

CADNANT

PLANNING

**FORMER SPORTS COURT SITE, OAK DRIVE,
COLWYN BAY**
HERITAGE IMPACT ASSESSMENT
NORTHFIELD PROPERTY DEVELOPMENTS LTD
SEPTEMBER 2023
2020.001_07

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Heritage Impact Assessment



Status of report:	Issue for PAC	V1.0	September 2023
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Document control:	CAD.09		

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1. Introduction

- 1.1 This Heritage Impact Assessment has been prepared to consider the impact of residential development at a corner site on Oak Drive, Colwyn Bay, where it meets Walshaw Avenue. The application site is within the Pwllcrochan Conservation Area, and close to the Grade II listed Walshaw. It is within the settlement boundary of Colwyn Bay and currently comprises a combination of a tennis court and a small area of woodland.
- 1.2 The relevant guidance states that Heritage Impact Assessments should be proportionate to the proposal and significance of the heritage asset, in this case the Pwllcrochan Conservation Area and the setting of the nearby listed Walshaw.
- 1.3 The current proposal relates to the erection of nine detached houses and two semi-detached houses (plots 4-14), together with the creation of an access road to serve the site. It is proposed to develop plots 1-3 as a separate phase of development, making a total of 14 in total. A planning application for the additional three plots will be submitted to the Local Planning Authority at a later stage.
- 1.4 The site itself is set down below Oak Drive, and slopes down to the north.
- 1.5 This is a revised scheme following two previous pre-application consultations (PAC), a planning application that was withdrawn, and discussions with the Local Planning Authority (LPA) on a number of occasions, with the scheme having been further altered to take into account the comments made by the various interested parties, the Local Planning Authority, and also to meet the requirements of the applicants.
- 1.6 This document considers the potential impact of the proposal on the relevant historic assets and should be read in conjunction with the accompanying Design and Access Statement and plans.

2. Legislation, planning policy and guidance

2.1 The key relevant legislation which relates to the historic environment in Wales is set out in the following:

- Historic Environment (Wales) Act 2016;
- Planning (Listed Buildings and Conservation Areas) Act 1990; and
- Ancient Monuments and Archaeological Areas Act 1979.

National planning policy

Planning Policy Wales Edition 11, 2021

2.2 This sets out the national planning framework for Wales and paragraphs 6.1 to 6.1.32 relate to the historic environment, setting out the Welsh Government's objectives in relation to this. Paragraph 6.1.5 states:

“The planning system must take into account the Welsh Government's objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations. The historic environment is a finite, non-renewable and shared resource and a vital and integral part of the historical and cultural identity of Wales. It contributes to economic vitality and culture, civic pride, local distinctiveness and the quality of Welsh life. The historic environment can only be maintained as a resource for future generations if the individual historic assets are protected and conserved”.

National planning guidance

2.3 Planning Policy Wales is supplemented by guidance contained in Technical Advice Note 24: The Historic Environment and best practice guidance on the historic environment published by Cadw.

Technical Advice Note 24 The Historic Environment, May 2017

2.4 The purpose of this Technical Advice Note is to provide guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning applications that impact on the historic environment. It provides specific guidance on how the various aspects of the historic environment should be considered during this process.

Local planning policy

2.5 The adopted development plan for the area is the Conwy Local Development Plan (LDP) which establishes a policy framework for the period 2007 to 2022. The main relevant policies in respect of the historic environment are:

Policy	Summary
Policy CTH/1 Cultural Heritage	<p>The Council is committed to protecting and, where appropriate, enhancing its cultural and heritage assets. This will be achieved by:</p> <ul style="list-style-type: none"> a) Ensuring that the location of new development on both allocated and windfall sites within the Plan Area will not have a significant adverse impact upon heritage assets in line with Policies CTH/2 – ‘Development Affecting Heritage Assets’, DP/3 – ‘Promoting Design Quality and Reducing Crime’ and DP/6 – ‘National Planning Policy and Guidance’; b) Recognising and respecting the value and character of heritage assets in the Plan Area and publishing Supplementary Planning Guidance to guide development proposals; c) Seeking to preserve and, where appropriate, enhance conservation areas, Conwy World Heritage Site, historic landscapes, parks and gardens, listed buildings, scheduled ancient monuments and other areas of archaeological importance in line with Policy DP/6; d) Protecting buildings and structures of local importance in line with Policy CTH/3 – ‘Buildings and Structures of Local Importance’; e) Enhancing heritage assets through heritage and regeneration initiatives; f) Preserving and securing the future of heritage assets by only permitting appropriate enabling development in line with Policy CTH/4 – ‘Enabling Development’; g) Ensuring that development is compatible with the long-term viability of the Welsh Language in line with Policy CTH/5 – ‘The Welsh Language’.
Policy CTH/2 Development Affecting Heritage Assets	<p>Development proposals which affect a heritage asset listed below (a-f), and/or its setting, shall preserve or, where appropriate, enhance that asset. Development proposals will be considered in line with Policy DP/6, where applicable and Policy DP/3.</p> <ul style="list-style-type: none"> a) Conservation Areas b) Conwy World Heritage Site c) Historic Landscapes, Parks and Gardens d) Listed Buildings e) Scheduled Ancient Monuments f) Sites of archaeological importance

