

15th March 2024

HERITAGE IMPACT STATEMENT

WHITEWALLS, STATION ROAD, CHIRK, WREXHAM, LL14 5BQ

This statement forms part of a listed building application for the addition of a set of refurbished Crittall French Doors to replace an existing Crittall window at the rear of the dwelling to allow access to the garden from the kitchen.

This is not a standalone document it must be read with the plans which constitute the principle information.

1. INTRODUCTION

1.1. This Heritage Statement has been prepared to support an application for Listed Building Consent for the addition of a set of refurbished Crittall French Doors to replace an existing Crittall window at the rear of the dwelling to allow access to the garden from the kitchen.

1.2. The proposal has been discussed informally by the client and Dan Jones (Conservation Officer at Wrexham County Borough Council) whom has been kept informed of the proposal and scope of the intended alteration.

2. PROPOSAL

2.1. Listed Building Consent is sought for the installation of a set of single-glazed Crittall French Doors.

2.2. The French doors will replace an existing Crittall single-glazed window.

2.3. The window is located in the kitchen on the rear south-facing side of the property and leads out onto the rear garden.

2.4. The proposed French Doors match the existing Crittall windows throughout the property. The doors are original 1920's refurbished Crittall doors. The doors will be painted to match the existing Crittall windows throughout the property.

2.5. The doors will open outwardly directly onto the garden.

2.6. A new set of wraparound, flag and brick steps will be built to allow access down from the kitchen to the garden along with stepping stones on the lawned area to access the

existing patio. The stepping stones will be Welsh Penant stone flags to match the existing stepping stones located around the property.

2.7. There will be two steps down to the lawned area. These will be built using Welsh Penant stone flags (found throughout the property as paving stones and stepping stones) for each tread and reclaimed bricks to match existing for each riser. There will be a 25mm minimum overhang on each tread.

2.8. The steps will work to guidance provided by Building Regs – Treads will be 450mm and risers will be 150mm.

2.9. The existing boundary lines, drive and outbuildings will all remain as existing.

3. IDENTIFYING THE HERITAGE ASSET

3.1 Whitewalls house is Grade II listed and dates from 1924. Listing Ref: 20259

The description of the listing states;

The building was erected in 1924 for the Edmundson family of Chirk, the architect is not recorded.

House, in free vernacular revival style. Built of white painted brickwork, with a brown plain tile hipped and sprocketed roof. Prominent ribbed chimney stacks with outsetting heads joined by a recessed panel forming an essential element in the design. Boxed eaves. Two storeys, the S garden front consists of a W end and centre hipped bays set forward and separated by a glazed sun lounge. A narrow 3rd bay at the E end. The wall offsets at a brick-on-end course at first floor sill level around the house. Paned iron cross windows with wedge brick lintels, with similar original casement windows to the first floor. A flat roofed dormer in the centre bay. At the W end, the main drawing room has a large bow window, with a timber cornice and flat lead roof. External brick stack having 3 narrow arches over windows on the ground floor, 1 to the first floor and swept shoulders to 2 joined flues. The N front has the entrance off centre opposite the main axial stack, set in a slightly recessed keyed arch; a 2-fielded panel door in a moulded frame, with pulvinating frieze and small triangular pediment. The paned metal windows on both floors are close spaced around the door to emphasise the entrance.

Included as a well designed building in a free vernacular revival style reminiscent of the work of C F A Voysey of an earlier generation, and notable for retaining its original carefully considered detailing and fenestration. An important survival from this period of innovation in domestic architecture.

(sourced from <https://cadwpublic-api.azurewebsites.net>)

3.2 The property was listed in 1998.

3.7 Within the listing description there is no mention of any internal features or curtilage buildings.

3.8 The dwelling is located within the Chirk Conservation Area.

4.0 ASSESSMENT OF IMPACT AND MITIGATION

4.1 The elements of the proposal and its likely impact and mitigation proposed can be assessed regarding the specific elements of the scheme. These are addressed below:

4.2 Removal of the existing single-glazed, steel Crittall window will be replaced by a set of steel Crittall French doors in an identical style which will not change the aesthetic value of the building.

4.3 The proposed doors will remain as single glazing so will not affect the efficiency of the building.

4.4. The proposed additional access from the kitchen to the rear garden will enhance the living space for modern living.

4.5. The proposed doors are an almost exact width to the existing window meaning the existing keystone lintel is sufficient so no additional means of structural support is required.

4.6. The addition of stone flagged steps, using reclaimed bricks in the style of the existing exposed brickwork which runs around the bottom of the dwelling will be in keeping with the character of the building.

5. CONCLUSIONS

5.1 It is considered that the proposed alteration will not change the aesthetic value of the property, is sensibly proportioned and respects the setting, character and appearance of the listed building.

14th March 2014