



PROPOSED COMMUNITY HUB BUILDING

HERITAGE IMPACT STATEMENT

INTRODUCTION

This Heritage Impact Statement is produced as supporting information to a Planning application for the demolition of an existing building within a Conservation area, and the construction of a new building to provide a Community Hub facility within the village of Rossett.

LOCATION.

The toilet block is situated in the North-East corner of Rossett Park and is at the edge of the Conservation area. (Appendix 1). Access is from the adjacent highway, The Green, or from the park itself. Grid reference: Easting 336914 Northing 357419.

EXISTING BUILDING

The existing public toilet block is believed to have been constructed in the 1960's and is approximately 50m² in area. The construction is solid 225mm brickwork on a concrete slab with a concrete tiled pitched roof. The walls have been rendered at some stage and finished in a cream-coloured masonry paint. The windows have been fitted with outer vandal proof screens and the doors with heavy duty security gates. (Appendix 2). The toilets were taken out of use by Rossett Community Council approximately 5 years ago, due to unacceptable behaviour and vandalism. Part of the building is used for a park equipment store. The rest of the building is unusable for any other purpose.

PROPOSAL

This proposal has been undertaken after consulting the **Rossett Conservation Area Assessment and Management Plan**, (adopted in October 2011). It is considered that the existing building does not make a positive contribution to the character of the Conservation area and indeed detracts from the appearance of the park and surrounding area. The removal of this unappealing structure and replacement with a carefully designed building, which recognizes and respects the vernacular of the area, would therefore improve the visual amenity of the Northern Eastern side of the Conservation

area. An assessment of the existing structure has been undertaken by an architect to determine whether it was possible to adapt for inclusion into a new design. However, the results of the survey concluded that the block was of an extremely poor standard of construction and would prove impractical to include any remaining part into the new development.

The new building has an area of approximately 160m² which includes the footprint of the existing toilet block. It is intended to be environmentally sustainable with significant levels of insulation and using high specification materials. As described in more detail in the design package, the new building will not be any higher than the existing toilet block, has been carefully placed into a disused corner of the park and, together with the choice of materials, will greatly enhance the area.

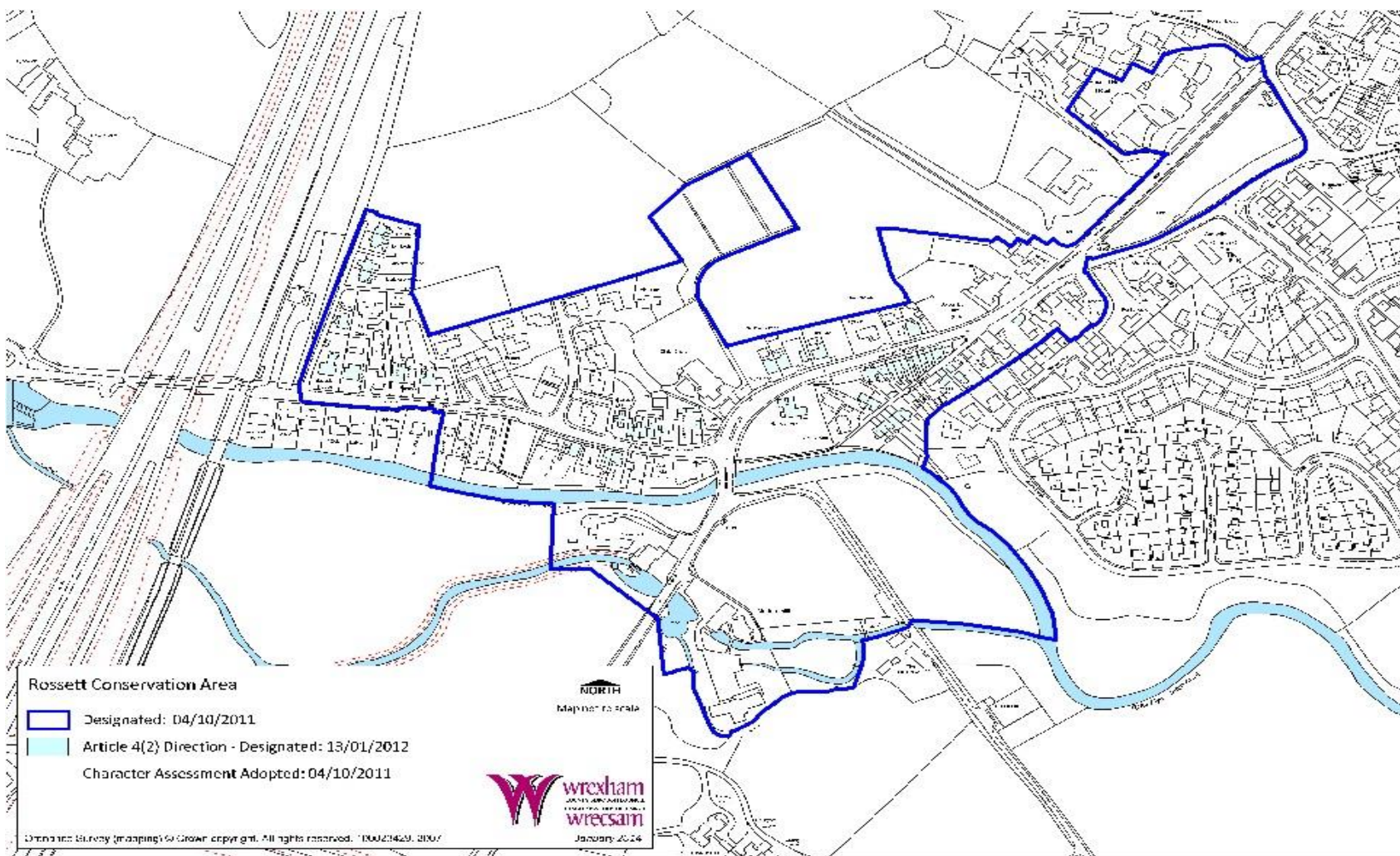
CONCLUSION

The existing building does not provide any positive contribution to the Conservation area and cannot be used for any other function. Additionally, regular costly maintenance is required to prevent deterioration and subsequent safety issues. The removal would allow for the construction of an attractive, sustainable building which would provide a much-needed, multi-use, Community facility, while using a pallet of materials which recognizes and respects the vernacular of the Conservation area.

SUMMARY

Proposed work	Objective	Significance of affected fabric	Assessing beneficial impact	Assessing harmful impact	Proposed solution
The demolition of a disused public toilet block.	To enable the construction of a modern Community Hub building to provide a multi-functional space for a variety of uses by the community.	The toilet block building is of poor design and quality and does not make a positive contribution to the character of the conservation area. Impractical to include in new development.	Removes an unusable and unattractive building from the conservation area. The building requires regular and costly maintenance to prevent deterioration and subsequent safety issues.	None	The new proposal is an attractive building which blends in well with the park environment and with the wider Conservation area vernacular. It will be of sustainable construction with high insulation values. It will provide a much-needed, multi-functional centre for many members of the community

APPENDIX 1



APPENDIX 2



View of front elevation of existing building from The Green



View of side elevation of existing building from Rossett Park.



View of rear elevation of existing building from Rossett Park.