LIDAR SCAN OF FIRST FLOOR 21
4.3 DESCRIPTION OF THE PROPERTY 22
5.0 DESCRIPTION OF PROPOSED ALTERATIONS 23
TABLE 2 PROPOSED ALTERATIONS 23
6.0 METHODOLOGY FOR ASSESSING SIGNIFICANCE 24
7.0 ASSESSMENT OF SIGNIFICANCE 27
7.1 OVERALL SIGNIFICANCE 27
7.2 SIGNIFICANCE OF INTERNAL FABRIC 27
7.3 SUMMARY OF SIGNIFICANCE. 28
7.4 IMPACT OF ALTERATIONS 28
8.0 IMPACT OF THE PROPOSED WORKS ON THE SIGNIFICANCE OF THE HERITAGE ASSET. 29
TABLE 3 IMPACT OF PROPOSED ALTERATIONS ON THE SIGNIFICANCE OF NUMBER 8 BEOLEY HALL 35
9.0 DESIGN AND ACCESS STATEMENT 36
APPENDIX 'A' PHOTOGRAPHS 38
FIGURE 14 PHOTOS 1 AND 2 38
FIGURE 15 PHOTOS 3 AND 4 38
FIGURE 16 PHOTOS 5 AND 6 39
FIGURE 17PHOTOS 7 AND 8 39
FIGURE 18 PHOTOS 9 AND 10 40
FIGURE 19 PHOTOS 11 AND 12 40
FIGURE 20 PHOTOS 13 AND 14 40

FIGURE 21 PHOTOS 15 AND 16 41

1.0 INTRODUCTION

This Heritage Impact Assessment has been prepared in support of an application for Listed Building Consent at Achill, The Green, Gresford, Wrexham, LL12 8RG. Achill is a Grade II listed building, recorded by Cadw on Cof Cymru, National Historic Assets of Wales, under reference number 17661. The building was first designated on 7 June 1963 and occupies a sensitive position within the historic core of Gresford, close to All Saints' Church and within the wider context of the Gresford Conservation Area.

The application seeks Listed Building Consent for a modest package of beneficial works affecting the exterior and interior of the listed building, together with works to ancillary structures within its curtilage. The proposals also address alterations to the rainwater goods which have been identified by Wrexham County Borough Council's Planning Department as unauthorised and as having an adverse effect on the special architectural and historic interest of the listed building and the character and appearance of the surrounding conservation area. A principal objective of the scheme is therefore to regularise and improve those elements in a manner which better improves the character, appearance and significance of the building.

The purpose of this Heritage Impact Assessment is to:

• describe the listed building, its location, setting, relationship to other designated historic assets, and wider historical context;

• identify the significance of the building, including the contribution made by its fabric, plan form, curtilage structures, setting and conservation area context;

• assess the sensitivity of the building and its setting to the proposed changes;

• assess the impact of the proposed works, including any beneficial effects, potential harm and mitigation;

• demonstrate that the proposals have been informed by an understanding of the building's special architectural and historic interest;

• demonstrate compliance with the relevant statutory duties, national planning policy and best-practice guidance applicable in Wales.

This statement also considers the constraints and opportunities arising from current conservation, design and historic environment policy. It explains the rationale for the proposed works, the design principles which have informed the scheme, and the likely effect of the proposals on the special interest of the listed building, its setting, associated curtilage structures, and the character and appearance of the conservation area.

The methodology adopted for the preparation of this statement follows the guidance set out in Planning Policy Wales, Edition 12, Technical Advice Note 24: The Historic Environment,

updated March 2026, Cadw's Heritage Impact Assessment in Wales, and Conservation Principles for the Sustainable Management of the Historic Environment in Wales. The assessment has also been prepared having regard to the Historic Environment (Wales) Act 2023, which provides the current statutory framework for the protection and management of listed buildings in Wales.

The Welsh policy framework requires proposals affecting historic assets to be based on a proportionate understanding of significance and on an assessment of the likely impact of change. In relation to listed buildings, the objective is not to prevent change, but to manage it carefully so that the building's special architectural and historic interest, its setting, and the features which contribute to its significance are preserved or enhanced. Planning Policy Wales also recognises that listed buildings should be retained in sustainable use, with change managed in a way that protects and enhances their special qualities.

TAN 24 confirms that heritage impact assessment is a structured process which enables the significance of a designated historic asset to be taken into account when considering proposals for change. It also confirms that the level of assessment should be proportionate both to the significance of the asset and to the degree of change proposed, and that sufficient information should be provided to allow the significance of the asset and the impact of the proposed works to be understood.

The preparation of this statement has enabled an understanding of the historic context, character and significance of Achill and its immediate setting. That understanding, together with comments previously made by the Wrexham County Borough Council Conservation Officer, has informed the design and scope of the scheme now presented for consideration. The scope of this assessment is considered proportionate to the Grade II status of the building, the nature and extent of the proposed works, and the need to address existing unauthorised alterations in a manner which better preserves and enhances the special interest of the listed building and its contribution to the conservation area.

Section 2.0 of this report describes the location, historical development of the heritage asset and its setting.

Section 3.0 discusses the planning background of the site and sets out the relevant national and local planning policy and guidance.

Section 4.0 contains an external photographic record and floorplans.

Section 5.0 describes the proposed alterations.

Section 6.0 describes the methodology used to assess the heritage assets significance.

Section 7.0 provides a summary of significance and a more detailed description of heritage values.

Section 8.0 describes the impact of the proposed work, this is set out in a table format and includes location, a description of the works, areas or elements impacted, significance of the impacted elements, the scale of the alterations, impact, and justification for the alterations.
Section 9.0 contains the Design and Access statement.

Where relevant, the statement includes recent and historic photographs and drawings, these are included in the body of the document. Appendix 'A' includes photographs of the interior and exterior that are cross referenced to the accompanying scaled drawings.

This document has been prepared by Tim Nicholson, Managing Consultant of Nicholson Price Associates, MSc. Conservation of the Historic Environment (RICS), Incorporated member of the Chartered Institute of Building, Affiliate member of The Institute of Building Conservation, Member of The Society of Architectural Historians of Great Britain, and Lizzie Nicholson Jones BA hons.

Disclaimer Notice

This report has been prepared exclusively for the person or organisation which commissioned it and for the specifically titled project or named part thereof referred to in the report. This report cannot be relied on to be used with any other project by the commissioning party without the confirmation and/or verification that it is suitable for that use. Nicholson Price Associates accepts no responsibility or liability for the consequences of this report being relied upon or used for any other purpose other than for the purpose for which it was specifically commissioned. The right to rely on this project is solely with the party which commissioned it and does not extend to any other party. Nicholson Price Associates accepts no responsibility or liability for any use of reliance upon this report by any other party other than the commissioning party.

Copyright Notice

Nicholson Price Associates gives it permission for the information in this report to be used by the archives or repository with which it is deposited, in perpetuity. Nicholson Proce Associates retains the right to be identified as the author of all documentation and reports, as specified in the Copyright, Designs and Patents Act 1988 (chapter IV, section 79). This permission will allow the repository to reproduce material including for use by third parties, with the copyright owner suitable acknowledged.

2.0 THE HERITAGE ASSET, LOCATION AND SPATIAL RELATIONSHIP TO OTHER HERITAGE ASSETS, THE TOWNSCAPE, AND HISTORICAL DEVELOPMENT OF GRESFORD.

