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Heritage Impact Statement



Statement prepared for:
Leigh & Katherine Davies
110 Erddig Road,
Wrexham,
LL13 7DS

Statement required for:

Proposed alterations to existing dwelling that is located within Wrexham Conservation Area.

Explaining Objectives

Our client's main objective with this project is to develop the existing dwelling to its full potential by providing internal alterations to create an improved kitchen, dining area, lounge and utility. The purpose of this application is to improve internal spaces.

With the knowledge that 110 Erddig Road property is located within the Wrexham Conservation Area; the main goal is to ensure the property is suitable to be 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.

The layout of the existing kitchen area is unsuitable to the client because it is quite small in size and has poor natural lighting as there is currently only one exterior window serving it. The client requires an improved kitchen, dining area, lounge and utility. The proposal allows plenty of natural light in terms of moving the existing kitchen to the rear of the property providing an increase in natural light through existing windows and one additional rear window, also provided through the new double-glazed doors. We have indicated blocking up the bottom of the windows in the study to allow for the installation of smaller windows to enable the client to furnish the room.

110 Erddig Road is one of many residential properties in the Fairy Road conservation area. Set within a large plot, the property is very well screened and is difficult to see from the road. The dwelling is historically prominent within its area, due to the high quality of the building and its layout and positioning. Our intention is to ensure the dwelling remains aesthetically pleasing by matching the materials and detailing used for the alterations. The proposal is sympathetic to the existing property.

This Heritage Impact Assessment is to accompany a full Planning application for the alterations to this property.

Understanding Significance

The Fairy Road Conservation Area was designated in August 1975 and its boundary amended in December 1997. The Fairy Road article 4(2) direction came into effect in May 1998. The Fairy Road Conservation Area Assessment was adopted in February 1999. 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 Fairy Road conservation area is situated approximately one mile to the South of Wrexham City Centre. The Fairy Road area was laid out in the mid-19th century as a distinctive and spacious residential suburb of the town, now City as of 2022. The special character of the area derives from the distinct Arts and Craft detailing present on many of the properties as well the overall high quality of buildings, their layout and positioning.

110 Erddig Road dwelling is significant for its spatial surroundings, allowing for green infrastructure, and positioning of the dwelling, which contributes to the character of the conservation area.

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 adding to the characteristics of the Conservation Area.

The changes we are proposing to the dwelling, as part of the application, will allow us to improve the internal layout and enable more natural light. As depicted within the drawings submitted to support this application, we are proposing to remove the chimney to allow for new double-glazed doors enabling a more convenient access to the garden allowing for more natural light. The addition of a rear window replicating the existing, also allows natural lighting into the dwelling.

We are proposing to partly block up five ground-floor windows which improves the appearance of the rear and side elevation, allowing for the installation of kitchen units, and to enable the client to furnish the rooms. Currently the rear of the dwelling is quite uninteresting and lacks character, our proposal enhances this elevation. Existing sliding doors in the lounge are to be removed and partly blocked up to incorporate single door. Bi folds to replace sliding doors on the south facing elevation to be more aesthetically pleasing.

All windows are to comprise sealed double-glazed units set in black UPVC frames to Local Authority approval. Doors to comprise black aluminium frames to Local Authority approval.

Conclusion

Justification has been provided within this document 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.

The use of materials to respect and improve on the current street scene 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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on behalf of Blueprint Architectural Services Ltd