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HERITAGE IMPACT STATEMENT & DESIGN AND ACCESS STATEMENT

Project: Porch Replacement
Site: 7 Belgrave Road, Wrexham, LL13 7ES

To be read in conjunction with drawing No's and details;

- BR/PD/01 – Existing Floor Plan
- BR/PD/02 – Existing Elevations
- BR/PD/03 – Proposed Floor Plans
- BR/PD/04 – Proposed Elevations
- BR/PD/05 – Location Plan



Figure 1 – Location of Existing Site

1. Introduction

This heritage statement is provided in support of a householder planning application for a replacement porch to 7 Belgrave Road, Wrexham, LL13 7ES.

2. Setting & Outline History



Figure 2 – Image taken from Wrexham's UDP Map

The project is located within a conservation area and is highlighted with a blue dot, in Figure 2 (above).

3. Description

7 Belgrave Road is a two-storey residential property. The ground floor consists of a dining room, kitchen, study, utility, lounge and shower room with WC. The first floor consists of the bedrooms and bathroom area. Also within the curtilage is a double garage and walk-through area between the front garden of the house to the rear garden.

The front elevations consist of a red brick finish and the stone finish surrounds to the head and cill of the windows. There is a gable front and a further frontage at ground floor level where the lounge window projects out further than the rest of the gable. There is a dormer to the roof, which we can assume is for a bedroom to the property.

The front elevation also contains the existing porch, which consists of a green porch door and conservatory styled windows. The roof to the porch is slate and the red brick is matching with the rest of the property.



Figure 3 – Existing Porch

The side elevation consists of red brick and stone cills to the windows, with a brick head. The side elevation also contains the garage and walk-through access to the rear garden and further access the property. This elevation also includes the large chimney stack.

The rear elevations consist of the red brick finish and the stone cills and brick heads to the windows. There is a dormer to the roof, along with another two-chimney stacks which is positioned in the study and also a chimney stack to the dining room.

The roof finish to the property is a slate finish. The existing windows to the residential property and the porch are all single glazed.

4. Heritage Statement

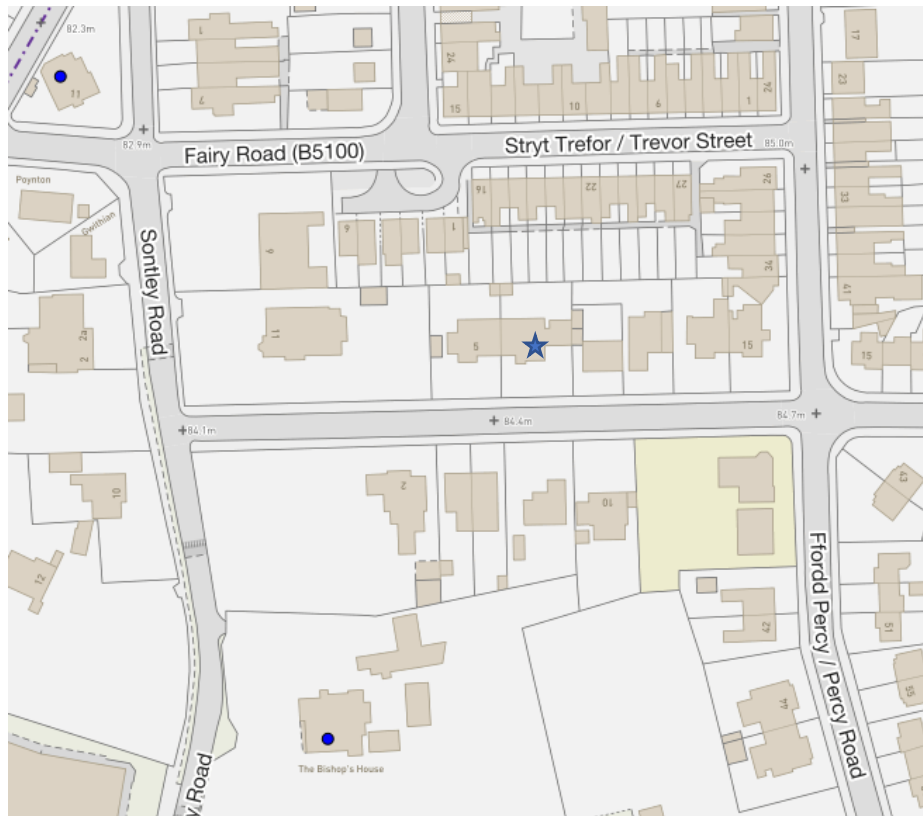


Figure 4 – Cadw Map for Listed Properties (Proposed site highlighted with a blue star)

The map in figure 4 (above), highlights the closest listed properties to the proposed replacement of porch at 7 Belgrave Road.