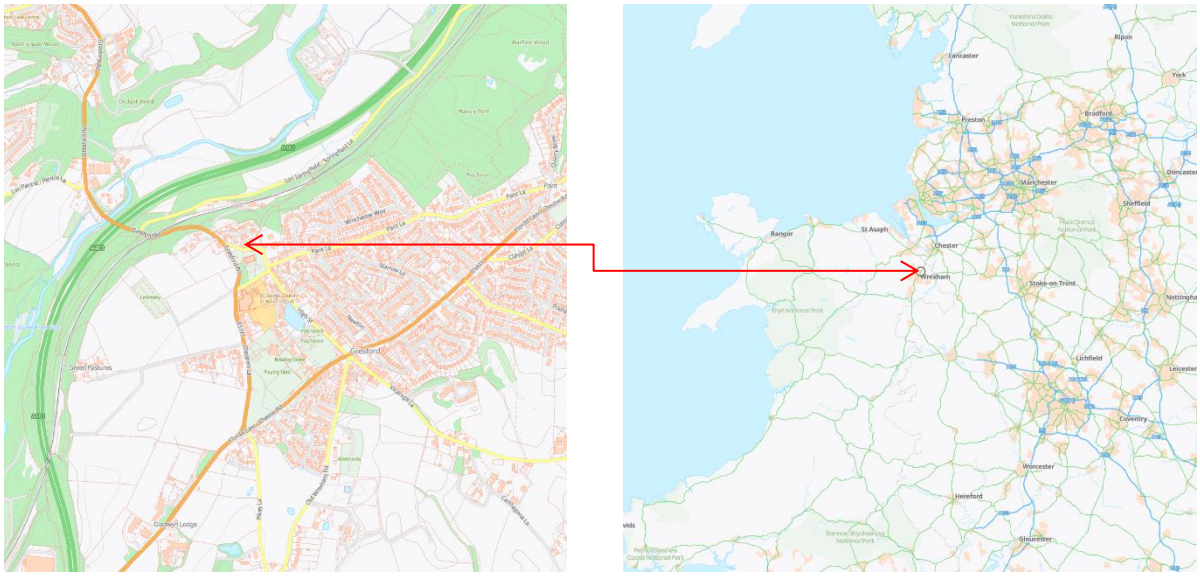


FIGURE 1 LOCATION MAP EXTRACT FROM WWW.MAGIC.GOV.UK

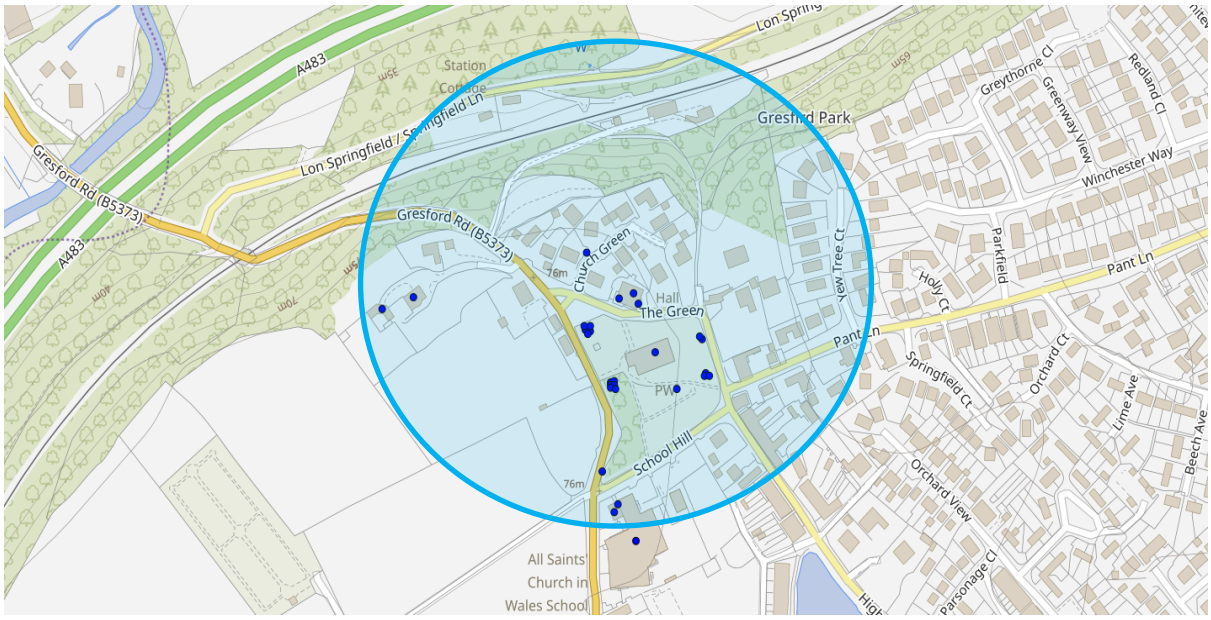


FIGURE 2 RELATIONSHIP OF ACHILL TO OTHER LISTED BUILDINGS WITHIN 200 METRE RADIUS

2.1 THE SETTING

Achill is located on 'The Green', Gresford, close to the historic core of the village and immediately to the North of the Grade I listed Church of All Saints. The building forms the Western part of a historically related group of buildings comprising Achill, Church House, and Strode House. This group originated as a combined charitable school and almshouse range, erected in 1725, and now divided into three separately listed properties.

The building occupies a sensitive and historically important position within Gresford Conservation Area. It stands within the immediate setting of All Saints' Church and forms part of a closely related group of ecclesiastical, educational and charitable buildings clustered around The Green and the churchyard

Gresford is a historic settlement situated to the north-east of Wrexham, on the old road between Wrexham and Chester. The village occupies high ground above the Alyn Valley, with the church and The Green forming the historic and visual focus of the settlement. The surrounding conservation area retains a distinctive semi-rural character, with a mixture of eighteenth and nineteenth-century buildings, mature trees, sandstone boundary walls, grass verges, former ecclesiastical buildings, and later village development. Although modern residential development is present, the historic core around the church retains a strong sense of continuity and historic legibility.

The special character of this part of Gresford is closely associated with the dominance of All Saints' Church and the survival of a historic settlement pattern radiating from it. The churchyard, The Green, School Hill, Clappers Lane and the adjoining historic buildings form a particularly important townscape group.

The Green itself is an important historic open space. It represents the surviving remnant of a larger area of open land to the North and West of the church. Historic mapping and the CPAT Historic Settlement Survey indicate that a small open area of ground or common land lay to the North West of the churchyard, identified by A. N. Palmer, in his book, *A History of the Old Parish of Gresford in the Counties of Denbigh and Flint* as "The Green". The present churchyard layout appears to have incorporated land from this former common or green, including a North-Western extension probably dating to 1831, with a further Southern extension between 1843 and 1870.

2.2 THE HISTORICAL DEVELOPMENT OF GRESFORD

Gresford has ancient origins. The wider area contains evidence of prehistoric and Roman activity, and the village is recorded in Domesday Book as Gretford. By the late C11 it was already

an established settlement with land, population, a mill, a priest and a church. The development of the village was strongly influenced by its fertile location near the Alyn Valley, its position on important local routes, and its relationship with the ecclesiastical and manorial structures of the medieval period.

The name Gresford has been interpreted in different ways. One interpretation derives it from "grassy ford", while another links it with the Welsh "Croesfordd", meaning the road to the cross or crossroads. The latter interpretation is consistent with the historic importance of a medieval cross and with the village's position at a meeting point of roads and routes.

The present Church of All Saints is the dominant historic building in the village. Although a church is recorded at Gresford in Domesday Book, the surviving building contains medieval fabric and was largely rebuilt in the fifteenth century. It is exceptional in scale and quality for a parish church and is notable for its Perpendicular architecture, medieval glass, screens, timber roofs, monuments, and its celebrated bells. The church's prominence in the landscape, and the quality of its architecture, suggest that it was not simply a local parish church, but a building of wider religious and social importance.

During the post-medieval period, Gresford remained an important village with strong ecclesiastical, landed and charitable associations. The church continued to dominate the form and identity of the settlement, while surrounding estates and prominent local families contributed to the development of buildings, institutions and social provision within the parish. The establishment of almshouses and a school at The Green in 1725 forms part of this wider history of parochial charity, education and social responsibility.

