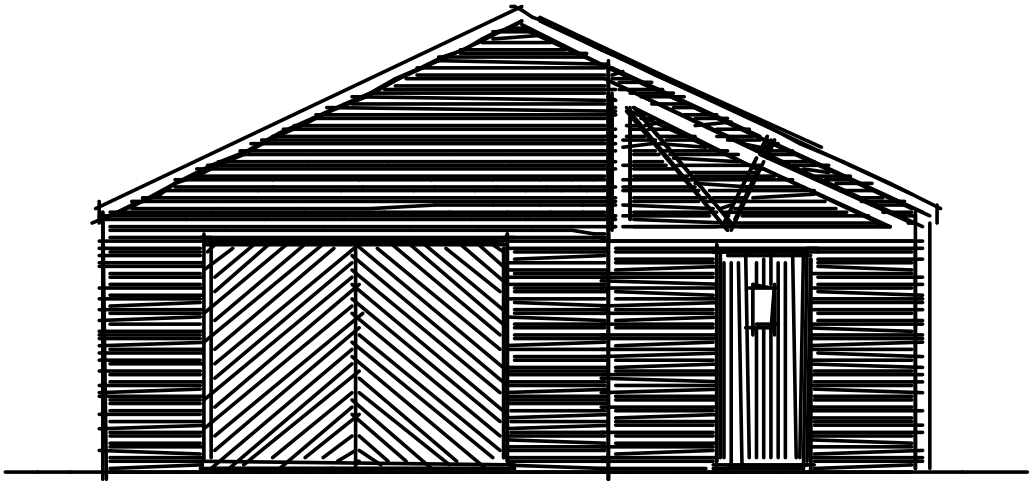
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Heritage Impact Statement



Statement prepared for:

Mr Simon Edwards
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Statement required for:
Proposed construction of detached garage with plant room and car port for new dwelling under construction.

06th August 2024

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Explaining Objectives

The objective of this proposal is to construct a detached garage with plant room to serve the new build dwelling we have obtained approval to build.

The application site is located within the Bersham Conservation Area. Bersham is a small village in the suburbs of Wrexham County Borough that lies next to the River Clywedog, and the community of Esclusham. The conservation area is located within the wooded part of the upper reaches of the Clywedog valley, which runs from Minera to Wrexham. According to Bersham's Character Assessment, the influences of both the ironworks and the nearby Plas Power Estate are evident in the development of the village, the architectural styles and features, which afford Bersham its unique character.

The Bersham Character Assessment states the conservation area was first designated in August 1975 and its boundary amended in 2003. Activity in the area can be traced back to the Roman period when lead and other minerals were mines in the Esclusham and Minera mountains.

Understanding Significance

Initially there were 13 cottages constructed on the site for the workers of John Wilkinson's Bersham Ironworks. From information obtained from previous ordnance survey maps, it appears the 13 cottages was reduced to 10 between the 1870's and the 1910's. The following 50's years seen little change to the maps, however the two most west cottages became numbered 9 and 10. Following this, the 2010 ordnance survey maps show no remains of the cottages.

The cottages were constructed around 1785, where the design is thought to have come from buildings in Shropshire. Now, the remains are Grade 2 listed under CADW reference no. 1720. Cottages 9 and 10 had been listed for their historical significance as the only surviving part of the original late C18 terrace, highly important as a rare and very early example of purpose-designed industrial housing in Wales. (CADW, 2021).

On the hill are the recently built Brambley House and the New Bungalow. Between the two is the site of Bunkers Hill Cottages, named after the first major battle in the American War of Independence.

Following years of deterioration there was very little left of the original Bunkers Hill Cottages. CPAT suggested during the course of previous applications the cottages should be de-listed due to lack of structure remaining. Dialog with CADW was commenced following a detailed archaeology survey conducted with deposit of a report to CPAT. CADW confirmed the de-listing of the cottages in June 2023.

