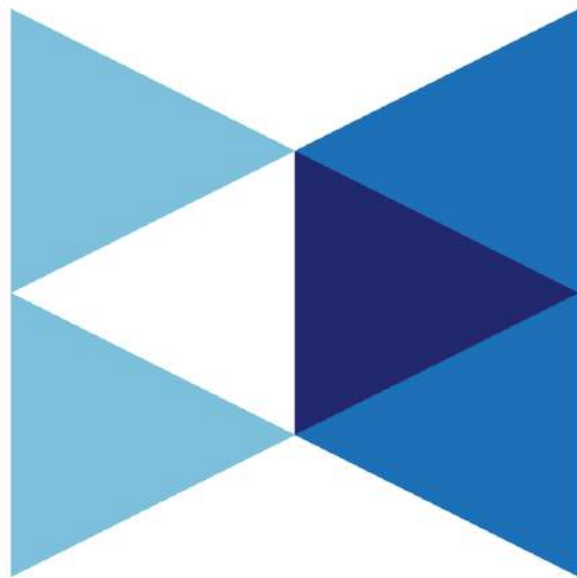




BDS GWYNEDD

HERITAGE IMPACT STATEMENT

FOR:

REPLACEMENT OF EXISTING GAS BOILER, STANDARD FLUE AND RADIATORS

AT:

Knolton Mission Church

Knolton

Overton

Wrexham

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1.0 Project Details

Client Name

Site Address

Knolton Mission Church
Knolton
Overton
Wrexham

Address

Knolton Mission Church
Knolton
Overton
Wrexham

Agent

Mr Huw Gareth Jones
BDS Gwynedd
Unit 4 Galeri
Doc Fictoria
Caernarfon
Gwynedd

Date

June 2023

Description of Works

Listed building consent for the replacement of existing boiler, standard flue and radiators.

Supporting Drawings and Information

AL.00.01 – Location Plan
AL.00.02 – Site Plan
AL.01.01 – Existing LGF Layout
AL.01.02 – Existing GF Layout
AL.01.03 – Existing FF Layout
AL.01.03 – Proposed LGF Layout
AL.01.04 – Proposed GF Layout
AL.01.05 – Proposed FF Layout

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2.0 Introduction

This Heritage Impact Statement has been prepared in support of a listed building application for permission for the installation of gas boiler, standard flue and new radiators. The property is a Grade II listed building (ref. 14478) located at Knolton Mission Church, Knolton, Overton, Wrexham.

Heritage Impact Statement are required to be submitted with planning applications where heritage assets may be affected (directly or indirectly). The statement has been prepared in accordance with the advice and guidance outlined in Cadw's Heritage Impact Assessment in Wales (May 2017). It identifies the aims of the proposal, provides a context appraisal for the scheme, and demonstrates how using principles of good design can help achieve high quality sensitive change as identified in Cadw's Conservation Principles for the Sustainable Management of the Historical Environment in Wales (Conservation Principles).

3.0 Site Location

Eastern 337271 Northing 339359

4.0 Heritage Impact Statement

4.1 The Statement

Heritage Impact Assessment in Wales sets out the general principles to consider when planning changes to historic assets and applying for listed building, conservation area and schedule monument consent.

This best-practice guide is aimed principally at owners, occupiers and agents of historic assets to help them understand why, when and how to use the heritage impact assessment process and write heritage impact assessments. It should also help them to take account of Cadw's *Conservation Principles for the Sustainable Management of the Historic Environment in Wales (Conservation Principles)* to achieve high-quality sensitive change, using the principles of good design.

4.2 Objectives

The current property does not have an efficient central heating system. The proposal includes a new gas internal boiler, standard flue and new radiators as noted on the drawings. The proposed

internal alterations detailed on the proposed application, seek to enable the continuing use of the house sensitively and sympathetically as a home, with improved internal spatial arrangement without compromising its character and historic integrity.

4.3 Significance

Included as a well-preserved and well-detailed example of a corrugated iron mission church, of a type which is becoming scarce.

4.4 Proposal

New Central Heating System

The current property does not have an efficient boiler. The proposal includes a new Ideal Logic Heat Only gas-fired internal boiler flue and new radiators as noted on the drawings.



FIGURE 1: *Image of the side elevation where flue to be positioned.*

The proposed radiators will be positioned as agreed with the Client with pipework to be surface mounted.. All supports will need to be drilled to the existing walls and any making good will be made with lime mortar.

Existing boiler flue hole will be reused to ensure the character of the building is intact.



FIGURE 2: Image of the existing boiler.



FIGURE 3: Image of typical Stelrad Compact radiator to be used.

The proposed pipework will be surface mounted wherever possible. This will ensure that the pipework can be easily installed, and more importantly, removed if required without damaging the existing joinery and floorboards.

4.5 Character

The proposal involves no significant works, which will affect the inherent quality of the house and as such the proposal has been designed in the least intrusive manner possible, to detrimentally impact upon the visual simplicity of the house, especially the front of the property.