Further changes occurred during the C19. The school associated with the original Strode foundation expanded, with additional schoolrooms added to the rear of the 1725 range in 1838, and later school provision established on School Hill in the 1870s.

2.3 ACHILL, CHURCH HOUSE AND STRODE HOUSE

Achill forms part of a two-storey range built in 1725 as a charitable school and almshouses. The group now comprises three separately listed properties: Achill to the West, Church House in the centre, and Strode House to the East. The central section is now used as church meeting rooms, while the outer ranges are in private residential use.

The school was founded through a charitable bequest by Dame Margaret Strode, widow of Sir George Strode. The bequest provided for the education of poor children of the parish, traditionally recorded as three boys and three girls. The original charitable purpose of the foundation is still legible through the commemorative inscriptions set into the façade of the building.

Achill appears to correspond principally with the almshouse element of the range. This is indicated by the Latin inscription recorded on the stone plaque which refers to a "Hospitium Invalidorum Parochianorum" built in 1725. In this context, historically "hospital" generally means a hospice, almshouse or place where support could be provided for infirm or poor parishioners. This interpretation is consistent with the recorded history of the building.

The adjoining school element is associated with the Strode charitable foundation. A separate inscription recorded on the Strode House section commemorates Margaret Strode's foundation for the education of poor children. Together, the two inscriptions are of considerable evidential and historical value. They provide direct physical evidence of the original function of the range and its relationship with C18 charitable activities.

The building was subsequently altered and adapted as the educational needs of the parish changed. An additional schoolroom was built to the rear in 1838, and C19 documentary sources record further school provision as the original foundation became insufficient for the needs of the growing parish. The later development of All Saints' School on School Hill reflects this continued expansion of educational provision in Gresford. The 1725 range therefore forms an important early phase in the history of parish education, later supplemented by purpose-built C19 school buildings nearby.

2.4 ARCHITECTURAL AND HISTORIC CHARACTER OF ACHILL

Achill is a modest but historically significant part of the former school and almshouse range. The group is constructed in brick, with areas of render, slate roofs, and brick or rendered chimneys; the chimney originally serving Achill has been removed. The overall form is simple, domestic, and slightly institutional in appearance rather than polite or high-status, reflecting its original charitable function. The significance of Achill lies predominantly in its group value, social history association, and contribution to the streetscape and wider conservation area.

The Achill section has rendered walls and has been significantly altered, including a modern rear extension and replacement windows. These changes have undermined the legibility and aesthetic significance of the building affected the degree to which its original C18 character can be appreciated externally. However, the building continues to form an integral part of the 1725 charitable range and retains historical value as the likely almshouse element of the group.

The architectural contrast between Achill, Church House and Strode House is also important. Strode House retains exposed local orange-red brickwork, dentilled eaves and traditional casement detailing, while Church House is rendered with incised stucco intended to imitate ashlar. Achill is plainer, however, the differences between the three parts of the range help illustrate the building's adaptation, subdivision and changing use over time.

2.5 SPATIAL RELATIONSHIP WITH OTHER HERITAGE ASSETS

Achill stands within one of the most sensitive heritage settings in Gresford. Immediately to the South is All Saints' Church, listed Grade I, set within its churchyard and enclosed by separately listed walls, gate piers and associated funerary monuments.

Achill, Church House and Strode House contribute directly to this setting. Their position to the North of the church reinforces the historic relationship between the parish church and the charitable institutions which developed around it. The group helps illustrate the wider social role of the parish church in the C18 and C19, when education, poor relief, social care and religious life were closely connected.

Other designated heritage assets in the immediate area include the listed All Saints Primary School and Schoolhouse on School Hill, Cedar House and its stables, nearby listed buildings are recorded on figure 2 of this report.

The spatial relationship between Achill and these neighbouring heritage assets is therefore highly significant. The building is not experienced in isolation, but as part of a layered historic townscape. Views across The Green, views from the churchyard, and views along School Hill and Clappers Lane allow the historical relationship between the church, former almshouses, and former school buildings to be understood.

2.6 THE HERITAGE ASSET, STATUTORY LIST DESCRIPTION

Achill, is a Grade II building included on Cadw's Scheduled Monument Record and Listed Buildings Register. The following list description was taken from:

https://cadwpublic- pi.azurewebsites.net/reports/listedbuilding/FullReport?lang=en&id=17661

on the 2nd of June 2026

Reference Number: 17661

Grade: II

Status: Designated

Date of Designation: 07/06/1963

Name of Property: Achill

Location

Unitary Authority: Wrexham

Community: Gresford

Locality: Gresford

Easting: 334617

Northing: 355021

Location: Situated to the N of All Saints Church

Description

Broad Class: Domestic

History

Former school founded by Margaret Strode, daughter of Col. John Roberts of Gwersyllt; she left a bequest of £500 for the education of 3 poor boys and 3 poor girls. The building was erected in 1725 and an additional schoolroom was built to the rear in 1838 at a cost of £607 10s. C18 panelling which is said to have come from All Saints Church was used to make a dado in this room. The almshouses were also built in 1725 adjoining the school. They were built under the direction of Dr Robert Wynne chancellor of the diocese and vicar at Gresford for 53 years. The building is now 3 separate properties; the ranges at each end are private houses, that to the left probably extended, and the central section is used as church meeting rooms.

Interior

The schoolroom in the rear extension has an exposed timber roof and a dado formed from panelling of C18 character. remainder of interior not accessible at time of 1995 survey.

Reason for designation

Listed as an example of a C18 school and almshouses with original plaques recording the date of foundation. Group value with All Saints Church and with graveyard walls and gatepiers to All Saints Graveyard.

Group Description

Strode House, Church House and Achill

Exposed and rendered brick, slate roof, brick and rendered chimneys. Rectangular plan with taller extension to rear, 2 storeys. To left the building is rendered, 3 windows to each floor renewed, upper floor window to right has stone plaque beneath with the inscription: `Hospitium Invalidorum Parochianorum Impensis Structum AD 1725 Thoma Pate Rogero Jones Petro Potter Iohan Edwards Guardianis.'This section is a private house known as Achill.

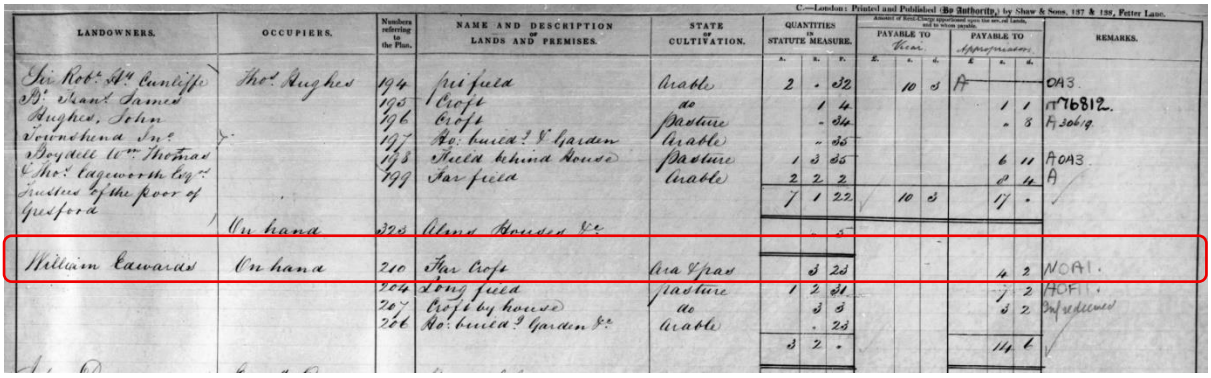
Central 2-window range has incised stucco and has door and casement windows. This section with the rear extension is known as Church House. To the right Strode House, a 3-window exposed brick range with dentil eaves cornice and flush casement windows. In the innermost bay of this range is a gabled brick porch with stone copings and kneelers with an arched opening which is attached to a brick front wall with stone coping. Between the porch roof and upper window is a stone plaque with the partially legible inscription. According to A N Palmer this reads: `Schola Eleemosyna Dnae Margaretae Strode Fundata 1725 ad Pauperes Ejus Sumptibus Erudiendos.'

