



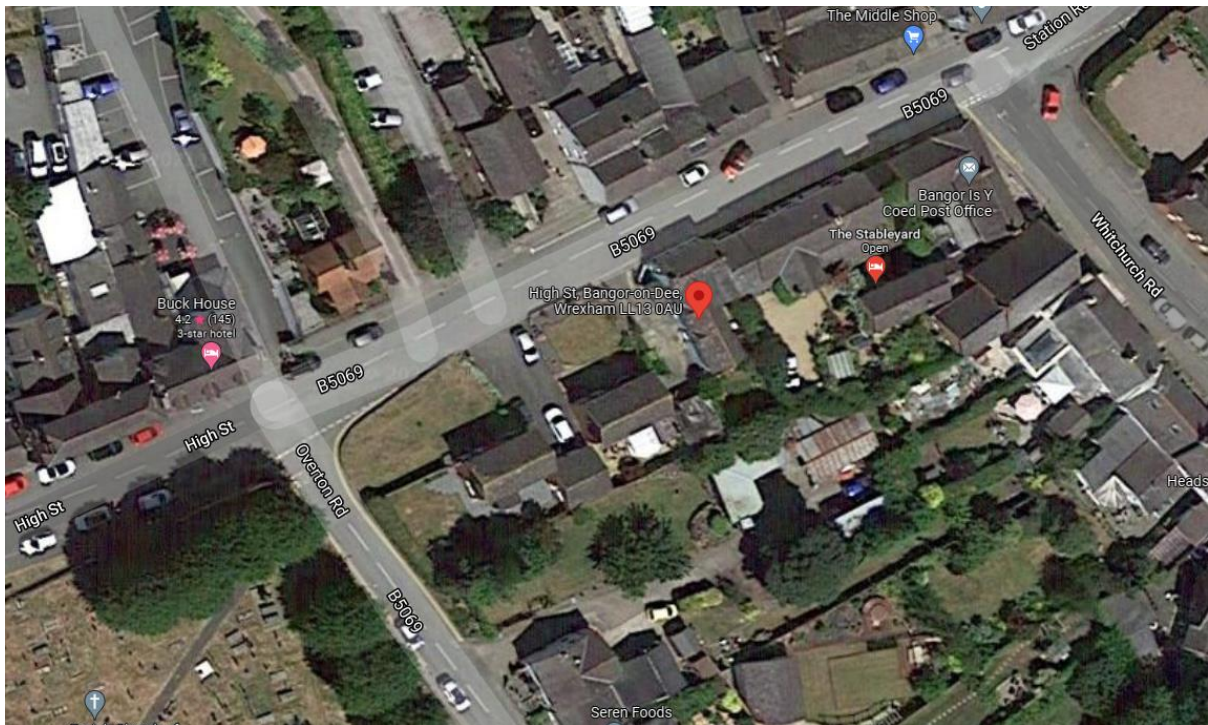
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## **HERITAGE IMPACT STATEMENT**

**Project:** Rear & Side Extension to Fraser Cottage  
**Site:** Fraser Cottage, High Street, Bangor-On-Dee, Wrexham, LL13 0AU

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

- FC/PD/01 – Existing Floor Plan
- FC/PD/02 – Existing Elevations
- FC/PD/03 – Proposed Floor Plan (REV E)
- FC/PD/04 – Proposed Elevations (REV E)
- FC/PD/05 – Location Plan (REV D)



**Figure 1 – Location of Existing Site**

## **1. Introduction**

This Heritage Impact Statement is provided in support of a Householder planning application for single storey RHS and LHS extensions and two storey rear extension to Fraser Cottage, High Street, Bangor-On-Dee, Wrexham, LL13 0AU.

The proposals are to create, at ground floor, a reconfiguration to include a new open plan kitchen / dining & lounge, a new office space, utility, a downstairs WC and cloak room. At first floor level, there is the addition of an En-suite. The works will be outlined within this document and the associated drawings.

## **2. Setting & Outline History**

Fraser Cottage was constructed in the early 19<sup>th</sup> Century, but over the years has been significantly altered internally and externally, by past owners.