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Conwy LDP Supplementary Planning Guidance:	
LDP 01	Householder Design Guide
LDP 14	Conservation Areas
Pwlycrochan Conservation Area Appraisal	

Cadw Guidance

- Conservation Principles for the Sustainable Management of the Historic Environment in Wales, 2001;
- Heritage Impact Assessments, May 2017;
- Setting of Historic Assets in Wales, May 2017;
- Managing Historic Character in Wales, May 2017;
- Managing Conservation Areas in Wales; and
- Historic Environment Records in Wales: Compilation and Use (Statutory Guidance), May 2017.

3. The site and context

- 3.1 The application site comprises much of the tennis court that was formerly used by Rydal Penrhos School, a grassed bank to the south, and a small area of woodland on the eastern side of the site, which is located at the corner of Oak Drive and Walshaw Avenue. The site lies within the Pwllcrochan Conservation Area and close to the Grade II listed Walshaw
- 3.2 Oak Drive runs broadly east to west on the hillslope to the south of the West End of Colwyn Bay. Above it and to the south are Pwllcrochan Woods, and to the north, the playing fields of Rydal Penrhos School. Apart from the school buildings and facilities, the site is situated in a predominantly residential area, with the dwellings generally being large, detached properties sat within large garden plots.

Figure 3.1 Aerial image showing location of site



- 3.3 The site is located to the north of, and below Oak Drive, and slopes down to the north. Figures 3.2 to 3.6 show the site from various viewpoints.

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Figure 3.2 Eastern site boundary along Walshaw Avenue



Figure 3.3 Southern site boundary along Oak Drive



Figure 3.4 Western site boundary



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Figure 3.5 View across site from south



Figure 3.6 View across site from north



- 3.4 As well as being located in the Pwllcrochan Conservation Area, there are a number of listed buildings in the surrounding area as shown in Figure 3.7. Of these, due to the distance, intervening topography, vegetation and buildings, the only one that is considered to have the potential to be affected by the proposal is Walshaw which is located to the south of the application site. There is also a registered Historic Park and Garden at the listed Cotswold on Brackley Avenue.

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Figure 3.7 Listed buildings in proximity to site



- 3.5 Walshaw is a large Grade II listed building built mostly of red brick, with distinctive detailing, under a red tile roof. It sits above the application site, on the opposite side of Oak Drive. It is listed as *'Probably one of Booth, Chadwick and Porter's best buildings in Colwyn Bay, the house exploits its sloping site in striking massing and uses an inventive decorative vocabulary to produce a building of considerable architectural quality'*. The full list description can be found in Appendix A.

Figure 3.8 Walshaw from Oak Drive



4. The proposed development

- 4.1 The proposed development relates to the development of the site for residential use, in the form of nine detached houses and two semi-detached houses initially (plots 4-14), with a potential additional three further dwellings as a further phase of development (plots 1-3). The site is laid out to take account of the sloping nature of the site and the relationship it has with the existing built development in the area.
- 4.2 All the properties proposed have four bedrooms apart from the affordable semi-detached dwellings which will both have three bedrooms, and are set within plots of varying sizes.
- 4.3 The houses are located to both the north, south and west of the access road, as can be seen in Figure 4.1, with the existing wooded area to the eastern side of the site that forms the corner of Walshaw Avenue and Oak Drive left undeveloped. Additional planting is also proposed within the site which will help to screen the new development.

Figure 4.1 Proposed site layout



- 4.4 Following the latest review of the scheme, eight different house types are proposed for the dwellings. The Tudor, Oakwood, Hathaway, Cherrington, Cherrington V1, Westbury V2 house types are detached three storey dwellings, whilst the Westbury V1 is a two storey dwelling and there are two semi-detached dwellings that are also three storey and will provide affordable housing. All of the three storey dwellings have a steep

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pitch to the roof and features which reflect the predominantly Victorian nature of the surrounding dwellings such as dormers on the second floor, as can be seen on the accompanying plans. Retaining the eastern end of the site as undeveloped will ensure that the minimum number of trees and established vegetation need to be removed and the corner area will retain its existing character as part of a green space within the Conservation Area.