2.7 CARTOGRAPHIC EVIDENCE AND MAP REGRESSION

Historic mapping has been reviewed as part of a map regression exercise to understand the development of the site and its setting over time.



FIGURE 3 TITHE MAP FROM 1843 EXTRACT FROM THE GENEOLOGIST.CO.UK.



LANDOWNERS.	OCCUPIERS.	Numbers referring to the Plan.	NAME AND DESCRIPTION OF LANDS AND PREMISES.	STATE OF CULTIVATION.	QUANTITIES IN STATUTE MEASURE. A.	R.	P.	PAYABLE TO Vicar. £	s.	d.	PAYABLE TO Impropriator. £	s.	d.	REMARKS.
Sir Robt Alt Cunliffe B^t Trust^s James Hughes, John Townshend Esq^r Boydell Wm Thomas & Tho^s Edgeworth Esq^rs Trustees of the poor of Gresford	Tho^s Hughes	194	pri field	Arable	2	.	32		10	8	A			OA3.
		195	Croft	do		1	4					1	1	176812
		196	Croft	Pasture			34						8	A 3069
		197	Ho: buildg^s & Garden	Arable			35							
		198	Field behind House	Pasture	1	3	35					6	11	AOA3
		199	Far field	Arable	2	2	2					0	14	A
					7	1	22		10	8		17	.	
	On hand	328	Alms Houses &c				5							
William Edwards	On hand	210	Far Croft	Ara & Pas		3	25					4	2	NOA1.
		204	Long field	Pasture	1	2	31					7	2	AOF1.
		207	Croft by house	do		3	3					3	2	Pt of dilicus
		206	Ho: buildg^s Garden &c	Arable			25							
					3	2	.					14	6	

C.—London: Printed and Published (By Authority,) by Shaw & Sons, 137 & 138, Fetter Lane.

FIGURE 4 TITHE APPORTIONMENT DATED 1843. EXTRACT FROM HTTPS://WWW.THEGENEALOGIST.CO.UK/

At the time the Tithe Map was prepared on 30th October 1843, the land occupied by Achill (Plot 323) formed part of the parish of Gresford. The property was held in trust on behalf of The Poor of Gresford by trustees including Frans James Hughes Esquire, John Boydell Esquire, John Townshend Esquire, Sir Robert Henry Cunliffe Baronet, Thomas Edgeworth Esquire, and William Thomas Esquire. The occupiers are recorded as the Trustees of the Poor of Gresford together with the same associated parties. The plot is described as "Alms Houses & C" the latter being a contemporary abbreviation for "etcetera", indicating the presence of ancillary land or structures associated with the almshouses. The plot covers an area of 0 acres, 0 roods and 5 perches.

One acre equals four roods, and one rood equals forty perches. A perch is approximately twenty five square metres, giving the plot an estimated area of around 125 square metres.



FIGURE 5 EXTRACT FROM OS MAP SURVEYED 1872. EXTRACT FROM HTTPS://MAPS.NLS.UK/

3.0 PLANNING AND LEGISLATIVE BACKGROUND

3.1 PLANNING HISTORY

A review of the Wrexham County Borough Council online planning register was carried out using the search term "LL12 8RG", this returned 31 planning applications and 38 building control applications. One of these related to the subject property and is shown in the table below.

Reference	Description	Date Valid	Decision	Documents Available
P/2013/0537	Fell one twin-stemmed holly tree protected by Gresford conservation area	30th July 2013	Granted	Yes

TABLE 1 PLANNING APPLICATIONS

3.2 CONSIDERATION OF RELEVANT PLANNING POLICIES AND GUIDANCE

This assessment has been prepared having regard to the relevant statutory duties, national planning policy, national heritage guidance and local planning policy relating to the historic environment in Wales.

Statutory duties

The principal statutory framework for the protection and management of listed buildings and conservation areas in Wales is provided by the **Historic Environment (Wales) Act 2023.**

Section 96(2) of the Historic Environment (Wales) Act 2023 requires that, in considering whether to grant listed building consent, the planning authority or the Welsh Ministers must have special regard to the desirability of preserving the listed building to which the application relates, the setting of the building, and any features of special architectural or historic interest which the building possesses.

Section 160 of the Historic Environment (Wales) Act 2023 places a general duty on decision makers exercising planning functions in relation to buildings or land within a conservation area

to have special regard to the desirability of preserving or enhancing the character or appearance of that area.

Where planning permission is also required for development affecting a listed building or its setting, section 314A of the Town and Country Planning Act 1990 applies in Wales. This requires the decision maker, in considering whether to grant planning permission, to have special regard to the desirability of preserving the listed building, its setting, or any features of special architectural or historic interest which it possesses.

For the purposes of this assessment, preservation is taken to mean keeping the listed building, its setting, and those elements which contribute to its special architectural and historic interest safe from harm. This does not preclude change, but requires change to be justified, proportionate, sympathetic to significance, and informed by a clear understanding of the affected historic asset.

Planning Policy Wales, Edition 12

Planning Policy Wales, Edition 12, Chapter 6: Distinctive and Natural Places, sets out the Welsh Government's national planning policy for the historic environment.

Planning Policy Wales confirms that the historic environment is a finite, non-renewable and shared resource, and that it should be protected, conserved, promoted and enhanced as part of sustainable development. It requires planning decisions to take account of the significance of historic assets and the contribution made by their settings.

In relation to listed buildings, Planning Policy Wales establishes a general presumption in favour of the preservation or enhancement of a listed building and its setting, which may extend beyond its curtilage. For development proposals affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting, and any features of special architectural or historic interest which it possesses.

Planning Policy Wales also recognises that listed buildings should be retained in sustainable use. The aim should be to find the best way to protect and enhance their special qualities, with continuation or reinstatement of the original use normally being the first option where that remains viable and appropriate.

Technical Advice Note 24: The Historic Environment

Technical Advice Note 24: The Historic Environment provides detailed guidance on how the Welsh planning system considers the historic environment through development planning, development management and consent procedures.

TAN 24 confirms that heritage impact assessment is a structured process which enables the significance of a designated historic asset to be taken into account when considering proposals for change. The assessment should be proportionate both to the significance of the historic asset

and to the degree of change proposed and should include sufficient information to enable both the significance of the asset and the impact of the proposed change to be understood.

In relation to listed buildings, TAN 24 confirms that listed building consent is required for works of demolition, alteration or extension which would affect the character of the building as one of special architectural or historic interest. It also confirms that the controls applying to a listed building may extend to ancillary structures or objects fixed to the building or within its curtilage, depending on the circumstances of the particular case.

When determining an application for listed building consent, TAN 24 advises that the decision maker should consider the importance and grade of the building, its intrinsic architectural and historic interest, the physical features which justify listing and contribute to significance, the contribution made by curtilage and setting, the impact of the proposed works on significance, and the extent to which the proposed works would bring public or community benefits.

In relation to conservation areas, TAN 24 confirms that conservation area designation provides the basis for policies designed to preserve or enhance those aspects of character or appearance which define the area's special interest. This may include settlement pattern, the organisation of space and routes, building types, materials, detailing, open spaces, trees, views and other features which contribute to character.

Historic Environment (Wales) Act 2023 and procedure regulations

The Historic Environment (Wales) Act 2023 consolidates and restates the principal legislation relating to the protection and management of the historic environment in Wales. It provides the statutory framework for listed buildings, conservation areas, scheduled monuments, historic environment records and related heritage controls.