**Figure 2 – Image taken on Architect's Survey.**

The original chimney stack to the gable has remained, which is evident in figure 2. The window openings have been modified. The elevations pictured in figure 2, show a blue render, but historic images show the property to have white / cream rendered finish, this can be seen in figure 3.

Other aspects of the property have been altered, such as the half-timber boarding to front elevation and partial timber boarding on the side elevation. The extension to the rear of the property, with internal alterations also being added.



**Figure 3 – Historic Image of Bangor-on-Dee High Street (this image also includes the proposed site) Date of image unknown.**



**Figure 4 - Historic Image of Bangor-on-Dee High Street (this image also includes the proposed site) Date of image unknown.**

The images in figures 3 & 4, offer us a view of what the property, Fraser Cottage has looked like over the years. We are unaware of the dates of when these photos have been taken.

The design guidance for the conservation area of Bangor-on-Dee, ensures the character of the individual buildings and street elevations are brought to life and makes sure the existing features are kept or retained. When designing in a conservation area, we have to take into account the scale, proportion, building line, roofs, external walls, rainwater goods, windows & doors, ornamental features, boundary treatments and surface works.

As seen in the historic images, the original render and window colour are what we are reinstating.

### **3. Description**

Fraser Cottage is a two-storey residential property. The existing ground floor layout consists of a kitchen, lounge, dining, study, WC & porch area. There is a storage area under the stairs, with the stairs up to the first floor. The first-floor consists of the master bedroom, 3 more bedrooms and a main family bathroom.

The existing front elevation of the property is the most significant, the elevation consists of 4 timber windows, in white and the timber window shutters. The half-timber clad to the front elevation and the main blue render to the property. Both the shutters and the timber boarding are a later addition to the property.

The existing side elevation 1 consists of a narrow window to the lounge, and one above to a bedroom, it also has a porch to the side which allows access to the property. The further windows at ground level are for the dining room and study. At first floor level, the windows are for bedrooms.

The rear elevation consists of patio doors to the study, with a window above for the master bedroom. Set back off the rear elevation is the main family bathroom and access to the kitchen through a back door.

The existing side elevation has a single window to the downstairs WC.

The existing windows to the front elevation are timber, painted white, the windows to the rest of the property are uPVC in white. The existing roof is a slate finish. To view existing floor plans and elevations, please refer to the associated documents in the planning submission and as seen in figure 9 in this document.

### **4. Heritage Statement**

The property is located within the conservation area, figure 5 shows the boundary of the conservation area in Bangor on Dee. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Authorities to identify “areas of special architectural or historic interest with the character or appearance of which is desirable to preserve or enhance”.



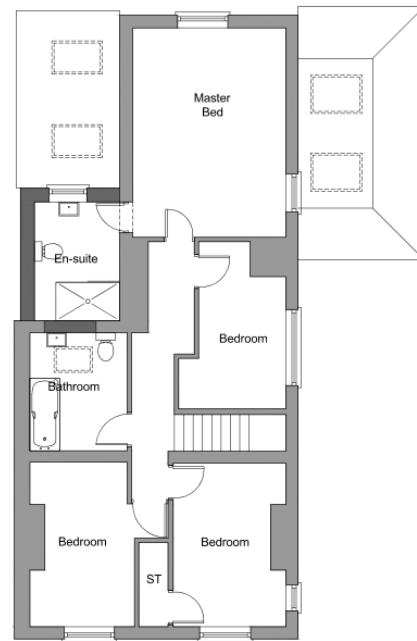
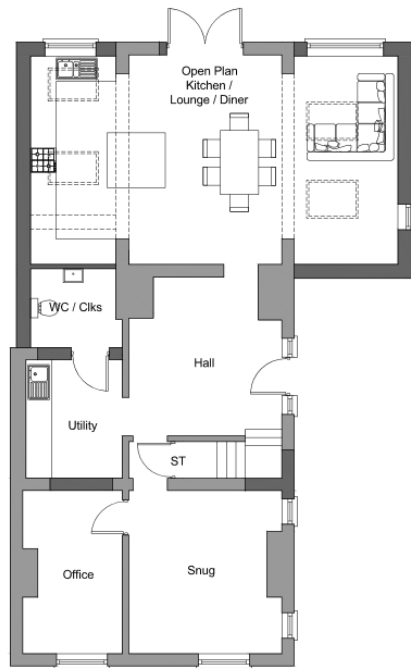
**Figure 5 – The Conservation Area of Bangor on Dee (image taken from Bangor on Dee conservation area assessment and management plan).**