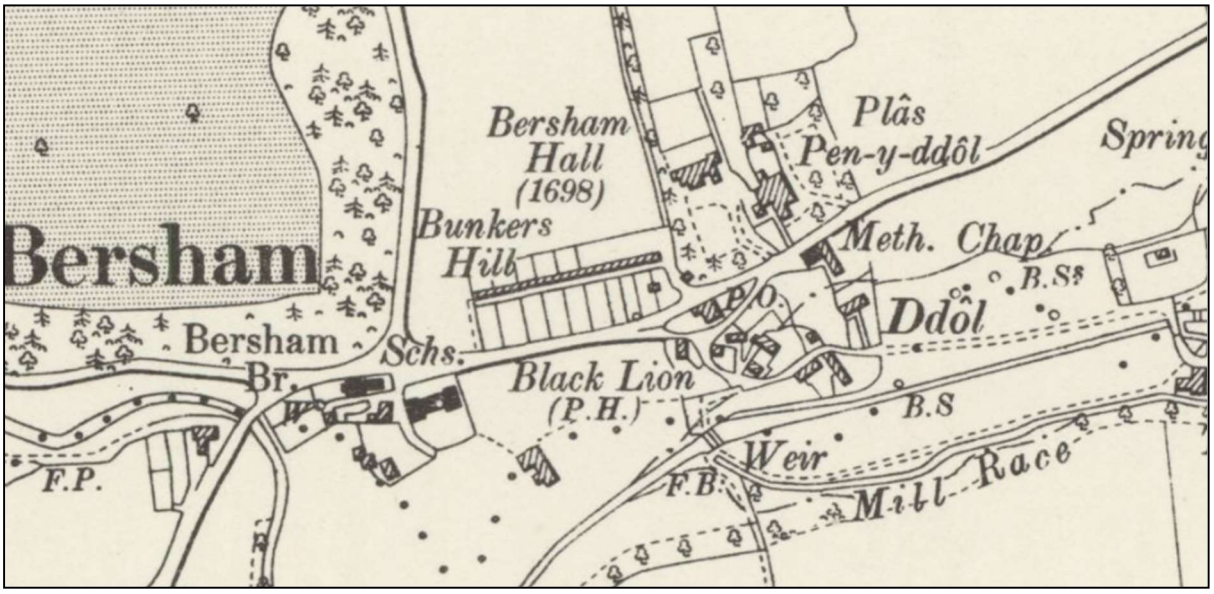


Figure 1- 1898 Ordnance Survey Map (Sourced from National Library of Scotland)



Figure 2- 1938 Ordnance Survey Map (Sourced from National Library of Scotland)

The below imagine indicates the application site with the neighbouring properties. The plan indicates the proposed position of the garage in relation to the driveway and dwelling that is to be constructed under application no: P/2021/0199.

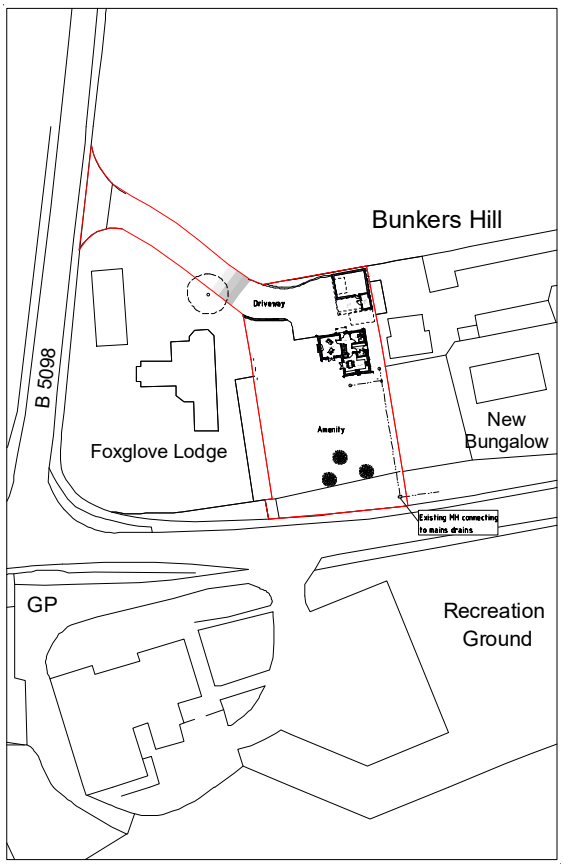


Figure 3- Proposed Site Plan

Looking at the properties on Bersham Road, several materials can be seen. These range from white uPVC windows, doors and fascia's; brickwork, stone, or rendered walls, and natural slated and tiled roofs. We have proposed the garage has aluminium garage doors and composite personnel doors for security. The car port area is to be formed with timber truss and posts to give a traditional appearance to the structure.

