HERITAGE IMPACT STATEMENT WYNNSTAY HALL ESTATE, WREXHAM

Property address

Pear tree cottage, 2 Wynnstay hall estate, Ruabon, Wrexham

Proposed work

Replacement UPVC windows and doors in clotted cream wood grain effect to all sides of the property, in the same design as existing windows , the same as neighbouring properties.

Objective

To improve the appearance and energy efficiency of the house, retaining the style of the property. To ensure a secure home as some doors and windows do not close in a secure way.

Significance of affected material

The windows and doors are part of the original building, The building is not listed but within the grounds of listed buildings. The windows or doors being replaced are not visible from the road into the estate or any public road. The style and appearance of the property will not noticeably be affected .

Assessing beneficial impact

The building retains its original appearance in line with neighbouring properties. The property will be more secure and energy efficient.

Assessing harmful impact

Loss of some of the original material, minimal change to external appearance associated with the introduction of UPVC.

Proposed solution

A window and door system to authentically replicate flush timber design. Permission has been grated for several neighbouring properties .