The conservation area for Bangor on Dee was first designated in March 1971 and its boundary was amended and reduced in November 1999. The conservation area encompasses the heart of the village which sits within a natural hollow alongside the River Dee.

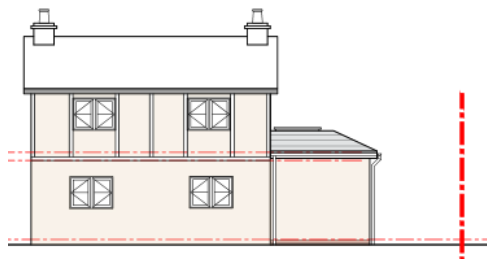
As the property is located within the conservation area, the natural finishing materials to local properties are cream or white render with dark surrounding windows.

## **5. The Proposals**

Proposals have been made to refurbish the property, consisting of extensions to the side and rear of the property.



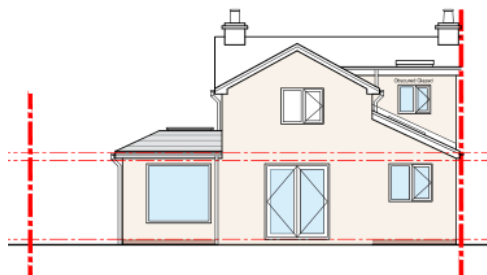
**Figure 6 – Proposed Floor Plans**



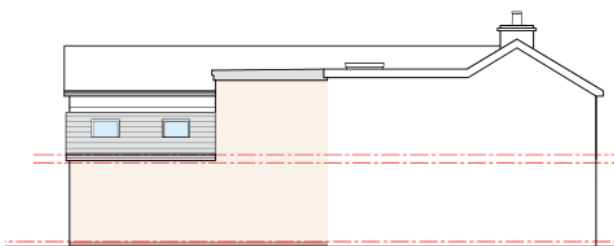
Front Elevation



Side 01 Elevation



Rear Elevation



Side 02 Elevation

**Figure 7 – Proposed Elevations**

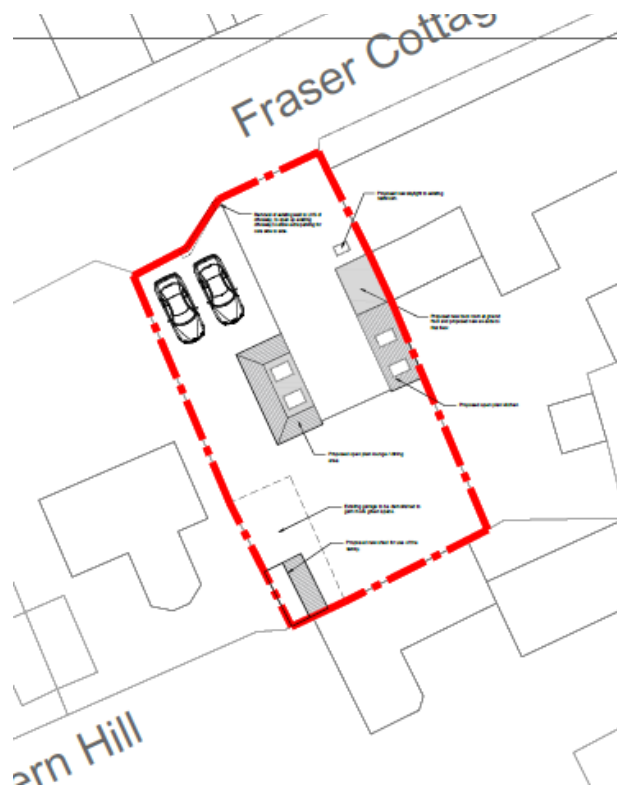
The proposals that are going to take place at Fraser Cottage consists of;

- Removal of decorative shutters from front elevation
- Removal of timber boarding to front and side elevation. Reinstate render where necessary.
- Removal of existing side porch, with the existing opening to be blocked up.

