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Heritage Impact Statement



Statement prepared for:

Statement required for:

Proposed extension and alterations to existing Dwelling and Garage extension to property 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, improved external spaces.

With the knowledge that Glan Y Llyn is located within the Gresford 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.

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 window serving it. The client requires an improved kitchen, family area and sitting area. The proposal allows plenty of natural light in terms of new window to rear wall, glazed doors and glazed atrium within the flat roof aspect.

Glan Y Llyn is a structure of significance within the local area. Sat within a large plot of land, the property is very well screened and is difficult to see from the highway. The grand dwelling is historically prominent within its area, its difference in materials and architectural detailing highlighting its importance. Our intention is to ensure Glan Y Llyn remains aesthetically pleasing by matching the materials and detailing used on the garage. 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 and is to be read in conjunction with the Design and Access Statement.

Understanding Significance

Gresford conservation area was first designated in August 1975 and amended in November 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. Gresford High Street, according to Gresford Conservation Area Assessment, may form part of a Roman Road leading from Chester to the Ffrith, providing an important link between the villages. Gresford conservation area comprises a variety of distinctive architectural styles such as Georgian and Victorian.

Glan Y Llyn is similar in material to the Yew Tree. The Yew Tree Inn was originally a large house built between 1844 and 1851. The building has large gables with decorative finals, rendered walls and expressed quoins, similar to Glan Y Llyn. Similar to the chimneys to Glan Y Llyn, Yew Tree comprises two distinctive tall chimneys with diagonally set stacks. The Yew Tree also comprises a flat roof extension to the rear, similar to our proposal for Glan Y Llyn.

The Gresford lake is located near the front of Glan Y Llyn and is a very important feature and focal point within the village. Glan Y Llyn originated in 1830 and was known as Lake Cottage, Glan Y Llyn was deliberately set back within its own land and is in a prominent position overlooking the lake. The frontage of the property comprises bay window to the right and a projecting extension with hipped roof to the right. The Georgian style property includes stone quoins, sash windows and a classical porch.

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 a Georgian style flat roof extension with glazing panels on all openings to match the style on the existing dwelling. As part of the application to the dwelling, we are proposing to partly block up a first-floor window which improves the appearance of the side elevation. Currently the rear of the dwelling is quite uninteresting and lacks character, our proposal and alterations massively improve this. The choice of materials to the house have been carefully considered, the use of render will ensure the extension is harmonious with the dwelling.

The Garage has been set back from the main structure and has been positioned to ensure the client can easily park their vehicles within it from the main access of the property. The materials used on the garage have been chosen to match the detailing on the dwelling in terms of corner quoins and render. The Garage will allow the client to have a sheltered and secure area to store cars and garden equipment. Architecturally and aesthetically improving the frontage of the property and respecting the existing structures dating back to the 18th Century.

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.

The garage will allow an undercover shelter for vehicles that is usable and doesn't affect the turning and manoeuvrability of vehicles on site. 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.

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