Identifying proposed changes including assessing the impact and reasoning

The garage which is serve the new build is intended to provide storage of garden equipment, together with undercover storage of vehicles. The Structure is to be built to the North Eastern corner of the site to ensure access by means of a vehicle is possible and this will not effect the amenity from the approved dwelling.

In the neighbouring site there are several outbuildings constructed along this boundary, which do not respect the character of the area. The construction of the garage will assist with storage of plant that is required to serve the dwelling and screen adjacent outbuildings that appear to have been constructed from random materials.

Constructed from materials to match the dwelling, the garage will be in keeping with the appearance of the site and will be a positive addition to the area.

The plant room will be responsible to house solar PV equipment and also house the air-source heat pump cylinders for the dwelling. This will ensure the dwelling will be sustainable and comply with current building regulations.

Policies

Policy DM1

Accord with or enhance the character, local distinctiveness and appearance of the site, existing building(s) and surrounding landscape/ townscape in terms of their siting, layout, scale, height, design, density, use of materials and landscaping;

The proposal retains the distinctiveness of the site, due to the plot area being large, the inclusion of an associated outbuilding is in keeping with other structures that have been constructed on adjacent properties land. Storage for maintenance items is crucial to retain the tidiness and appearance of the site.

Policy NE3

Development will only be permitted where it does not cause unacceptable harm to trees, woodlands and hedgerows of significant public amenity, natural or cultural heritage value or those that provide important ecosystem services.

Due to the proposed position of the garage no detrimental effect will be had to trees hedgerows or public amenity. The proposal is therefore fully compliant with this policy.

Policy SP15

Development will only be supported where it conserves, protects, preserves or enhances the following cultural and historic assets of the County Borough and their setting:

The development and inclusion of the garage will enhance the site. It will prove interest adjacent to a nucleus of outbuildings on the neighbouring site. The structure will produce a traditional and rustic appearance and respecting the setting.

Policy SP18

To mitigate against the effects of climate change and adapt to its impacts, development proposals will need to demonstrate that they have taken into account: Reducing carbon emissions; ii. Protecting and increasing carbon sinks; iii. Adapting to the implications of climate change at both a strategic and detailed design level; iv. Promoting energy efficiency and increasing the supply of renewable energy;

The proposal to develop this parcel of land to construct a garage allows us to also install Solar PV and provide a plant room for all the equipment. This demonstrates our client is wishing to adapt to the effects of climate change by installing a renewable energy source on the garage to serve the previously approved dwelling.

The investment will allow the dwelling to be as self sufficient as possible without the need to draw on the national grid for electricity nor, the requirement of fossil fuels which isn't permitted at building regulations following a change to regulations in November 2023.

Conclusion

The construction of the detached garage and car port will support the sustainability of the approved dwelling and provide much needed store for gardening equipment.

The site is extremely well screened from the street scape, any additions to the conservation area in this location will have minimal impact on the wider area, notwithstanding this the design of the garage is to be traditional and in keeping with the area ensuring the addition has a positive impact to the site.

Due to recent changes to building regulations there is a need to install sustainable heating sources, to ensure the cost effective running of the sustainable heating sources (air source heat pumps) there is a need to install Solar PV to reduce running costs of these electrically operated systems.

The scale, aesthetics, positioning, and layout of the site has all been developed to ensure the proposal enhances conservation area. It is a vital aspect of the application to ensure we are improving the site and the conservation area.

Document prepared by:

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On behalf of Blueprint Architectural Services Ltd

06th August 2024