

Heritage Impact Statement For



July 2022

By
Andrew Munro Bsc(Hons) B.Arch RIBA

On behalf of
Three 6 T Architects



Introduction.

This statement forms part of an application for Householder planning & demolition in a conservation area consent for the demolition of a failing timber conservatory and the construction of a new rear extension.

Alyn cottage is a substantial property set in its own grounds which has been extended over the years.

The planning application is made up as follows :-

1. Drawing numbers
21-01008-001 Rev P1,
21-1008-010 Rev P1,
21-1008-011 Rev P1,
21-1008-101 Rev P1,
21-1008-110 Rev P1 &
21-1008-111 Rev P1
2. Completed application form
3. Design & Access Statement
4. Heritage Impact Statement

Building History

Alyn Cottage occupies a central position within the Conservation Area set behind a traditional sandstone rubble wall and within large tree-covered grounds. The building itself is mostly obscured from wider views however the white render finish and traditional sash windows are just visible through the foliage. The building, which has been significantly extended is believed to date from late 18th Century and was the dower house for Rossett Hall. The grounds of Alyn Cottage are particularly important within the Conservation Area, the dense foliage softening the streetscape offering greenery and contributing significantly to the essential setting of Christ Church which faces opposite.



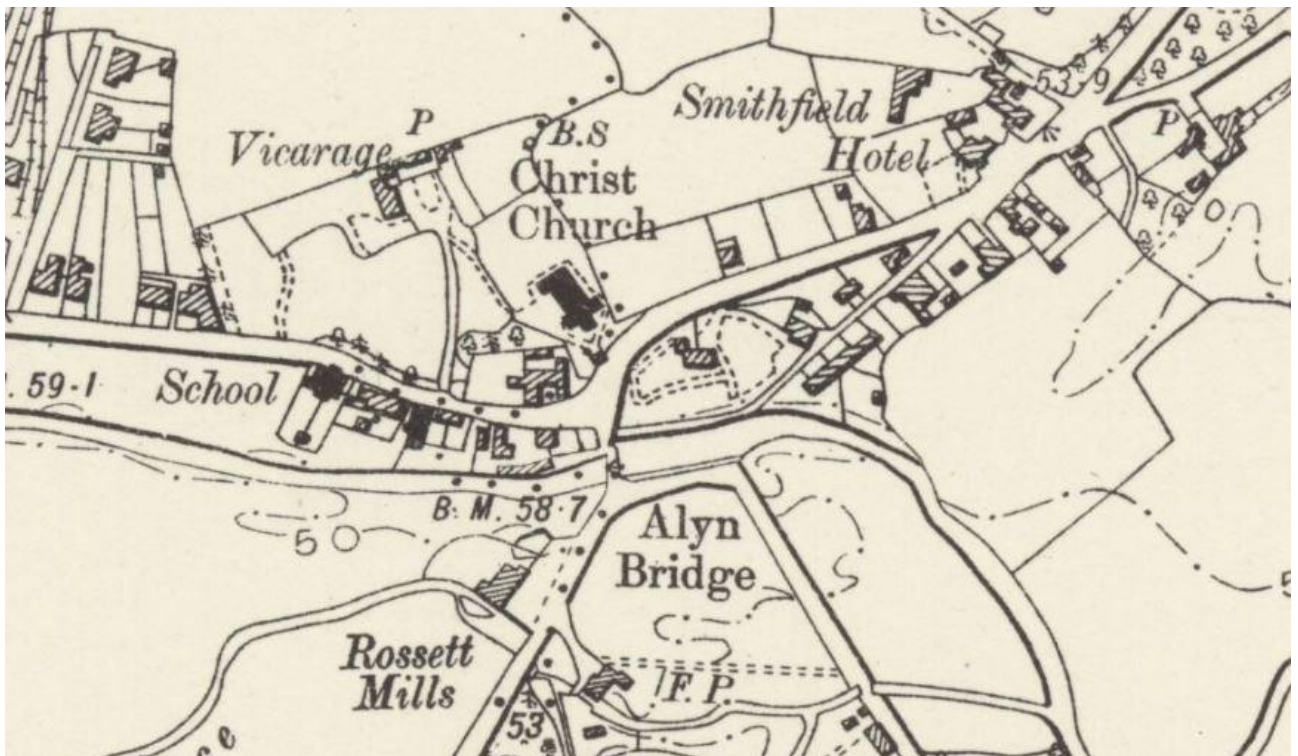
Current Aerial view

The original house was accessed from the rear of the current site via Gun Street and as such the more formal frontage is now the rear of the dwelling facing the river Alyn. The general finish to the main section of the house is render and slate roof with traditional sash windows. Over the years the property has been extensively extended and the more modern garage extension is a typical modern brick with artificial slate roof.



