
Heritage Impact Assessment

17 Rhos Berse Road
Coedpoeth
Wrexham
LL11 3BT

Prepared for:

Ms J Hughes

Roger Parry &
Partners LLP

20 Salop Road
Oswestry
Shropshire
SY11 2NU
Tel: 01691 655334

richard@rogerparry.net
www.rogerparry.net

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Prepared by: Lyndsey Fisher

Reviewed by: Richard J Corbett MRICS FAAV

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1. Introduction

This Heritage Impact Assessment has been prepared to accompany an application for listed building consent and full planning permission for the change of use of domestic garage to dog day care to include widening of existing entrance. 17 Rhos Berse is located via an existing entrance through a listed wall.

The statement does not provide a detailed historical appraisal for the site, nor does it record in detail the complete architectural development of the building proposed buildings or listed buildings. The aim is to provide a proportionate assessment of importance for the purposes of understanding the significance of the designated heritage asset, its setting, and the impacts of the works in order to inform the current applications. It is based upon a visual assessment of the site supported by sufficient documentary research.

Site Appraisal



An aerial view of 17 Rhos Berse

CADW Listing States:

Property Name

Wall to Plas Power Park SW of Rhosberse Lodge

History (Listing 16456)

Plas Power was completely remodelled in 1858 for Thomas Lloyd Fitzhugh, by John Gibson, architect, of London. The reconstruction of the house formed part of an extensive programme of improvement and rebuilding on the estate, and the wall was erected c1860 as part of this programme.

Exterior

Rusticated rock-faced rubble with rustic projecting castellations, varying in height.

Reason for designation

Included as an integral part of the mid C19 landscaping of Plas Power Park, and as an excellent example of the Picturesque style adopted in various interpretations for most of the mid C19 work at Plas Power.

General Setting

17 Rhos Berse is a private dwelling situated off Rhos Berse Road. The dwelling is accessed through an existing entrance off Rhos Berse Road.

Planning and Listed Building Consent was granted for the new access 6/23377 in 1995



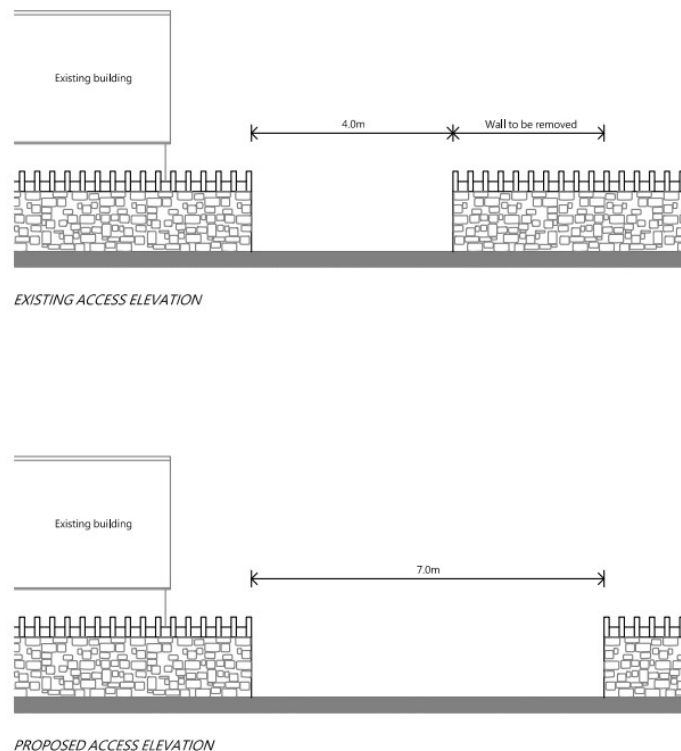
2. Proposed Development – Widening of existing entrance

The proposal seeks to widen the existing access. This would involve carefully dismantling and rebuilding the wall either side of the existing opening with selected square stones (not sawn) bedded in lime mortar to closely match existing, ensuring stones are bonded to match the existing bonding and course pattern.

An application has been submitted (ref P/2022/0992) for the change of use of existing domestic garage to dog day care. The proposal involves the widening of the existing access.

The Objective

The purpose of the widening of the existing access is to ensure the clients and road users safely while entering and exiting the site. Although the proposal will not increase traffic movement the clients feel the existing access is not of adequate width to enter and exit safely in their commercial van. To prevent the wall being accidentally damaged the clients propose to widen the access.



3. Planning considerations

Planning Policy Wales - Listed Buildings

5.14

Many listed buildings can sustain a degree of sensitive alteration and extension to accommodate continuing or new uses. Past changes that reflect the history of use and ownership may themselves be aspects of the special interest of the listed building. When applicants and the local planning authority assess the heritage values and significance of a listed building, which is the subject of a consent application, they must consider the sensitivity of that building to the proposed changes. Sustaining the special interest and significance of a listed building through the process of alteration, extension or re-use is exacting, and should always be based on specialist knowledge and skill in order to realise the benefits that well-designed interventions can bring

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Local authorities should exercise their responsibilities for the safety of listed buildings under the building regulations and fire legislation with sympathy, when programs of repair and conversion have been proposed. They should try to find a balance between meeting those objectives and retaining the character of the building. Conversely, local planning authorities should be sympathetic towards the alteration of listed buildings to help them meet the building regulations having due regard to the significance of the

building as well as to the overall benefit of change. The same approach should be applied to considering proposals for access and meeting other requirements under the Equality Act 2010.

4. Justification

It is felt that the proposal will not adversely affect the fabric of the wall and will not have any adverse impact on its character and setting. The detailing has been very well considered to ensure that this minor change to the listed wall forms a natural and important chapter in the evolution of 17 Rhos Berse.

The proposal seeks to widen the exiting access. This would involve carefully dismantling and re building the wall either side of the existing opening with selected square stones (not sawn) bedded in lime mortar to closely match existing, ensuing stones are bonded to match the existing bonding and course pattern.