5. The Proposals

The proposals are to replace the existing porch to 7 Belgrave Road. The replacement porch will include canted brick detail, along with red brick to match the existing property.

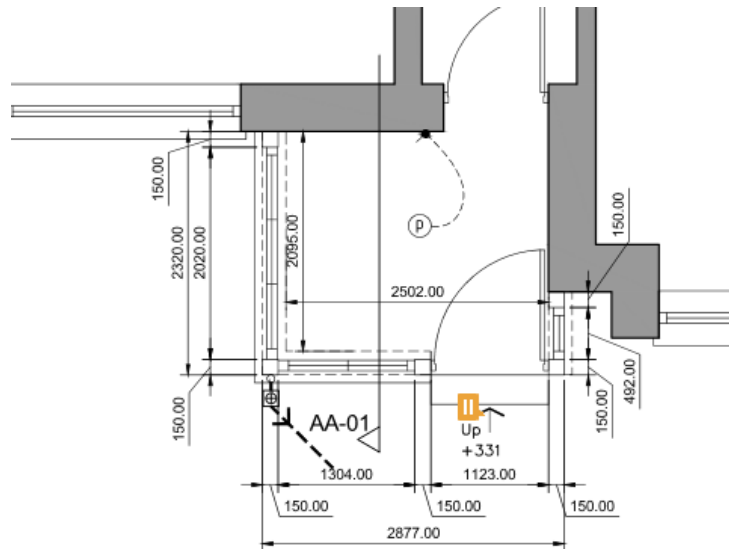


Figure 5 – Proposed Floor Plan

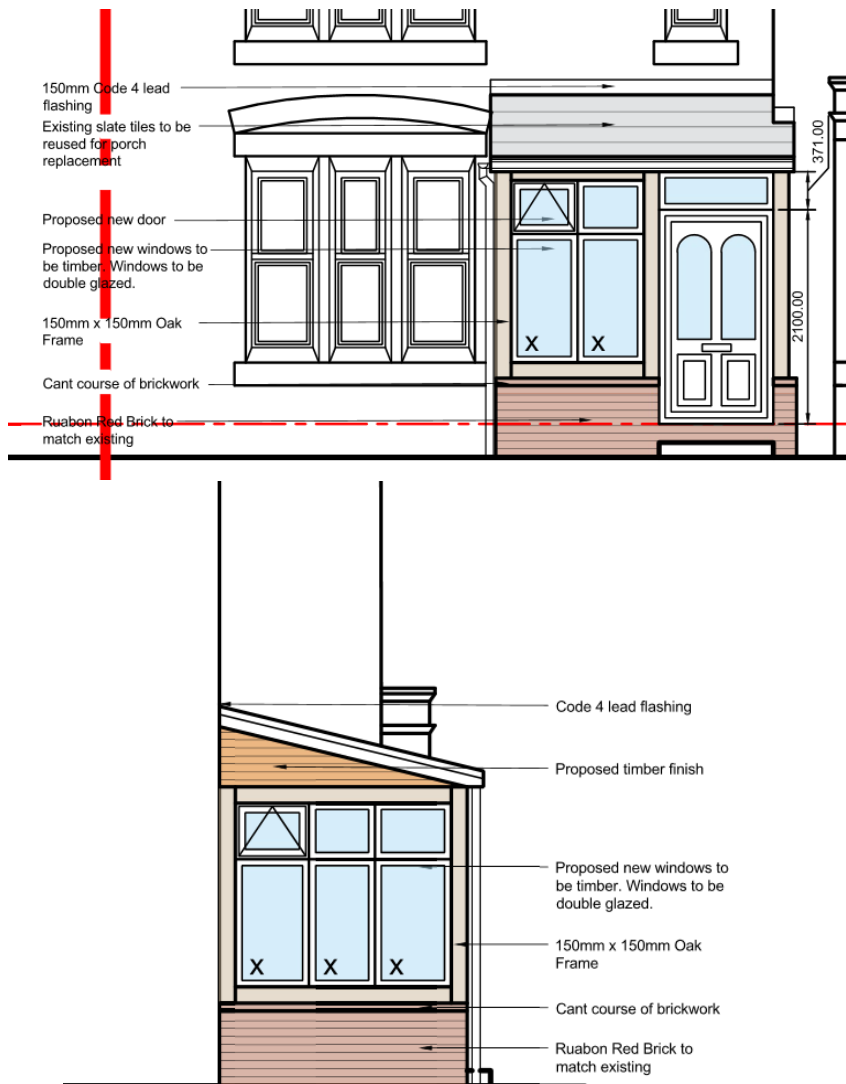


Figure 6 – Proposed Elevations (Front & Side)

6. Heritage Impact Statement

The objective of the replacement porch to 7 Belgrave Road is to provide a replacement water tight structure in place of the existing porch, which is in a bad state of disrepair. The half-height brick is to be a red brick, commonly used in the surrounding area, which is a Ruabon Red Brick to match the existing property. The windows are to be tall, as per the drawing and the roof is to match the existing porch, which is slate.

