HERITAGE STATEMENT

For:
Proposed change of use from the existing predominantly B1 (Business Use) (some A1 use) to C3 dwelling house of the formally converted Grade II listed Barn

At:
Rose Hill Barn, Rosehill, Erbistock, Wrexham, LL13 0DE

ON BEHALF OF THE APPLICANT:

Rose Hill Property Company Limited
March 2026
Rev A – August 2026 – inclusion of page 7 in response to Planners email dated 5th August 2026

Rev B – August 2026 – Removal of timber beam cut out in response to Planners email dated 13th August 2026

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Introduction

RPS Design Group Ltd have been appointed as architect and agent on behalf of the applicant, Rose Hill Property Company Limited, and its directors Mr C.Barnett & Mrs G Barnett, for the proposed change of use from the existing predominantly B1 (Business Use) (some A1 use) to C3 dwelling house of the formally converted Grade II listed Barn, at Rose Hill, Erbistock, Wrexham, LL13 0DE.

This Heritage statement has been created to provide additional information, to be read in conjunction with the plans and any associated supporting documents submitted for the application.

The document contains information that affects the existing grade II listed structure that is of proportion to the level of proposed work required in the change of use application. It is therefore not a Heritage Assessment of the property and only deals with matters arising from the change of use.



Photo of the courtyard side of the previously converted barn in its current Commercial use.

Proposal

The proposal is for the proposed change of use from the existing predominantly B1 (Business Use) (some A1 use) to C3 dwelling house of the formally converted Grade II listed Barn, at Rose Hill, Erbistock, Wrexham, LL13 0DE.

There are no external changes required to the building, with the exception of the inclusion of the rooflights already approved under previous submission/ approval.

There are very minor internal alterations required to the building, which will require Listed Building Consent.

Existing drainage, both foul and surface water will remain in-situ, with only above ground internal drainage routing changing.

Existing vehicular access, via a secure vehicular gate, set back 5m from the Highway, will remain in-situ and be used as part of the proposed development.

The proposed site adjacent to the unclassified Highway, which has numerous vehicular passing places in place as a result of the approval of previous planning applications.

The existing courtyard parking arrangements are more than adequate for the potential car movements of the proposed dwelling house, although proposed plans suggest a reduction in vehicular areas.

The building and proposed curtilage land, as shown on the Proposed Block Plan, are in the ownership of the applicant.

The building and proposed curtilage land, as shown on the Proposed Block Plan, is a separately owned entity to that of the existing Rose Hill property.

It is our understanding that the site is not within any conservation areas, protected areas or areas of outstanding natural beauty.

The building itself is a grade II listed building. 50 metres West is Rose Hill (including walled gardens), which is a grade II listed property and its associated Coach House at Rose Hill, which is a grade II listed building.

Impact on heritage of the building

There are very minor internal alterations required to the building, which will require Listed Building Consent.

These can be simply listed as being:

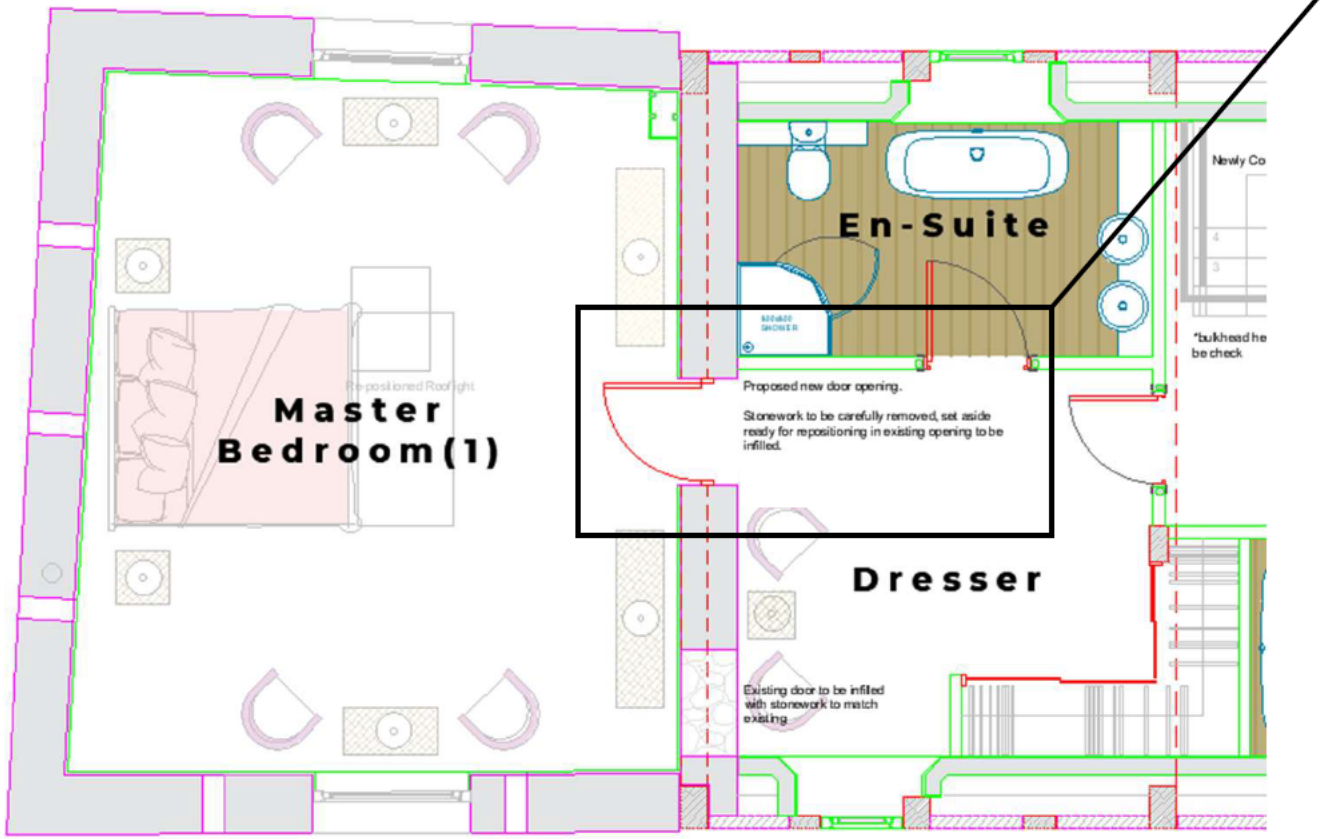
1. The change of use of the building
2. Ground floor minor alterations/ removal to previously installed (non-listed fabric) internal partitions
3. Ground floor inclusion of new internal partitions, namely, to form the new ground floor wc, utility and store areas
4. Alterations to two of the previously installed (non-listed fabric) softwood staircases to allow for a more domesticated use
5. First floor minor alterations/ removal to previously installed (non-listed fabric) internal partitions
6. First floor inclusion of new internal partitions, namely, to form new en-suites and bathroom areas
7. First floor infilling of an existing door (created during the initial change of use works) opening within the existing historical stone cross wall of the building
8. Creation of a new door opening within the same existing historical stone cross wall of the building.