4.5 In terms of materials, these vary between the dwellings but in general are proposed as follows:

- Roof – Marley small concrete plain roof tile in English dark red
- Walls – Forterra Hampton rural blend facing brick and/or ivory K rend (where applicable)
- Windows and rear external doors – white PVCu
- Front door – black or oak effect composite
- Fascia / soffits – white PVCu
- Guttering / rainwater goods – black PVCu
- Cills and headers – cast / brick – Ibstock red
- Tudor style timber frame detail – timber
- Dentel / sailor course brickwork detail – Ibstock red
- Porch – oak with brick pillars at base

4.6 In keeping with other buildings in the Conservation Area, red roof tiles are proposed for the roofs of the new buildings. Whilst PVCu is not a traditional material for doors and windows that is found in Conservation Areas, it has been allowed in the nearby development of Oakwood on the opposite site of Oak Drive, and on the apartment block at 53-55 Oak Drive, both sites being located within the Conservation Area. A precedent has therefore been set in this respect, and PVCu can be acceptable in some new developments within Conservation Areas, provided the detail, profile, design and colour are appropriate. Similarly composite doors are not a traditional material within Conservation Areas but with the correct detail, design and colour can be acceptable in appropriate circumstances. It would however be beneficial for some of the materials proposed to potentially be reconsidered as the materials and detailing can significantly affect the overall look, appearance and quality of a scheme, especially in relation to the larger design elements.

4.7 The proposal will incorporate landscaping as can be seen on the site plan, and as many of the existing trees will be retained as possible. The boundary treatments for the

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dwelling gardens are proposed include 1.8m timber fences, and hedges are proposed for the site boundaries. Further details are provided within the Landscape Masterplan and the Woodland Management Plan provided with this application.

Options

- 4.8 The scheme has been amended several times since first being submitted as a pre-application enquiry (PPE) to the Local Planning Authority in 2019 (ENQ/28813). This original scheme was for 11 detached houses (Figure 4.2) and the response to the PPE stated that as the site is within the settlement boundary of Colwyn Bay, the proposal was acceptable in principle, subject to sustainability principles, and impact on heritage assets, visual amenity, residential amenity, biodiversity/nature conservation, trees/landscaping, highway safety etc.

Figure 4.2 Original proposed site layout and visual (first PPE)



- 4.9 In respect of the impact upon heritage assets and visual amenity, the scale, layout and density were considered acceptable. It was however commented that *'the introduction of more than one housetype, or variations to the existing housetype (e.g. through use of materials), would add interest to the development and minimise the uniformity of the proposed streetscene. The built form of the proposed dwellings would benefit from refinements to the proportions to the front gable, so that they follow the proportions of the side gables. Additional soft landscaping is required to reduce the visual impact of the proposal, as the openness of the site will result in a prominent development when viewed from Oak Drive. Refinements to the estate road design are considered necessary, so that the centre of the site is not dominated by hard landscaping (furthermore there are concerns that it could be used as overspill parking and thereby reduce its effectiveness as a turning area)'*.
- 4.10 The Conservation Officer made the following comments regarding the proposal:

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- The principle is acceptable in my opinion, the site sits down in the plot, therefore most of the impact on the conservation is already mitigated.
- The proposed design is acceptable, however I would encourage some refinements such as
 - the introduction of chimneys to allow stoves etc., would make the properties look a bit more domestic.
 - some variation in the colour of the render / stone could make a big difference in adding character to the new street scene.
 - some street tree planting would be good to echo what's found elsewhere in the conservation area.
 - the designs should show where the rainwater goods, SVP's and any other flues are to be located.
 - the choice of materials used should be of a higher quality than a standard new estate.

4.11 Following on from this, due to the requirements regarding affordable housing provision, it was necessary to amend the scheme. A second, more detailed, PPE was subsequently made to the LPA in March 2020 for 11 houses and an apartment block containing 18 apartments located at the eastern end of the site, which is on the lower side of this sloping site (Figures 4.3 and 4.4). It also introduced two house types for the detached dwelling, instead of the one as originally proposed.

4.12 Pwllcrochan Conservation Area contains a number of large buildings of three storeys, many of which are on corner plots set within relatively large gardens and which help to provide a sense of place. It was therefore not considered inappropriate to locate a relatively large three storey building in this location in the context of this, subject to the detail design and materials being acceptable. The LPA made the main additional comments (ENQ/29367) in relation to the historic environment and Conservation Area:

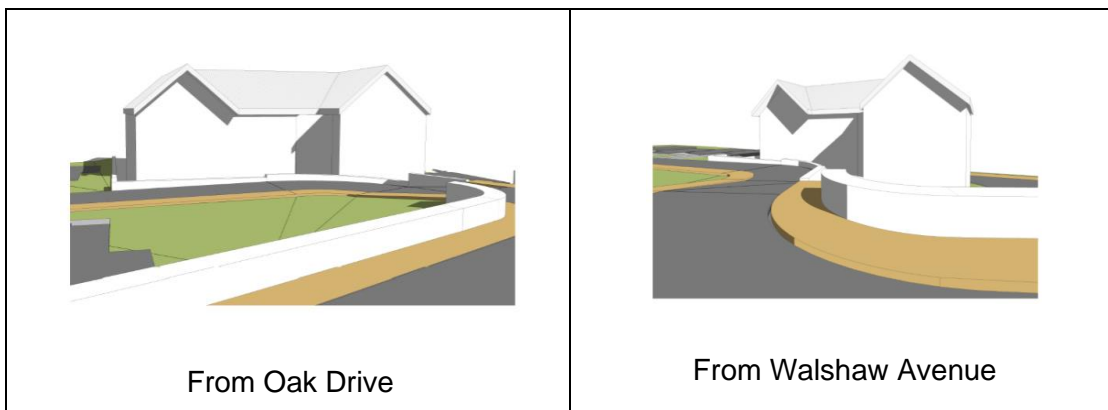
- The case officer should request a Heritage Impact Statement at planning application stage to understand how the development affects heritage assets
- The Pwllcrochan Conservation Area is notable for its spacious plots consisting of relatively large buildings / dwellings in grounds. It is important that a balance is obtained between the efficient use of previously developed land and maintaining the spacious feel of the Conservation Area
- The removal of the woodland, especially along Walshaw Avenue is going to have a negative impact on the character of the Conservation Area, and should be avoided

