

11th September 2023

Ms J. Perkins

Sent by email: Jenni.Perkins@wrexham.gov.uk



**P a t e r s o n
M a c a u l a y &
O w e n s L t d**

A r c h i t e c t s

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Dear Ms. Jenni Perkins,

RE: P/2023/329 Rackery Hall Mews

Further to our email conversation and your request on July 10th 2023 for an updated Heritage Impact Statement regarding the Listed Building Consent Application P/2023/329 - Rackery Hall Mews for the variation of condition 2 of the Listed Building Consent P/2021/0772, the client has prepared an updated Heritage Impact Statement reflecting the amendments made in respect to the previously LBC application, that received approval on December 17th 2021, and has requested that I pass this over to you on their behalf.

If you have any queries, please do not hesitate to contact us. We look forward to hearing from you in due course.

Yours sincerely,

Matthew Crawford

For and on behalf of

PATERSON MACAULAY & OWENS

Mr Matthew Swatman
5 Rackery Hall Mews
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1st September 2023

Heritage Impact Statement

The objective of the extension to 5 Rackery Hall Mews is to provide a more suitable living space at ground floor for the family. The extension provides a larger kitchen for the size of the family, a more usable utility room, with an additional storage accessed from the utility room. It provides a craft room which will be used as an office / working space for the family who work at home. The addition of the skylights to the extension will provide more natural light into the kitchen, as the existing kitchen is fairly dark and has minimum natural light entering the room.

With the evidence provided by Cadw, the evidential value for the barns are not mentioned. We can only assume that they were used by the main house for livestock or farm equipment. As time has moved on, the barns undertook a conversion to become residential properties as they are now. The proposals wouldn't affect the evidential value of the property, because we are retaining the existing main features, such as the bullseye's window, including the brick head and cills to the windows. The historic values of the barns we can only assume were used alongside the main house when it was known locally as "Apothecary Hall".

The aesthetic value of the existing barns was constructed with a similar or the same handmade red brick as the main house, along with the brick or stone heads and cills to the windows. The proposals do not affect the aesthetic design to the property as the designs for the extension match the existing materials, for the proposed elevations. The layout of the proposals is well designed and proportionate to the existing property.

The benefit of having the single storey rear extension gives the owners the space to work and live within the property. The proposals would not impact the elevations severely due to using materials, such as using an EPDM rubber roof with Sedem succulent finish.

Another benefit of the rear extension is the additional natural light from the skylights that will increase the amount of sun and heat entering the rooms. Thus, reducing the amount of artificial heat and lighting, and consequently the knock-on effect to the environment through pollution.

We believe the design works sympathetically with the surroundings and space available, as well as including the design aspects that works for the client. The craft room offers the clients a space to work at home alongside the larger kitchen and utility room to allow the client to use the home to its full potential.