Conservation area aerial photo

The earliest map to show Alyn cottage is the 1874 OS map as below.



Significance Of Proposed Works And Their Impact

The current conservatory is a typical 1980s timber glazed structure with a low level rendered wall which has reached the end of its design life and has very poor thermal properties.



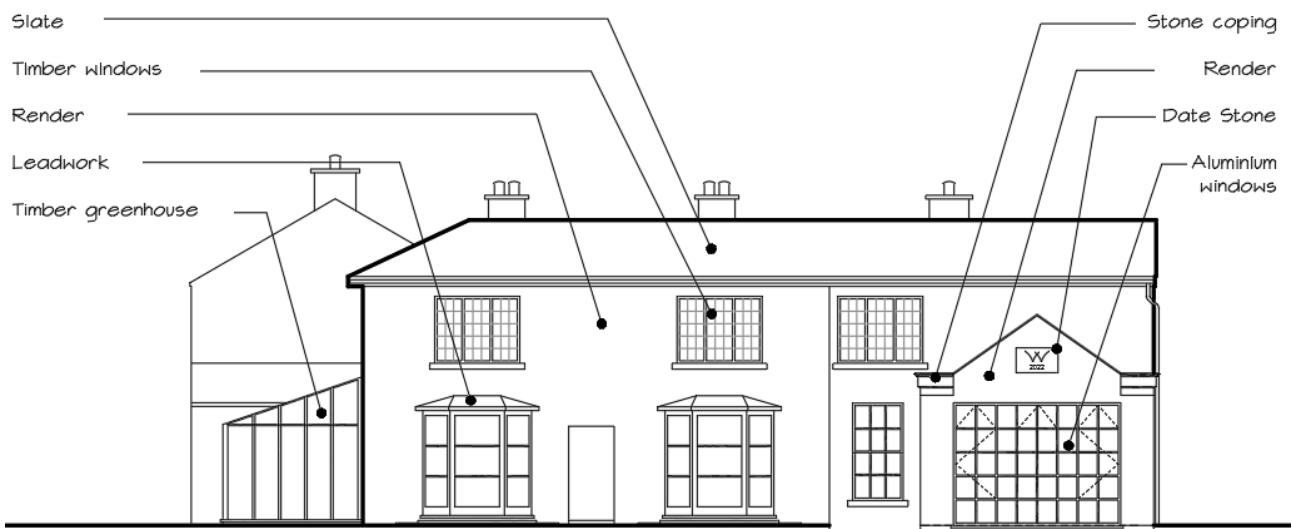
The proposed replacement will be constructed to the latest Building regulations and as such, a significant increase in thermal performance will be achieved.

The extension has been designed so that the style has been maintained whilst incorporating modern design features.

In order to keep the main side elevation reading correctly the inclusion of 2 recesses have been incorporated which are a reminder of the window tax.



In order to maximise natural light into the extension a roof light and large modern Georgian windows will form the features to the rear and other side of the extension creating an orangery feel to the extension.





Materials will be in keeping with the existing dwelling.

Conclusion

We believe that this application should be granted for the following reasons;

- The existing conservatory is at it end of its design life
- The new extension will be to the latest "U" values and modern construction methods providing a habitable space suitable for use whilst ensuring the climate impact is in line with government targets.
- The extension has been designed in a style which is in keeping with the current dwelling.

On the basis of the above Heritage Impact Assessment we believe that the scheme should be acceptable and thus receive planning approval.