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Figure 4.3 Proposed site layout (Second PPE)



Figure 4.4 Proposed massing of apartment block



4.13 Further amendments to the scheme were then made that took into account the comments made together with viability issues, and additional details were submitted to the LPA for their consideration. In respect of visual amenity and the impact upon heritage assets, the changed to the size and layout of the apartment block and retention of additional trees were welcomed and considered to be an improvement to the original layout. However, there were still concerns regarding the number and siting of the proposed dwellings. The amended layout allowed for the retention of more of the woodland and further amendments were made, resulting in the proposed scheme. When the scheme went out to public consultation, concerns were raised over the

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development, in particular the number of dwellings proposed and the incorporation of the apartment block, and its impact on the character of the area and the amenity of local residents.

- 4.14 The previous scheme that was the subject of a formal Pre Application Consultation (PAC) took into account some of the comments made and was considered to be more appropriate in terms of the character of the area and the amenity of local residents than the previous options that have been considered. The site layout as shown in Figure 4.5 comprised 11 dwellings in total, nine detached dwellings (including one large six bedroomed dwelling) and one pair of semi-detached dwellings, all to the north of the access road. However when a planning application (ref: DC/0/50192) was submitted based on this layout, the Local Planning Authority had concerns over the fact that the houses were all in a single straight row, and still had concerns over the number of trees that would need to be removed in order to accommodate the proposed scheme. As a result, this planning application was withdrawn and a further PPE submitted.
- 4.15 The layout proposed under the current application has been developed through detailed discussions with planning officers, conservation officer and tree officer at this PPE stage.

Figure 4.5 Site layout as proposed under DC/0/50192



- 4.16 The scheme has now returned to a layout where the houses are to the north, south and west of the access road, with no large building on the eastern side of the site, and a

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variety of designs (mostly with chimneys) are proposed as can be seen on the accompanying plans.

5. History and development

- 5.1 The site has latterly been used as a tennis court in relation to Rydal Penrhos School, which is located in this part of Colwyn Bay, which developed predominantly in the Victorian era when the Pwlycrochan Estate was sold. This use for the school has come to an end and the site was sold due to being surplus to requirements.
- 5.2 A study of historic mapping shows very little development in Colwyn Bay on the 1875 OS mapping however by 1888 Walshaw is shown (Figure 5.1), with the application site remaining as a field. The land between Oak Drive, Walshaw Avenue, Lansdowne Road and Kings Road then gradually became developed around the edges during the first half of the 20th Century, but the land in the centre used as sports field and the main central sections north and south of this have remained undeveloped to date. St Andrew's Church is located to the north west of the application site and across the playing field, at the junction of Lansdowne Road and King's Road.

Figure 5.1 1875 Map extract



- 5.3 Mapping from 1954 shows that the land immediately to the north of the application site was used as sports ground with a pavilion (Figure 5.2). The application site itself has since been developed by the construction of a tennis court, but no other development has taken place.

Figure 5.2 1954 map extract



6. Significance and contribution of setting

- 6.1 The main impacts are considered to be the impact on the Pwllcrochan Conservation Area and the setting of the Grade II listed Walshaw.
- 6.2 Understanding the significance of a heritage asset, or part of one, is essential in being able to assess the potential impact of a development. Technical Advice Note 24 The Historic Environment 2017 defines significance as 'The sum of the cultural and natural heritage values of a place'.

Pwllcrochan Conservation Area

- 6.3 The Pwllcrochan Conservation Area was once the most popular and fashionable part of Colwyn Bay, during the late 19th Century and early 20th Century. It was characterised by the properties sitting within large plots, and generally comprising large, detached houses. In conservation terms, it is an important area that saw planned development, and is an important part of the history of Colwyn Bay. As stated in the Conservation Area Appraisal 'This area represents much that is best in Colwyn Bay and the times in which it was created'.
- 6.4 The open space and playing fields of Rydal Penrhos are considered to be important in determining the nature of the Conservation Area and this part of Colwyn Bay. The application site is no longer an undeveloped green field but has for some years been the site of several hard surfaced tennis courts, surrounded by a modern red brick boundary wall with metal fencing above as can be seen in Figure 6.1. The application site boundary along Oak Drive currently comprises an unattractive modern metal fence that is in a poor state of repair as can be seen in Figure 6.2.
- 6.5 Whilst the tennis courts do provide an open aspect between Oak Drive and Lansdowne Road, they do not contribute to aesthetics of the Conservation Area by virtue of their design, condition and boundary treatments.