Item 8 would be considered the most important changes to the listed fabric and drawing L108_Proposed Door Detail (included herewith within this report) shows this aspect.

Impact on heritage of the building

The item that is considered to be of most relevance to impact on the grade II listed building is Items 8 as listed previously.

This is the creation of a new door opening within an existing historical stone internal cross wall of the building all as detailed on drawing L109_Proposed New Bedroom Door (included herewith within this report) shows this aspect.



This item is at first floor, situated between the proposed Master bedroom and the proposed dresser area. Below is an existing photo of the internal stone cross wall, where we have highlighted where the new door opening will be inserted.



Existing door to be infilled with stone removed from new door opening position.

(item 8 of the previously noted list)

The Proposed new opening within the historic internal stone cross wall should be considered within the context of the existing opening within the cross wall, which was itself formed as part of the previous conversion works to the building and is therefore not an original historic opening within the fabric of the barn.

The current proposal seeks to re-position this existing door opening to a more appropriate location within the same internal cross wall. The existing opening will be carefully infilled using stonework to match the existing wall, with the stone removed from the proposed new opening retained and re-used within the existing opening. This approach ensures that the existing masonry is retained within the building and avoids unnecessary loss of historic material.

The proposed position has been carefully considered in relation to the overall first-floor arrangement. It aligns more appropriately with the other existing first-floor door openings and provides a more coherent and legible arrangement of openings within the internal plan. It also allows the proposed Master Bedroom and Dresser areas to function more effectively, providing a better relationship and flow between these spaces.