The Listed Buildings and Conservation Areas (Procedure and Interest Rate) (Wales) Regulations 2024 are also relevant. These regulations form part of the current Welsh heritage control framework and require applications for listed building consent and conservation area consent to be accompanied by a Heritage Impact Statement. Where required, an access statement must also be provided.

Cadw guidance

This assessment has also been informed by relevant Cadw guidance, including Heritage Impact Assessment in Wales, Conservation Principles for the Sustainable Management of the Historic Environment in Wales, Managing Change to Listed Buildings in Wales, Managing Conservation Areas in Wales, and Setting of Historic Assets in Wales.

Cadw's guidance emphasises that significance should be understood before change is proposed, that the assessment of impact should form part of the design process, and that proposals should seek to sustain or enhance the significance of the historic asset wherever possible. It also encourages a proportionate approach, with the level of assessment reflecting the importance of the asset and the degree of change proposed.

Future Wales: The National Plan 2040

Future Wales: The National Plan 2040 forms part of the statutory development plan for Wales and provides the national spatial framework for planning decisions. While its policies are primarily strategic in scope, its overarching principles support sustainable placemaking, the efficient use of resources, regeneration, local distinctiveness and the creation of well-designed places.

For the purposes of this assessment, Future Wales is of general relevance as part of the statutory development plan, but the detailed heritage assessment is principally informed by the Historic Environment (Wales) Act 2023, Planning Policy Wales, TAN 24, Cadw guidance and the adopted local development plan policies.

Local planning policy

The current statutory development plan for Wrexham comprises Future Wales: The National Plan 2040 and the Wrexham Unitary Development Plan 1996–2011, adopted in 2005. Although the Unitary Development Plan is dated, it remains part of the adopted development plan and continues to be relevant to decision making.

The most relevant Unitary Development Plan policies for this application are Policies GDP1, EC4, EC7, EC9, EC11, EC13 and T8.

Policy GDP1 sets out general development principles, including design, materials, landscaping, access, drainage, environmental protection and flood-risk considerations.

Policy EC7 relates to conservation areas and requires development within or close to conservation areas to preserve and/or enhance those buildings, structures, streets, trees, open spaces, archaeological remains, views and other elements which contribute to their special character.

Policy EC9 relates to listed buildings and requires alterations, additions and development within the curtilage of listed buildings to respect their setting and character.

Policy EC11 relates to archaeology and is relevant where ground disturbance has the potential to affect archaeological remains.

Policy EC13 relates to surface water run-off and is relevant where hard landscaping, drainage or changes in ground treatment are proposed.

Policy T8 relates to parking provision and is relevant where the proposals affect vehicle parking, access, manoeuvring or surfacing within the site.

The Wrexham County Borough Council Gresford Conservation Area Assessment and Management Plan is also directly relevant. It provides local guidance on the special architectural

and historic interest, character and appearance of the conservation area and seeks to promote and support development, which is in keeping with, or enhances, that character.

Assessment framework

The assessment of the proposed works at Achill has therefore been undertaken having regard to:

• Historic Environment (Wales) Act 2023, including sections 88, 96 and 160;

• Town and Country Planning Act 1990, section 314A, where planning permission is also engaged;

• The Listed Buildings and Conservation Areas (Procedure and Interest Rate) (Wales) Regulations 2024;

• Planning Policy Wales, Edition 12, Chapter 6;

• Technical Advice Note 24: The Historic Environment, updated March 2026;

• Cadw, Heritage Impact Assessment in Wales;

• Cadw, Conservation Principles for the Sustainable Management of the Historic Environment in Wales;

• Cadw, Managing Change to Listed Buildings in Wales;

• Cadw, Setting of Historic Assets in Wales;

• Cadw, Managing Conservation Areas in Wales;

• Future Wales: The National Plan 2040;

• Wrexham Unitary Development Plan 1996–2011, in particular Policies GDP1, EC7 and EC9;

• Wrexham County Borough Council, Gresford Conservation Area Assessment and Management Plan.

Taken together, these statutory duties, policies and guidance documents establish a clear framework for assessing the proposed works. The proposals have therefore been considered with particular regard to the preservation of the special architectural and historic interest of Achill, the contribution made by its setting and curtilage structures, the retention of significant historic fabric, the continued sustainable use of the building, and the preservation or enhancement of the character and appearance of Gresford Conservation Area.

4.0 PHOTOGRAPHIC RECORD AND DESCRIPTION OF THE PROPOSAL SITE

4.1 EXTERNAL PHOTOGRAPHS TAKEN APRIL 2026



FIGURE 6 NORTH ELEVATION



FIGURE 7 SOUTH ELEVATION



FIGURE 8 EXISTING ROOF COVERINGS



FIGURE 9 WEST ELEVATION

Relevant internal photographs can be found in appendix 'A' of this document, these are referenced to the scaled drawings accompanying this document and forming part of the application for listed building consent.