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Figure 6.1 Existing tennis courts

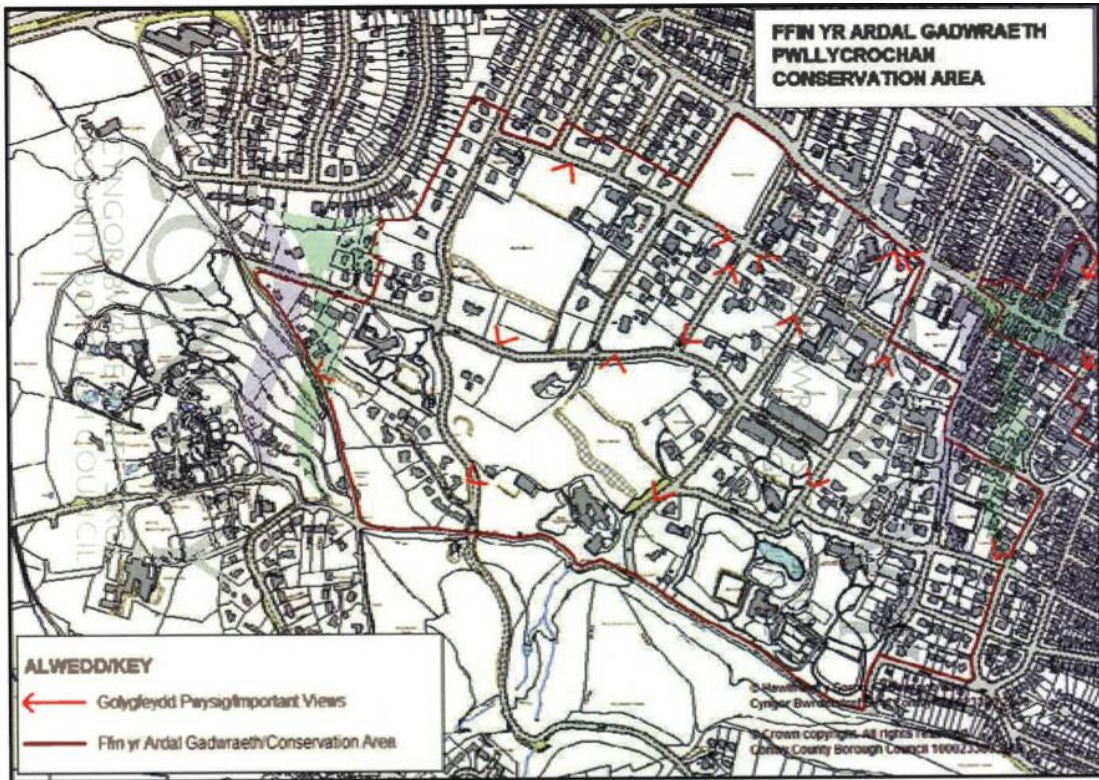


Figure 6.2 Site boundary along Oak Drive



- 6.6 The site comprises previously developed land within the Conservation Area, but does not relate to one of the important views set out in the Conservation Area Appraisal as can be seen in Figure 6.3, which contains an extract from the Appraisal. This view is from the site looking south / southwest and has already been comprised by the erection of the building on the opposite side of Oak Drive and the apartment block.

Figure 6.3 Plan showing important view



6.7 The site also contains an identified group of trees and woodland within the Appraisal as shown in Figure 6.4. The impact on trees is considered in detail within the accompanying tree report, however in terms of the impact on the Conservation Area, it is proposed to retain the majority of this group of trees and to incorporate additional tree planting and landscaping within the scheme, including along the frontage along Oak Drive as can be seen in Figure 6.5. The current proposals ensure the retention of this group of trees on the corner of Walshaw Avenue and Oak Drive which is an important element of the character and appearance of the Conservation Area in this location.

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Figure 6.4 Plan showing group of trees and woodland

