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Heritage Impact Statement



Statement prepared for:

Statement required for:

Proposed residential development which includes detached two storey dwelling, and detached bungalow on land adjacent to 10 Poplar Road, Penrycae, Wrexham. LL14 2PY.

Explaining Objectives

Our client's main objective with this project is to develop the land within their ownership to create 2 additional family homes within a central village location. The single storey property is designed to suit our client's needs, with other examples of bungalows within the conservation area it is considered this addition will add to the interest and character of the conservation area.

With the knowledge that No: 10 Poplar Road is located within the Penrycae Conservation Area; the main goal is to ensure the proposal is delivered in the manner documented within our plans and statements to support the application. Without any doubts the proposals put forward will significantly improve the interest and character of the area.

No:10 occupies a significantly large plot which extends to approximately 2.15 acres, this in many respects is unmanageable and maintaining a plot of this size poses difficulties in terms of the equipment needed.

The opportunity to develop the land which does sit within the settlement boundary of Penrycae provides opportunity to segregate the land into more manageable plots something that is apparent and has been done in the area.

Our aim in terms of developing schematic drawings for the proposal put forward was to introduce gable roof features as prominent designs to the properties respecting the traditional character of the area, it was also key to use traditional materials to respect the conservation area setting but also consider the future maintenance of the properties.

The pattern of residential properties in the area does appear rather unorthodox, which is a clear characteristic of the conservation area. Something we are aiming to replicate as part of the development.

Properties appear to have been constructed to suit the topography of the immediate area which has created the pattern of development we mention above, this in our view appeals to the visual impact of the area and creates an interesting street scene.

Understanding Significance

Penrycae was first designated as a conservation area in 1976 and its boundary amended and reduced in January 2003 and June 2011. The special character of Penrycae Conservation Area derives from several features: Topography, Nant-Y-Crogfryn and Trefechan Brooks and Bridges, Boundary Walls. Contribution by Trees and Open Space.

The present parish of Penrycae was formed in 1879 from the parishes of Ruabon, Rhosymedre and Rhosllanerchrugog. The Conservation Area covers the oldest section of the village known as Pentre Cristionydd. It is believed a small settlement existed here in the 7th century.

Unlike other Conservation Areas in the County Borough Article 4 has not been adopted meaning homeowners are able to alter their properties under what is deemed as permitted development rights. This direction is designed to control all perspective projects by means of a formal planning application. As this direction isn't present it does allow homeowners to extend and alter their properties without the requirement of a formal permission providing it complies with PD rights.

As documented within the Penrycae Conservation Area Assessment and Management Plan the adjacent property No:10 is mentioned, the property is noted as being in an elevated open location makes the property an unfortunate obvious feature within the wider views of the conservation area.

This is stipulated due to the additions that have been incorporated into the property that was formally known as Berwyn View, which dates back to the 19th Century. According to historic maps which are part of the adopted Assessment and Management Plan the original property would have been constructed between 1874 & 1899.

Modern extensions and alterations made to No:10 have had a negative impact to its character and appearance, the alterations made specifically to principal elevation are typical of a 50-70s flat roof addition, alterations during this period took little account of the existing character of a property, a side extension have respected the form and footprint of the original dwelling.

Number 9 Poplar Road our clients ownership as noted within the site and location plan submitted as part of this application, the prominent roadside location draws attention to the property, the completed dwelling has added some real interest to the Conservation Area.

Although a modern design the property succeeds in fitting in to its surroundings, the choice of facing brick and the concrete tile roof is key to this. The stepped ridgelines add interest to the street scene and continue to invest in the Character of this recognised Conservation Area.

Identifying Proposed Changes including Assessing the Impact and Reasoning

The objective to this proposal is to provide two additional homes on land that is within the ownership of our clients, the properties include for a single storey and two storey detached dwelling.

The single storey property is aimed at addressing our clients' requirements and adding to the characteristics of the conservation. This addition to the street scene will add interest to the street scene and inject the area with additional character reducing the prominence of No:10 on the Conservation Area.

Segregation of the oversized plot will make maintenance more manageable and will be a clear better use of land available within a central village location. Plot 2 is aiming to replicate the positive impact No:9 has had on the Conservation Area.

Choice of materials has been a careful consideration; the use of brickwork and concrete roofing tiles will respect the area by using matching materials. Window choices were specifically discussed with the clients due to the understanding of the site being set within a Conservation Area. In our view due to other alteration made to dwellings within the conservation area (replacement windows) it was felt the proposed installation of Heritage 9 windows which have Conservation Area consent in parts of the borough.

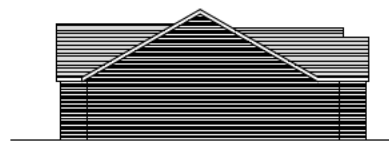
The use of this product as part of the development will keep maintenance of the property to a minimum whilst retaining the appearance of a timber window. It is suggested windows within the new properties are installed as grey units to differentiate to older properties within the area.

Stone headers and cills have also been introduced to the window openings to add interest to the elevation treatment of each property, this method of adding interest to the proposed dwellings has again been taken from the modern addition to the conservation area no:9.

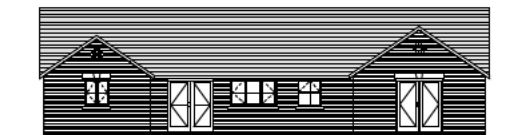
Due to the topography of the site there will be the requirement of some retaining structures to support driveways/cut and fill of the plots to create a plateau for the proposed dwellings. It is thought the driveway walls adjacent to the main highway will be clad in stone with boundary walls and fences for the dwellings to be brickwork and timber post and panel fences.



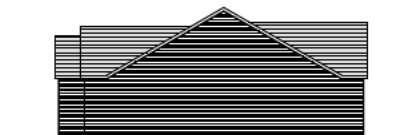
Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100



Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

2.

Proposed Elevations of Dwelling

Conclusion

Justification has been provided within this document and the design and access statement to ensure the local authority are provided with information to support our proposal.

As stated within this document, the proposed dwellings will inject character and interest into the Conservation Area while respecting its surroundings.

The segregation of this oversized plot to provide more manageable areas that will be kept by means of occupants of private residential dwellings will have a positive impact on the Conservation Area.

The use of traditional materials and the proposed installation of Riverdale Heritage 9 windows or similar will keep maintenance to a minimum, the use of good quality products will ensure no detrimental affect on the vicinity.

Document Prepared by:

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on behalf of Blueprint Architectural Services Ltd