4.2 FLOOR PLANS BAND LIDAR SCANS

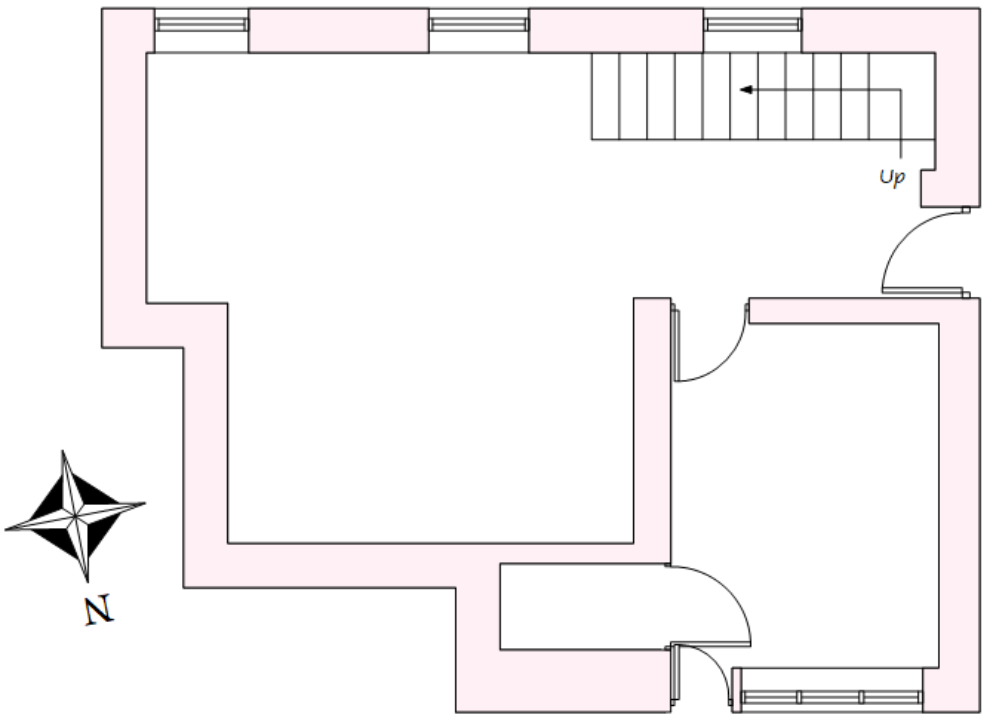


FIGURE 10 GROUND FLOOR PLAN AS EXISTING

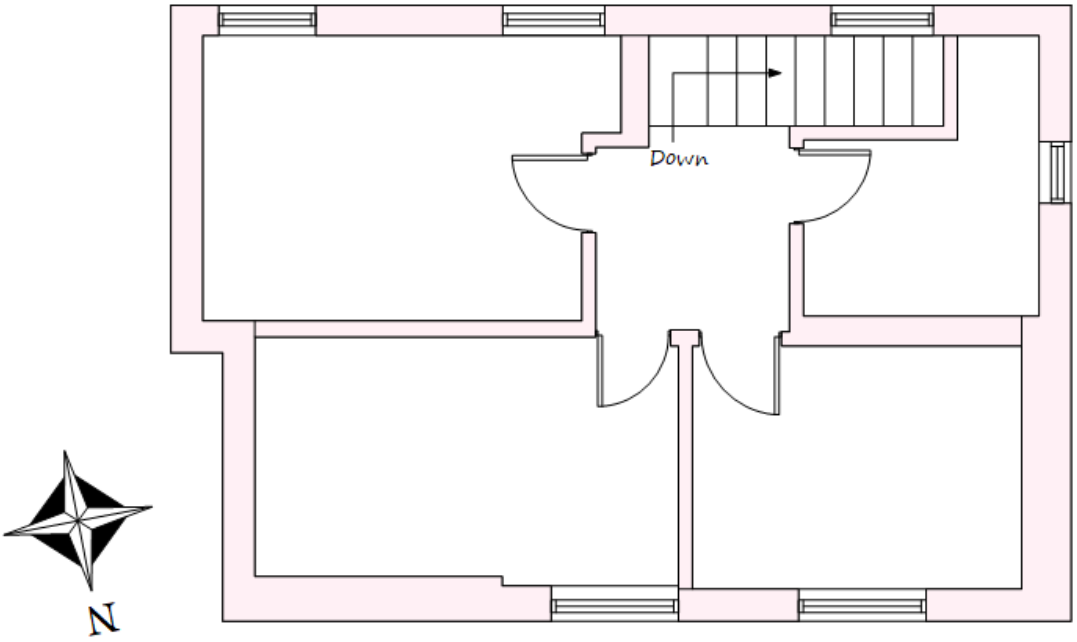


FIGURE 11 FIRST FLOOR PLAN AS EXISTING



FIGURE 12 UNCORRECTED LIDAR SCAN OF GROUND FLOOR



FIGURE 13 UNCORRECTED LIDAR SCAN OF FIRST FLOOR

4.3 DESCRIPTION OF THE PROPERTY

The house forms the West end of the traditionally constructed terrace. The dual pitch roof is covered with natural slate, the chimney that once served the fireplaces at the East end of the property has been removed although the chimney breasts are still extant but non-functional.

The square section gutters and downpipes are all plastic.

Most of the external walls area traditionally constructed from brick, this is visible at the SW corner of the building where the render has been damaged. There are no indications of any progressive structural movement in the walls or other significant defects likely to result in instability. However, the lower section of the wall has been reconstructed probably during the 1960s or 70s using modern brick and includes a physical damp proof course. The small kitchen extension to the rear of the property is assumed to be constructed from concrete block and brick although this could not be confirmed from a visual inspection. The extension has a flat roof covered with bituminised felt. The existing wall finish comprises painted cement-based render with an irregular brushed texture, probably produced by striking or dragging the surface with a stiff brush before the render had fully hardened. This render finish is cracked in places, and a section is missing at the corner of the south wall exposing the earlier smooth render that has been scored to simulate ashlar masonry. It is unclear whether the earlier mock ashlar render extends across the other elevations.

Anecdotal evidence suggests that a previous owner made various structural alterations to the property, these likely included the re-rendering of the external walls, reconstruction of the lower part of the walls using modern bricks, alterations to the fenestration, doors and external joinery as well as internal works. These alterations have undermined the aesthetic and evidential values of the building.

The windows are modern top hinged painted softwood storm casements; all are single glazed with modern float glass. The windows are generally in poor condition with multiple decay pockets, cracked and missing face putty. The window openings have shallow segmental arches above, and modern projecting slate sills below. The windows appear to date to the latter half of the C20 and are of no historic or architectural significance.

The interior of the building has been substantially altered and now presents as a modern interior of low significance lacking any architectural or historic interest.

5.0 DESCRIPTION OF PROPOSED ALTERATIONS

Location and Type	Description
All external walls	The existing modern textured render is to be carefully removed, and any remaining mock ashlar render left in situ. The extent and condition of the render is to be assessed by a heritage consultant/consulting contractor, and/or the LPA conservation team, if the mock ashlar is predominantly sound, any damaged or missing areas are to be patched and finished to match the surrounding work. If the earlier render is predominantly missing or defective, all of the existing render is to be removed and replaced with an appropriate lime render ruled and scored to the same dimensions as the existing mock ashlar. Lime binder to be non-hydraulic or NHL2.
All eaves guttering and downpipes	All existing plastic gutters and downpipes fitted to the house to be replaced with cast iron half round gutters and round down pipes.
All existing windows	The existing modern, single glazed windows are to be replaced with painted, timber frames, incorporating side opening casements with sealed double-glazed units, the unit thickness not to exceed 12mm, see accompanying drawings for construction details.
Modern, low wall to the West side of the drive	The existing modern brick wall to the West side of the drive is to be removed entirely to create additional manoeuvring space on the drive.
Southern end of the West boundary wall	The South end of the brick wall forming the West boundary is to be rendered using a harled lime render.
Front door West elevation	The Existing modern front door is to be replaced with a more appropriate, painted timber close boarded door, see accompanying drawings for details.
Driveway South of the inner timber gates.	The existing gravel drive to be reconfigured to incorporate natural stone wheel track paving with limestone gravel infill and margins.
South end of drive.	Create an apron at the end of the drive using reclaimed setts.
Rear Garden	Changes to existing hard landscaping at the rear of the property to include replacing the gravel with new limestone flags, introduction of shallow linear surface drains along the East wall, construction of concrete slab to form base of replacement timber shed. Details can be found in the accompanying drawings.
Existing garage	Existing metal up and over garage door to be replaced with aluminium, powder coated, folding and sliding double glazed doors. Internal alterations confined to plastering the walls.
Rear garden	Replace existing timber shed with a similar shed of the same size.
Internal staircase	The existing modern open tread staircase is to be replaced with a closed tread, oak staircase and balustrade, details can be found in the accompanying drawings.

TABLE 2 PROPOSED ALTERATIONS

6.0 METHODOLOGY FOR ASSESSING SIGNIFICANCE

Heritage significance, for the purposes of this assessment, is defined in accordance with Planning Policy Wales (Edition 12), Chapter 6 and Cadw guidance on Heritage Impact Assessment in Wales, as the value of a heritage asset to present and future generations because of its historic, architectural, archaeological, artistic, and communal interest.

Significance is not limited to the physical fabric of the building but also includes its setting, its historic function, its evolution over time, and its relationship with other designated heritage assets, in particular its group value with All Saints Church, Gresford as identified in the Cadw listing for Achill (LB 17661).

Assessment Framework

Within the Welsh planning context, heritage significance is commonly derived from a combination of the following values:

Archaeological value

Archaeological value relates to the potential of a heritage asset to provide evidence of past human activity through surviving fabric, structural form, or below ground remains. This may include evidence of earlier phases of construction or alteration which contribute to understanding the development of the building over time.

Architectural value

Architectural value relates to the design, construction, craftsmanship, and aesthetic quality of a building or structure. In the case of Achill, this includes its early eighteenth century origins, its later nineteenth century extension, and the manner in which these phases contribute to the overall architectural interest and legibility of the building's evolution.

Historic value

Historic value relates to the ways in which a heritage asset illustrates or is associated with past events, activities, and patterns of social or institutional development. Achill derives particular historic value from its original function as a combined almshouse and school dating to 1725, reflecting historic patterns of charity, education, and social provision within Gresford.

Aesthetic value

Aesthetic value relates to the sensory and intellectual appreciation of a heritage asset, including its form, materials, composition, and contribution to the wider townscape. In the case of Achill, this includes its architectural composition and its contribution to the historic character of the village core, particularly in relation to nearby listed buildings and the wider conservation area.