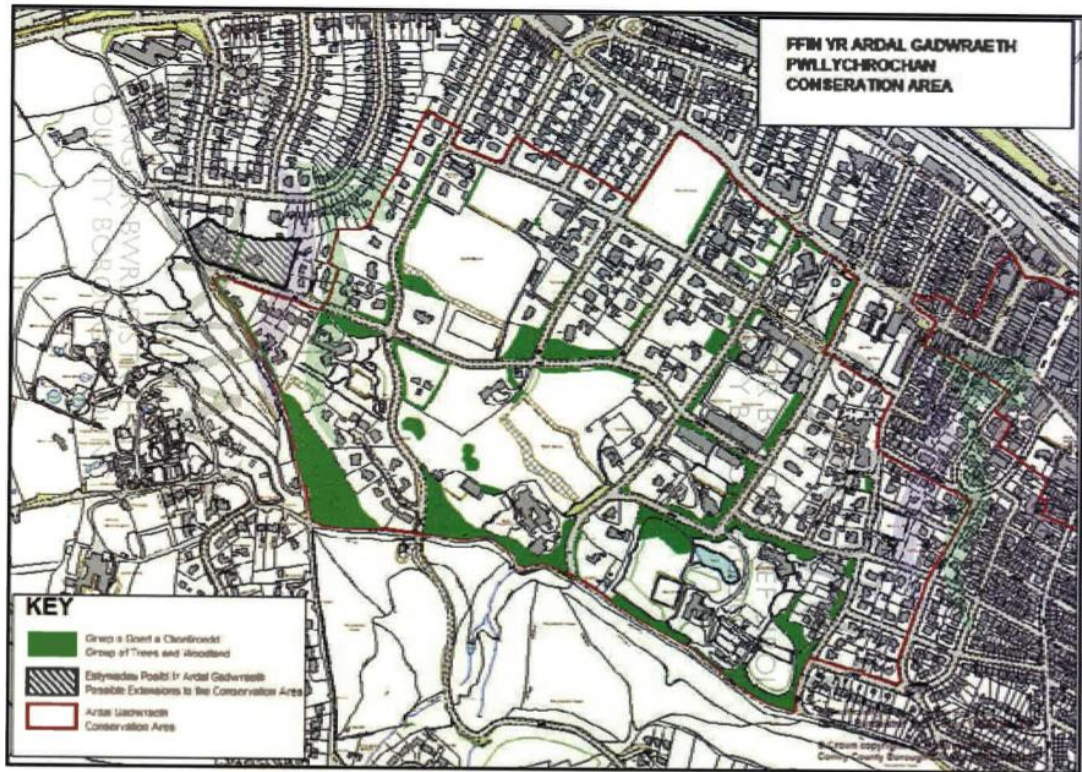


Figure 6.5 Proposed woodland management plan and planting layout



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- 6.8 It is a key conservation principle that development within a Conservation Area should preserve and enhance its character. The development that is the subject of this Pre Application Consultation comprises nine detached dwellings (all of four bedrooms) and two no. three bedroomed semi-detached dwellings that all take their basic form from the architecture of the area, having steep pitched roofs and similar detailing. They are set down from Oak Drive and the sloping nature of the site has been taken into account in developing the site layout. A further three dwellings form a potential addition to the scheme at a later date.
- 6.9 As stated in the Conservation Area Appraisal, there is a wide range of building materials within the Conservation Area. These include brick, stone, render / roughcast render and slate or red tile roofs. The boundary treatments are also varied. The materials have been carefully chosen to reflect these.
- 6.10 In summary, whilst the proposal will result in the loss of some openness in this part of Pwllcrochan Conservation Area, the site comprises previously developed land with an unattractive boundary to Oak Drive. The buildings in their form and materials are considered to have regard to the context of the site and existing buildings within the Conservation Area.
- 6.11 The boundary to Walshaw Avenue contains some original railings and posts, which it would be beneficial to retain / restore and this could be extended along the boundary of the site which would help to improve the streetscene. The boundary of the site when viewed from Lansdowne Road is also important and the boundary treatment here would benefit from being softened with landscaping and planting as is currently proposed. It is also proposed to improve the overall site boundaries as part of the proposals.
- 6.12 Conservation is about the management of change, and a Conservation Area designation does not mean that development cannot occur. It should however preserve and enhance the Conservation Area. Overall, it is not considered that the proposal will have an unacceptable detrimental impact on the Conservation Area and that it offers the opportunity to improve elements such as the streetscene along Oak Drive and Walshaw Avenue.

Walshaw

- 6.13 Walshaw is Grade II listed as 'Probably one of Booth, Chadwick and Porter's best buildings in Colwyn Bay, the house exploits its sloping site in striking massing, and

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uses an inventive decorative vocabulary to produce a building of considerable architectural quality.’ It is located on the opposite site, and to the south of, the application site and therefore the proposal has the potential to affect the setting of the listed building.

- 6.14 Walshaw is set up above, and to the south of, Oak Drive and is a prominent building in the streetscene as can be seen in Figure 6.6. It is clearly seen in the context of the residential area in which it is located and is set at an angle to Oak Drive.

Figure 6.6 Walshaw



- 6.15 The setting of a historic asset includes the surrounding in which it is understood, experienced and appreciated, embracing present and past relationships to the surrounding landscape. It is not limited to the land immediately around the historic asset. In addition to this, the views out of a listed building are important as well as the views towards and across one.

- 6.16 The impact of change within the setting of historic assets is assessed in five main stages:

- Identifying the historic assets;
- Defining and analysing the setting;
- Evaluating the potential impact of the change;
- Consider options to mitigate the changes;

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- Document the assessment.

6.17 The setting of Walshaw has already been compromised by the development of the houses to the south west of the house (Oakwood) and by the erection of the building that faces onto Oak Drive as can be seen in Figures 6.7 - 6.9.