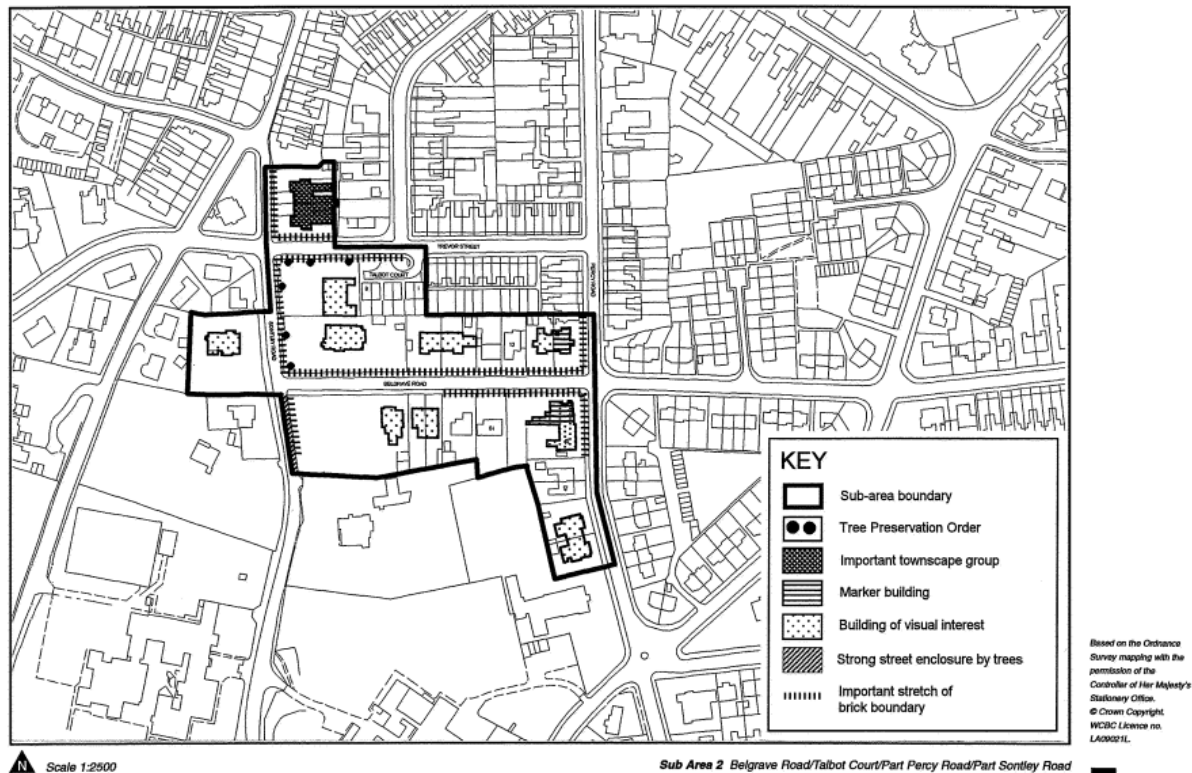


Figure 7 – Conservation Area (Belgrave Road)

With the evidence from Cadw, the property is not located in a Listed Curtilage or located near to any Listed Buildings. The property is located within the Conservation area, as noted in figure 7, the property is highlighted as a “Building of Visual Interest”.

Belgrave Road contains larger and more well-maintained nineteenth century houses. Properties are both detached and semi-detached within this street. Each building/pair is distinct in terms of design. The unifying features are the materials and boundaries. There is some modern development, but it does not impinge upon the character of the area.

The benefit of replacing the existing porch is as it is in a bad state of disrepair and the porch is not original. The roof tiles are slate and we planning to retain these roof tiles for the replacement porch.

The proposals would not impact the existing elevations severely due to replacing the porch like for like, and retaining the existing materials for the proposed porch.

7. Impact on Adjacent Listed Buildings

No impact will occur to adjacent Listed Buildings, as shown in figure 4, there is no Listed Buildings in close proximity.

8. Access

No changes to the access are proposed as part of this development.

9. Cadw's Conservation Principles

Due to the property not being in close proximity to Listed Buildings, or within a Listed Curtilage, the design will protect the Conservation area that the property is sat within.

We are proposing to keep the porch like for like, such as the materials use, i.e., the red brick, the location of the windows and door. The slate roof tiles are to be retained. The height of the porch is to stay the same.

10. Conclusion

To conclude, the proposals offer a replacement porch to the existing structure, which is in a bad state of disrepair. The same materials are to be used and the design is sympathetic to the surrounding area.