Communal value

Communal value relates to the meanings and associations a heritage asset holds for people who relate to it, including its contribution to local identity, memory, and sense of place. This may include social or symbolic values associated with long standing community use and its role within the historic development of Gresford.

Policy and Legislative Context

The assessment of significance is informed by the statutory duties set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, including sections 16, 66, and 72. These require special regard to be given to the preservation of listed buildings, their settings, and to the preservation or enhancement of conservation areas.

In addition, Planning Policy Wales (Edition 12, 2024, sections 6.1.6 to 6.1.12) establishes a strong presumption in favour of the conservation of designated heritage assets, requiring that great weight is given to their preservation. Where harm is identified, this must be clearly justified and balanced against any public benefits.

Technical Advice Note 24: The Historic Environment requires that the significance of heritage assets is properly understood before proposals for change are considered. This includes a robust assessment of setting and the contribution made by surrounding heritage assets

The assessment also takes account of the Historic Environment (Wales) Act 2023, which strengthens the management of the historic environment in Wales and reinforces the importance of safeguarding the long term significance of designated heritage assets.

Cadw guidance on Heritage Impact Assessment and the conservation of listed buildings further emphasises the need for informed and proportionate decision making, the retention of historic fabric where possible, and the avoidance of unnecessary harm to significance.

Site Specific Approach: Achill, Gresford

The assessment of Achill has been informed by a combination of desktop research and site inspection.

The Cadw listing (LB 17661) identifies Achill as a Grade II listed building of special interest, formerly comprising almshouses and a school dating to circa 1725, with later nineteenth century alteration. It highlights the building's architectural and historic interest, as well as its group value with All Saints Church, which forms a key element of its setting and significance.

A site visit was undertaken on 11th March 2026 by Tim Nicholson and Lizzie Nicholson-Jones comprising a non invasive external and internal inspection of the building. This recorded the building's architectural form, construction, visible phases of development, and its relationship to surrounding heritage assets, particularly All Saints Church and the wider historic village core of Gresford.

This combined approach of documentary research and on site observation provides a proportionate understanding of the asset's significance in accordance with Cadw guidance and Technical Advice Note 24.

7.0 ASSESSMENT OF SIGNIFICANCE

7.1 OVERALL SIGNIFICANCE

Achill forms part of a Grade II listed former almshouse and school complex of national importance, dating principally to the early eighteenth century (1725) with later C19 alteration and extension. Its significance is enhanced by its contribution to the historic ecclesiastical and social core of Gresford, including its strong group value with All Saints Church and other associated listed buildings within the immediate historic setting.

The building possesses:

Architectural significance as a rare surviving early eighteenth century almshouse and school complex, illustrating phased development through its original construction and later C19extension, with legible historic fabric and form.

Historic significance arising from its long standing social function in education and charitable provision within Gresford, and its association with the historic development of the settlement in close proximity to All Saints Church.

Evidential significance embodied in its surviving eighteenth and nineteenth century fabric, which demonstrates the evolution of the building, construction techniques, and historic phases of adaptation and use.

Aesthetic significance derived from its architectural composition, traditional materials, and its contribution to the historic character of the immediate churchyard and wider conservation area townscape, particularly in relation to the setting of All Saints Church.

Group value significance through its spatial and historical relationship with All Saints Church and adjoining listed structures.

Later alterations and phases of adaptation are considered to form part of the building's evolutionary significance. These elements reflect the continuing use and adaptation of the property and, while not all fabric is of equal heritage value, they contribute to the legibility of its development over time and its sustained historic function within the village.

7.2 SIGNIFICANCE OF INTERNAL FABRIC

The interior of the property has been substantially altered. Little if any historic fabric remains, room proportions have been altered, key elements including fireplaces and internal joinery have

all been removed. The interior is considered to have a low sensitivity to change with very limited opportunity for beneficial change without resorting to speculative restoration.

7.3 SUMMARY OF SIGNIFICANCE.

In line with the ICOMOS guidance for assessing Heritage Values and impact of works upon heritage assets, Achill is considered to have medium to high significance, the highest grading being very high and the lowest gradings being negligible and unknown potential. High value heritage Assets include those that are;

Nationally-designated with standing remains, Conservation Areas containing very important buildings.

7.4 IMPACT OF ALTERATIONS

All of the impacts can be considered direct and permanent although the materials used have a finite service life and will at some point require renewal. The works mostly involve the replacement of non-historic fabric, and the overall impact is assessed as neutral to moderately beneficial

8.0 IMPACT OF THE PROPOSED WORKS ON THE SIGNIFICANCE OF THE HERITAGE ASSET.

Definitions and headings for assessing the scale of proposed works, and impact on significance, simplified from the guidance contained within.

ICOMOS – Guidance on Heritage impact Assessments for Cultural World Heritage Properties, 2011

Scale of works:

- No change
- Negligible change
- Minor change
- Moderate change
- Major change

Impact on Significance.

- Major beneficial
- Moderate beneficial
- Minor beneficial
- Negligible beneficial
- Neutral
- Negligible adverse
- Minor adverse
- Moderate adverse
- Major adverse

Magnitude of Impact.

Major.

Change to key historic building elements that contribute to overall significance such that the heritage asset is totally altered.

Comprehensive changes to the setting.

Moderate.

Changes to many key historic building elements, such that the resource is significantly modified.

Changes to the setting of an historic building, such that it is significantly modified.

Minor.

Change to key historic building elements, such that the asset is slightly different.

Change to setting of an historic building, such that it is noticeably changed.

Negligible

Slight changes to historic building elements or setting that hardly affect it.

No Change

No change to fabric or setting

Location and references	Description of Proposed works	Scale of works	Elements/ Areas impacted	Impact on significance	Magnitude of impact	Affected Heritage Values	Justification for the chosen proposal
All external walls	The existing modern textured render is to be carefully removed, and any remaining mock ashlar render left in situ. The extent and condition of the render is to be assessed by a heritage consultant/consulting contractor, and/or the LPA conservation team. If the mock ashlar is predominantly sound, any damaged or missing areas are to be patched and finished to match the surrounding work. If the earlier render is predominantly missing or defective, all of the existing render is to be removed and replaced with an appropriate lime render ruled and scored to the same dimensions as the existing mock ashlar. Lime binder to be non-hydraulic or NHL2.	Moderate	All external walls	Moderate beneficial	Minor	Aesthetic Architectural Archaeological	The existing render is having an adverse visual and physical impact on the listed building and the immediate site and wider conservation area. Repairing or reinstating the 'mock ashlar render will have a beneficial impact. If total replacement of the existing render is required, replacing the existing cement render with a suitable lime render will also improve the hygrothermal performance of the building
All eaves guttering and downpipes	All existing plastic gutters and downpipes fitted to the house to be replaced with cast iron half round gutters and round down pipes.	Minor	All rainwater goods	Minor beneficial	Minor	Aesthetic Architectural Archaeological	Replacement of the existing gutters and pipes is necessary to comply with a breach of listed building planning control
All existing	The existing modern, single glazed	Moderate	All	Moderate	Moderate	Aesthetic	The existing windows are

windows	windows are to be replaced with painted, timber frames, incorporating side opening casements with sealed double-glazed units, the unit thickness not to exceed 12mm, see accompanying drawings for construction details.		existing windows	beneficial		Architectural Archaeological	in poor condition, the type of frames are incongruous in a building of this type and age. The replacement window frames have more traditional proportions and characteristics and will improve the heritage value of the listed building
Modern, low wall to the West side of the drive	The existing modern brick wall to the West side of the drive is to be removed entirely to create additional manoeuvring space on the drive.	Minor	The modern low wall	Neutral	Minor	Aesthetic	The wall is late C20 construction and has no significance, its removal will create additional space for manoeuvring vehicles on the drive and allow any necessary repairs to the base of the adjacent garden wall to be completed.
Southern end of the West boundary wall	The South end of the brick wall forming the West boundary is to be rendered using a harled lime render.	Minor	Part of the West boundary wall	Neutral	Minor	Aesthetic Evidential	The wall contains a significant number of degraded bricks, this has not affected the stability of the wall, but the degradation will progress unless remedial works are completed. Tinted mortar repairs are considered to unreliable in this location, total dismantling would