Figure 6.7 Walshaw from Oak Drive



Figure 6.8 Walshaw from Lansdowne Road

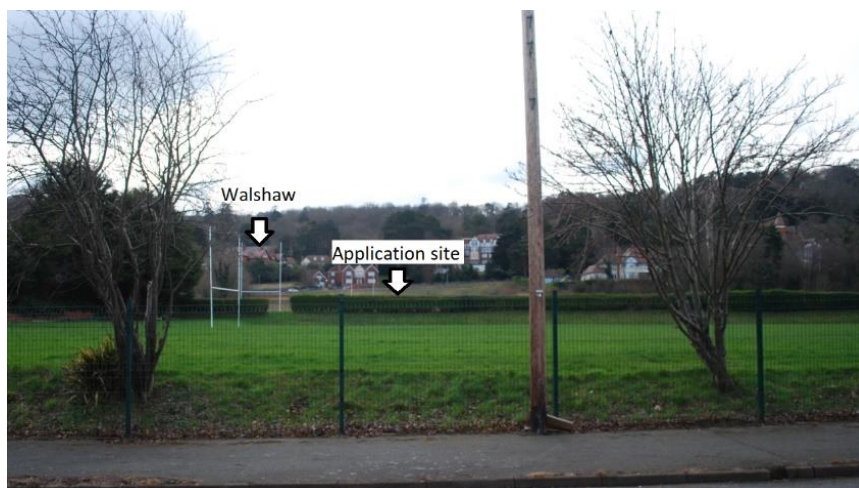


Figure 6.9 Aerial view



6.18 Walshaw can be seen from Lansdowne Road looking across the playing field and tennis courts as can be seen in Figure 6.10. The proposed new houses will be seen in the context of the listed building, but are on the opposite side of Oak Drive and considerably lower than Walshaw. The existing buildings at Oakwood and on Oak Drive already in the wider setting of Walshaw, and the new development will be seen in the context of these as well as Walshaw. As a result of this, when viewed from the north, it is not considered that there will be an unacceptable impact arising from the development on the setting of Walshaw.

Figure 6.10 View south towards site from Lansdowne Road



6.19 The application site will also be seen when looking along Oak Drive from the west as can be seen in Figure 6.11. Despite being mostly of three storeys, the houses will be set down lower than the road, with the gardens between the houses and Oak Drive, with hedging proposed along the site boundaries. As a result of this, whilst the houses

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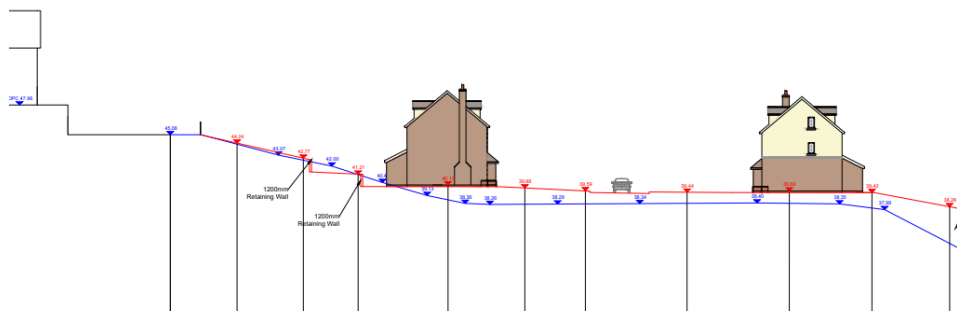
will be seen within the setting of Walshaw, it will not create an unacceptable impact or change the residential nature of its setting and there will be a considerable distance between the two as well as a considerable difference in heights. In addition to this, the proposal provides the opportunity to improve the view along Oak Drive towards Walshaw by the creation of a more appropriate boundary treatment as incorporated into the scheme.

Figure 6.11 View of site in context of Walshaw looking east along Oak Drive

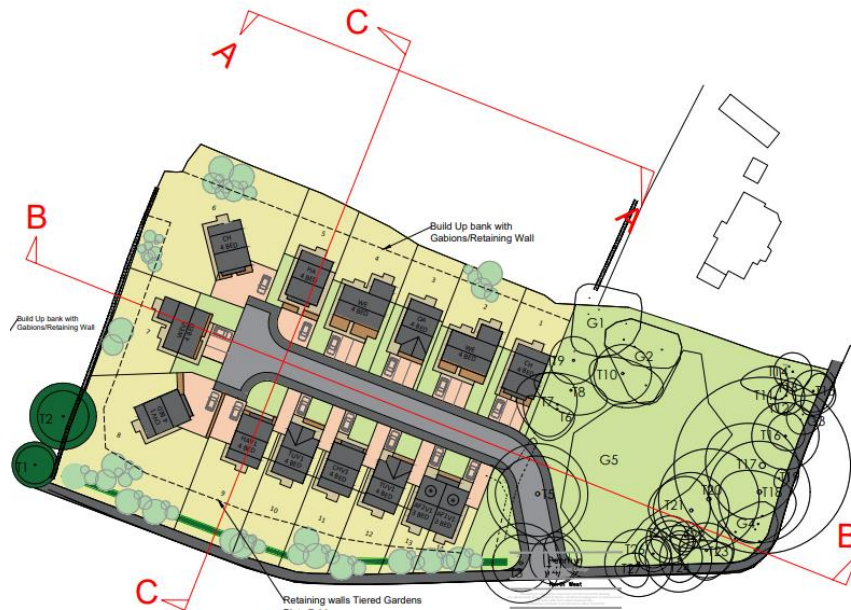


6.20 Proposed section C which goes across the site from south to north (Figure 6.12) shows how the proposed dwellings will be sat into the hillslope and how they will be located in relation to Oak Drive.