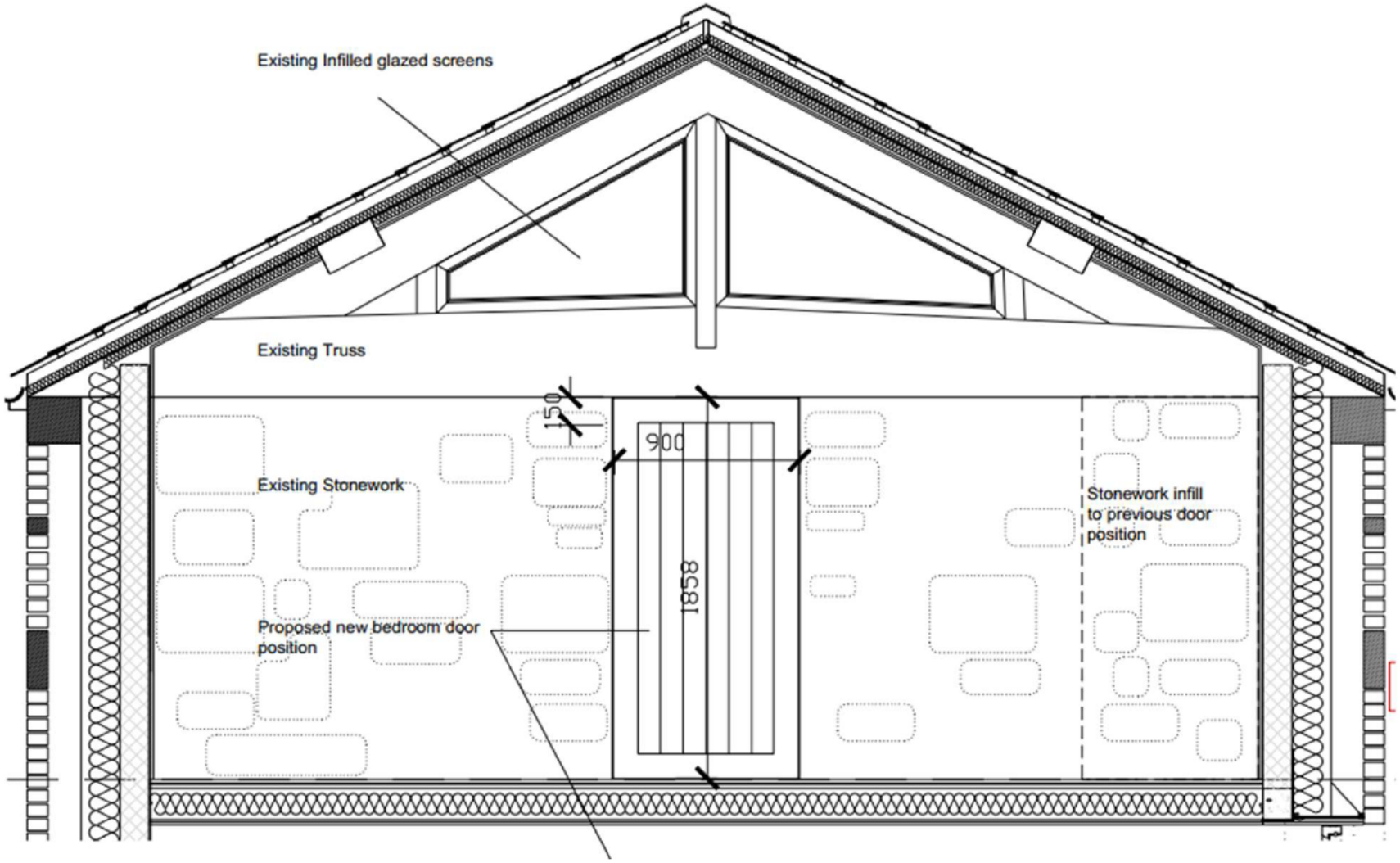
Retaining the existing opening in its current position would result in a less satisfactory internal arrangement, with a snaking/ winding approach through the room and would not achieve the improved alignment and circulation provided by the proposed location.

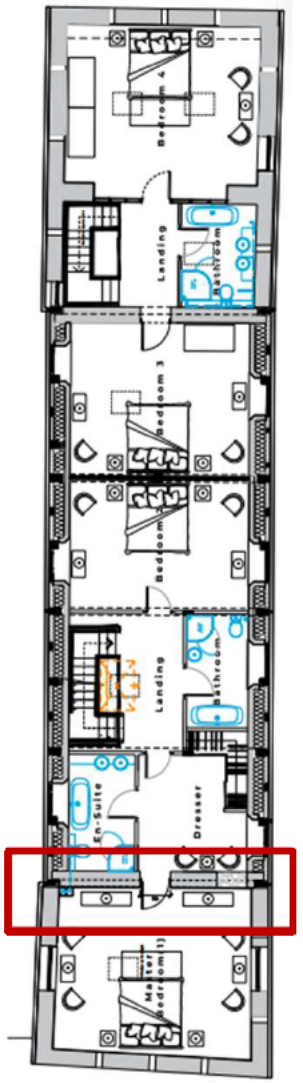
The repositioning therefore represents a relatively minor adjustment to the previously altered internal fabric, rather than the introduction of an additional opening into an otherwise unaltered historic wall.

The proposal therefore represents a repositioning of an existing, non-original opening, with the former opening being sensitively reinstated using retained historic stonework. The proposed arrangement provides a better functional residential layout whilst minimising the overall intervention to the historic fabric.

This approach is considered consistent with the requirements of Planning Policy Wales Edition 12, which requires alterations to listed buildings to be justified by demonstrating why they are desirable or necessary and considering their impact upon the significance of the historic asset.

drawing L109_Proposed New Bedroom Door





Conclusion

The application is for the proposed change of use of an existing, previously converted (2008) Grade II listed rural building, from its current use as predominantly B1 (Business Use) (some A1 use) to a C3 dwelling house use.

The building, being an existing in use building, has already been adapted to a highly efficient building, with no further structural, thermal, acoustic or fire remedial works required.

No Structural Survey is required to form part of this application as all conversion works were undertaken as part of the previous development.

It is envisaged that only minor internal alterations are required to provide the end-user with the layout they require and these changes will be subject to Listed Building Consent via Cadw.

No external works are required to the building's envelope.

No major changes are envisaged to the external curtilage land with the vast majority of the existing stoned courtyard car parking to remain, with part to be changed to garden amenity space.

Given the very minor impact on the historic fabric of this building, this application should be looked upon favourably.

Appendix A – Existing Photos







Appendix A – Existing Photos















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