							involve unnecessary disturbance of the party wall. The proposed option to shelter coat the most severely affected area will protect the brickwork from further harm and can be reversed in the future if more intrusive repairs are to be considered.
Front door West elevation	The Existing modern front door is to be replaced with a more appropriate, painted timber close boarded door, see accompanying drawings for details.	Minor	The front door	Minor beneficial	Minor	Aesthetic Architectural	The existing door is modern and incongruous, the replacement door is more traditional in style and will have a minor beneficial impact on the aesthetic significance of the listed building.
Driveway South of the inner timber gates.	The existing gravel drive to be reconfigured to incorporate natural stone wheel track paving with limestone gravel infill and margins.	Minor	The drive adjacent to the West gable wall of the house.	Neutral	Negligeable	Aesthetic	The existing buff coloured gravel is difficult to maintain and is alien to this location. The proposed alteration will include locally obtained materials
South end of drive	Create a cobbled apron at the South end of the drive using reclaimed granite or limestone setts.	Minor	South end of drive	Neutral	Minor	Aesthetic	The proposed apron reduces the maintenance burden and will improve the appearance of the entrance without harming

							the significance of the listed building.
Rear Garden	Changes to existing hard landscaping at the rear of the property to include replacing the gravel with new limestone flags, introduction of shallow linear surface drains along the East wall, construction of concrete slab to form base of replacement timber shed. Details can be found in the accompanying drawings.	Moderate	The rear courtyard area	Neutral	Minor	Aesthetic	The existing area is untidy and difficult to maintain. The proposed alteration requires minimal preparation and disturbance of the ground, all materials are natural and the colour palette suited to the location. The installation of shallow linear drainage channels along the East side of the courtyard will ensure that surface water is properly managed.
Existing garage	Existing metal up and over garage door to be replaced with aluminium, powder coated, folding and sliding double glazed doors. Internal alterations confined to plastering the walls. **Note. It is proposed that the existing garage is to be adapted for incidental domestic use ancillary to the main dwelling at Achill. It is not to be used as separate residential**	Minor	The garage	Neutral	Minor	Aesthetic	The garage does not pass the tests for a curtilage building although it is recognised that alteration within the curtilage of a listed building may impact upon its setting. The original use of the garage is redundant, and the proposed insertion of a glazed door set is not considered harmful to the listed building or the

	accommodation, commercial accommodation or as an independent planning unit.						conservation area
Rear garden	Replace existing timber shed with a similar shed of the same size.	Minor	North West corner of the rear courtyard	Neutral	Negligeable	Aesthetic (setting)	The proposed new shed is more or less a like for like replacement of the existing, this is will not harm the heritage values of the listed building or undermine the cohesion of the conservation area.
Internal staircase	The existing modern open tread staircase is to be replaced with a closed tread, oak staircase and balustrade, details can be found in the accompanying drawings.	Moderate	Internal, living room	Minor beneficial	Minor	Evidential Architectural	The existing staircase is wholly inappropriate for a building of this age and type. The proposed new staircase is of a much higher quality and conforms to traditional forms. The interior of the building is of low significance, and the new staircase will have a slight beneficial impact on the aesthetic significance of the interior. The removal and installation will not harm any historic fabric.

TABLE 3 IMPACT OF PROPOSED ALTERATIONS ON THE SIGNIFICANCE OF NUMBER 8 BEOLEY HALL

9.0 DESIGN AND ACCESS STATEMENT

Design Rationale.

Prior to preparing any proposals, a measured survey and building record were prepared to establish architectural chronology, construction methods, materials, defects, and significant architectural elements. This has allowed the proposals to fully consider the buildings' sensitivity to change, the heritage attributes to be characterized, and enable a range of options to be explored.

The proposals have been designed to eliminate or minimise any harm to the listed building and the immediate setting within the conservation area and ensure that an unauthorised alteration to the rainwater goods is regulalrised.

The emphasis is on retaining any historic fabric and where possible, improving the heritage values of the property through good design and appropriate selection of materials. Secondary aims include improving the performance of the building by adding slim sealed double-glazed units, improving areas of hard standing and repurposing existing spaces to improve the amenity of the owners.

Sustainability.

Improvements in environmental sustainability will be achieved through installing sealed double-glazed units in the proposed new windows.

Use.

Evidence suggests that the property has always been used as a residential dwelling, this proposal seeks to retain the residential use of the building. The proposals are not anticipated to have any adverse impact on the adjacent properties or on the local community.

Amount

The gross area of the building will remain unchanged and there are no proposed changes to the use of the land surrounding the house.

Layout

The proposal includes some change to the boundaries, and areas of hardstanding.

Scale

No change

Landscape

The proposal includes minor changes to soft and hard landscaping at the rear of the property.

Appearance.

An holistic approach has been adopted in the preparation of the proposals to ensure that any repairs and alterations consider the aesthetics as well as the philosophical and technical issues.

The texture and colour of visible building materials is likely to appear unchanged to the casual observer from all viewpoints, however the replacement render will have a different texture more appropriate for the age and type of building. The replacement casement windows will reflect the original design intent, the proportions and details are based on the windows extant in the adjacent properties. Materials have been selected to reduce future maintenance requirements and to ensure the property remains attractive and does not suffer from unnecessary or premature deterioration.

Access

The protected status of the property and the sensitivity of the building fabric to change has limited the opportunity to improve access in and around the property, however, the proposals have been developed on the basis that access should not be made worse.

There has been no external consultation during the preparation of this statement, but comments previously made to the applicant by officers from WCBC have been considered and helped to shape the proposal.

APPENDIX 'A' PHOTOGRAPHS

See accompanying Drawings DWG 1 – DWG19 for location references.





FIGURE 14 PHOTOS 1 AND 2





FIGURE 15 PHOTOS 3 AND 4



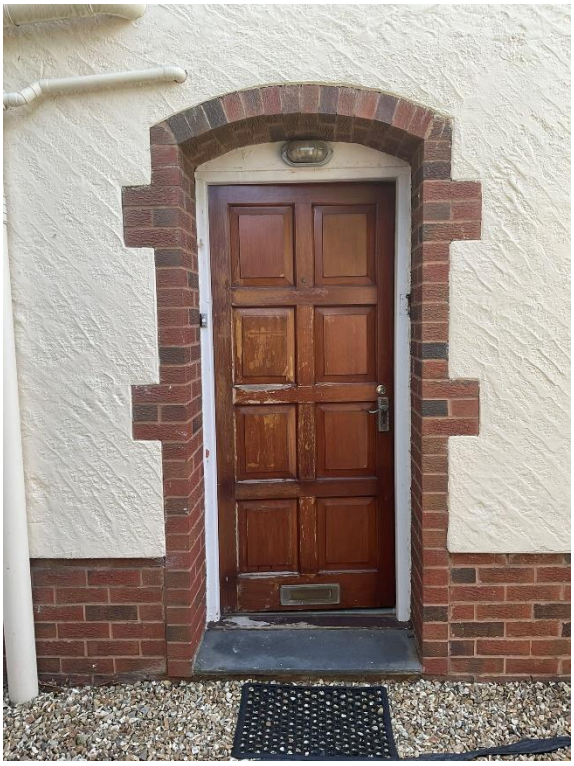


FIGURE 16 PHOTOS 5 AND 6





FIGURE 17PHOTOS 7 AND 8





FIGURE 18 PHOTOS 9 AND 10





FIGURE 19 PHOTOS 11 AND 12





FIGURE 20 PHOTOS 13 AND 14





FIGURE 21 PHOTOS 15 AND 16