Figure 6.12 Section C across site



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6.21 Key attributes of the setting of Walshaw are its elevated location, in a predominantly residential area with established trees. The current, revised proposals will result in a change to the pre-development condition of the setting of Walshaw, but will not result in an unacceptable negative change. The removal of the larger dwelling to the east of the plot and the retention of more of the trees and vegetation in this location will assist in reducing the potential impact on the setting of Walshaw. It is considered that the form, appearance and location of the proposed development will not cause unacceptable harm to its setting for the following reasons:

- The development will not be prominent in the landscape or compete with Walshaw
- It will still be possible to see Walshaw from the viewpoints outlined above
- There will not be a change to the general character of the area, which is predominantly residential in nature

7. Summary and conclusion

- 7.1 Conservation is about the management of change and there are generally many factors to take into account when considering proposals that affect historic assets, particularly in respect of the setting of these. Any decisions made need to be balanced and based on a clear understanding of heritage values and significance.
- 7.2 As outlined above, whilst there will inevitably be an impact of the setting of Walshaw, this has already significantly been compromised by the previous residential development adjacent to the house. However, the current proposal will not impact on the existing context of Walshaw, which is that of a large dwelling in an elevated position in a predominantly residential area.
- 7.3 In addition to this, the scheme has been subject to further revisions to better reflect its location and context within the Conservation Area and to retain more of the trees and existing vegetation on the eastern side of the site. It is not considered that the proposal will have an unacceptable detrimental impact on the Conservation Area and it offers the opportunity to improve elements such as the streetscene along Oak Drive and Walshaw Avenue as proposed.
- 7.4 There is a balance to be achieved between the development of this site, which comprises previously developed land in the main, and protecting the historic environment. As demonstrated in this report and accompanying documents, it is considered that the proposal is in line with the relevant policies and guidance and will provide an appropriate new use for the site.

APPENDIX A

Full Report for Listed Buildings



Summary Description of a Listed Buildings

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
14684		II	Designated	25/07/1994	25/07/1994

Name of Property	Address
Walshaw	

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Conwy	Colwyn Bay		Colwyn Bay	284151	378935

Street Side	Location
S	Set back above the road, almost opposite the junction with Walshaw Avenue.

Description

Broad Class	Period
Domestic	

History

Dated 1891 and built by Booth, Chadwick and Porter, the principal architects of the development of Colwyn Bay, for a Rev J G Haworth.

Heritage Impact Assessment

Exterior

Brick timberwork, with stone dressings and plain tiled roof. Free 'Jacobethan' style. Built against the slope forming a continuous range, with outbuildings and service wing at the lower part of the range, the principal part of the house at the upper end. This main block is 2-storeyed with attics, a 4 window range, with wide gabled wing advanced to the left, the roof half hipped at the right hand end, and the entrance to left of centre. Doorway and the 2 windows alongside it form an arcade below a wide segmentally arched loggia with relief decoration to parapet. Mullioned and transomed window and French doors recessed in the loggia. In the left hand gable, the upper storey is heavily jettied over a stone mullioned and transomed bay window. 3-light mullioned and transomed window in the upper storey. Mullioned windows of 3 or 4 lights on each floor to right of entrance, the lines of the mullions of the attic window continuing as ribbed brickwork panels with plaster infill in the gable apex. Narrow windows grouped in the right hand bay of the main block. To the right of this, and stepped down to a lower level, a single cross-gabled range, with mullioned and transomed window on lower floor, and oriel window above beneath strongly jettied timber gable. Lower half-timbered gable below. Coach house range beyond. Rear Elevation: is similarly disposed, with 3 advanced gables marking the principal rooms of the house; mullioned and transomed windows on each floor. The apexes of the 2 lower gables have the distinctive brick and plaster panelling which was used on the front elevation. A covered way at ground floor level with continuous glazing links the left hand gable with the lower gabled cross wings down the slope. Tower angle of the lowest gable has narrow windows, ribbed brick cornice band, and swept roof terminating in a cupola.

Interior

Interior not inspected, but said to contain galleried staircase in the main hall.

Reason for designation

Probably one of Booth, Chadwick and Porter's best buildings in Colwyn Bay, the house exploits its sloping site in striking massing, and uses an inventive decorative vocabulary to produce a building considerable architectural quality.

Source: Cadw

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