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Heritage Impact Statement



Statement required for:

Proposed single storey rear extension and internal alterations to a building of interest within a conservation Area.

Explaining Objectives

Our client's main objective with this project is to develop the existing dwelling to its full potential whilst improving the visual impression of the existing property. The purpose of this application is to create a superior layout, providing larger kitchen area with extension to the rear to provide dining space.

With the knowledge that Wisteria Cottage is a building of visual interest within Worthenbury Conservation Area; the main goal is to ensure the property is suitable to be extended and altered in the manner proposed as documented within our plans and statements to support the application. Without any doubts the proposals put forward will significantly improve the existing properties appearance and internal layout.

The existing internal layout is currently unsuitable for the client as it is fairly small in size with the sitting area sharing the same space and the opening into the dining room taking space for wall units. With a growing family, it is crucial for the client to have a more suitable sized kitchen, separate dining room and snug. The current dining area has poor natural lighting and would be more suitable for use as a snug. The extension proposed is to be the new dining room, which allows plenty of natural lighting for the client which will benefit both the dining room and the kitchen space.

Wisteria Cottage is a building of visual interest within the local area. Sat within a large plot of land, the rear of the property is very well screened and can't be seen from the main road. The front of the property is to remain un-altered. The attractive dwelling is historically prominent within its area, its architectural detailing highlighting its importance. Our intention is to ensure Wisteria Cottage remains aesthetically pleasing and is sympathetic to the existing property.

This Heritage Impact Assessment is to accompany a full Planning application for the alterations to this property and is to be read in conjunction with the Design and Access Statement.

Understanding Significance

Worthenbury Conservation Area was first designated in March 1971, with its boundary amended in April 2000. The conservation identifies special architectural detail or historic interest within an area in order to preserve and enhance the properties within the designated area. The property is located off Church Road which is part of a focal point within the Village, being home to the Worthenbury Oak which was a once large oak tree with circular railings forming a right-angled bend in the B5069 and Church Road Junction.

The village is home to and dominated by a Grade I listed building, The Parish Church of Saint Deiniol. The church has been constructed using red brick with sandstone dressing, plinths, and a slate roof. The Church dominates Worthenburys skyline as it is sat in an elevated position to its surrounding buildings and is highlighted by its surrounding trees.

The bridge approaching Worthenbury village centre is also Grade II listed. Built in 1872-73 the bridge provides an impressive and picturesque entrance into the village centre leading from the B5069 to Church Road.

As stated within Worthenbury Conservation area, Wisteria Cottage is a group of historic buildings located around The Worthenbury Oak in the village centre. The cottage is set back from Church Road, with the front of the property enclosed by a low-level brick wall and decorative 20th century railings. The cottage comprises of Flemish Bond brown/red brickwork, stone headers and sills and state roofing material. In the past, the cottage has been extended to the side and the rear to create the under-carriage providing access to the rear of the property. Extensions to the side and the rear are apparent due to the change in brickwork.

Identifying Proposed Changes including Assessing the Impact and Reasoning

The main objective of this application is to significantly improve the internal layout of the existing dwelling whilst extending to the rear of the property to provide more natural lighting, ventilation and room required for dining space. The changes we are proposing to the dwelling, as part of the application, will allow us to improve the internal layout to provide the client with a superior kitchen, dining room and separate room for snug.

As depicted within the drawings submitted to support this application, we are proposing a partially hipped and flat roof. The hipped section of the roof is to comprise slate to match the existing roofing materials. The flat roof section is to comprise Polyroof 185 flat roofing system with skylight. While we are aware flat roofs are frowned upon in this area, we feel the hipped roof section will disguise the flat roof and enable the appearance of the extension to be in keeping with the existing cottage and respect the area. Our intention with the flat/hipped roof is to ensure that the extension does not compromise the existing first floor windows.

The oak posts and glazing within the extension are to provide a clear difference between the original and new elements of the cottage. The glazing will ensure the cottage is provided with plenty of natural lighting into both the dining area and kitchen. We have also indicated timber posts to form an undercover walkway from the extension towards the existing walkway. We feel these additional elements of the build benefits the appearance of the rear of the property creating an interesting and attractive extension.

We have also indicated removal of existing french doors to the rear and replacing them with window to allow kitchen units in this area. Externally below the window we have indicated the area to be clad with timber. Our intention here is to ensure the existing cottage is respected and a mismatch in brick does not occur.

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 additions proposed will enable improved internal and external appearance of the dwelling, whilst respecting their character scale and appearance.

As previously discussed, the original dwelling has been extended to the side and rear in the past, assumably to provide more internal floor space and access to the rear of the property. These extensions did not comprise the existing dwelling and we believe our proposed extension will not either. The selected use of materials to respect the dwelling is seen as a positive addition to the conservation area and something that should be fully supported by the Local Authority.

Document Prepared by:
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Revision A Emily Megan Jackson 13/01/2023