

Heritage Impact Statement to support the non-material change request for the Retrospective approval of a discrete car charger located at..

Orchard House,
Trevalyn Manor,
Rossett.
Wrexham.
LL12 0AQ

This statement is written to support the non-material change request for retrospective planning permission/Listed Building permission for the installation of a discrete electric car charger.

Supporting Heritage Statement for Orchard House.

Explain your objective and why the changes are desirable or necessary –

Back at the end of 2016, I called the planning department to discuss fitting an outside power point / car charging point at my home. I have a Grade II listed home located at Trevalyn Manor, Rossett. LL12 0AQ. The guidance given at the time was to ensure that the socket/charging point is not roadside, out of sight, did not damage the fabrication of the building and small/low environmental impact.

I had the charger fitted and we have been using it on a daily basis since it was professionally installed around the end of June 2017. (Note: We have gone totally electric with our cars for environmental reasons)

Understand the significance of the listed building based upon the 4 heritage values;

We have outlined the impact of the Charging Unit and the requested retrospective non material change based on the 4 heritage values.

Evidential – The charger has been installed since June 2017 and used daily ever since. There has been no complaints or comments from any neighbour or visitor to Orchard House since installed which is now over 4 ½ years.

Historical – The installation is very low impact. The discrete charger is held on to the wall via two hidden cross head screws and the cable run is within white conduit which runs from the charger down to the travel trap below. No damage done to the building or surrounding area.

Aesthetic – The charger is of a small design, installed sympathetically to be out of sight from the road and from any other dwellings in the area. The unit has a simple LED green light that again is low visibility.

Communal – This unit is out of sight, even when the wide double gates are fully open. It is located behind upright stonework only visible when close to the

property's front door. And after 4 ½ years, there have been no comments or complaints about its location or use.

Identify the proposed works

Details of the installation (This is a retrospective application)

The charger is fitted by two hidden screws to the wall.

White plastic conduit runs from the charger to gravel trap below.

6mm Twin+Earth cable runs from Consumer unit located inside the house to the right of the front door behind the skirting board inside the house and then through the lower wall and exists under the level of the gravel trap.

Cable runs under the gravel and then up the white conduit to the charger.

Building Regulations Certificate of Compliance 13604739. Dated 12th July 2017. Installer:

Smart Power Electrical Ltd Reg No. 031572000

Assess the impact of the proposed works upon the significance – what part of the building are the works affecting? Does this part display any of the heritage values mentioned above? Do the works enhance the heritage values and if so why?

There is no impact to the building and local area. And no additional impact on the significance or heritage values of the dwelling/area. The location of the charger is out of sight, close to the Front Door.

Set out the reasoning behind the preferred option for change based upon the above assessment, including why a particular design of material has been chosen.

The non-material change request is retrospective as it is an addition to the original approved planning permission used to convert this building and develop the general estate back the early 2000's. The charging unit is small, has minimum lights on its front and has a matt grey cover on a black unit construction. The conduit used is white and blends into the white render. Nothing else is on show.

The summary Heritage Impact Statement must include the following:

- **A description of the proposed works including the design principle and concepts; -**
The charger is fitted by two hidden screws to the wall.
White plastic conduit runs from the charger to gravel trap below.
6mm Twin+Earth cable runs from Consumer unit located inside the house to the right of the front door behind the skirting board inside the house and then through the lower wall and exists under the level of the gravel trap.
Cable runs under the gravel and then up the white conduit to the charger.
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- **The reasoning for the proposed works explaining what the works intend to achieve and why they are desirable or necessary;**

The installation is to allow us to charge both electric cars. We took the decision in 2017 to move to 100% electric cars. The Electric Consumer unit is located inside by the front door and this allowed the cable to have a very short run which is hidden internally and utilises the gravel traps outside. The location of the charger allows both cars to be charged without swapping around their positions

- A schedule of works with reference to any photographs, plans and detailed drawings submitted with the application;

See below. Location of Orchard House at Trevalyn Manor and the location of the charger within the solid gated courtyard.





- A brief description of the special interest of the building and an assessment of its significance with particular focus on the areas or features affected by the proposed works;

Orchard House is a converted Coach House / Barn on the Trevalyn Manor estate. Its conversion was done by a developer in conjunction with Wrexham Council back in the early 2000's. When the charger was installed back in June 2017, all environmental impacts were considered. This non material change is retrospective.

- An assessment of the impact of the proposed works upon the special interest and significance of the building including reference to any potential benefits and any harm that may result;

None. We do not see any impact and Wrexham Planning see not issue and have indicated they are happy to approve it retrospectively.

- A summary of the design options considered and the reasons for the preferred approach/works;

The installation, location and materials used all aligned to the guidance we received back in 2016 in respect to installing a external power point / car charging point, these being; Not visible roadside, within the curtilage of the property, low environmental impact and does not damage the fabrication of the building its mounted to.

- An access statement, if required (this is only necessary in relation to works which affect the access arrangements to or within any part of a listed building that is not in use as a private dwelling).

Not applicable. No change to access to the courtyard is required, not any change to the parking of the electric cars we own/use.

The statement was written on 19th Feb 2022 by

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We will be very happy to facilitate a site visit if requested.