- Removal of existing wall to LHS of driveway opening and existing driveway gates to create side by side parking (existing is 2 cars in line), please refer to figure 8, the proposed site plan.
- Relocate main entrance (altering an existing window opening).
- Addition of a single storey on the RHS and LHS, and a two-storey extension to rear on the LHS, to provide a relocated ground floor WC, additional space across the rear of the property at ground floor level for the proposed kitchen/dining & living space to the rear, it will also create the proposed new en-suite bathroom at first floor in the two-storey section, rendered to match existing.
- Removal of existing garage to enlarge the garden/green space (to be replaced by a large garden shed at the rear of the garden), please refer to figure 8, the proposed site plan.
- Proposed changes to the exterior colour of the property, colour of render to be either white or an off-white colour. The property has been the current blue colour with blue/green woodwork for approximately 11 years.
- Existing windows to be painted, and any new windows/replacement doors to match. The colour of the new windows to be grey / black windows to match the surrounding area.

## 6. Heritage Impact Statement

The proposed alterations to Fraser Cottage, along with the internal alterations is to provide a more suitable living space for the family. The single storey side extension on the RHS and LHS offers the space the family requires. The relocation of the living areas to the rear of the property are due to the lack of privacy from the main road.



**Figure 8 – Proposed Site Plan**

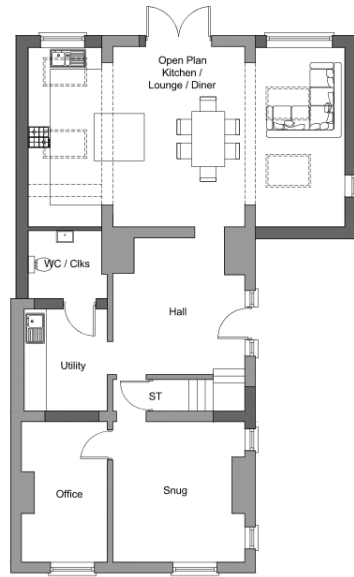
Proposals are to change the external render colour from the existing bold blue / green to a white or off-white rendered colour, with new windows having a grey / black surround and the timber windows being painted grey / black to match.

The benefit of the RHS extension, as shown in figure 6, is that it is set back from the main road, which lessens the impact of the extension.

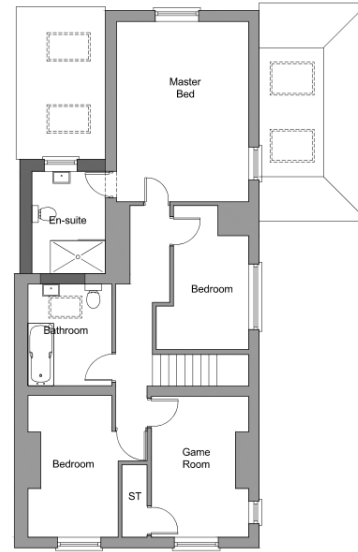
Please see below the comparison of the proposed change from the existing and proposed floor plans and elevations.



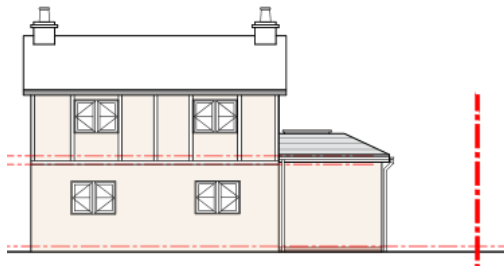
**Figure 9 – Existing Floor Plans & Elevations**



Ground floor plan 1:50



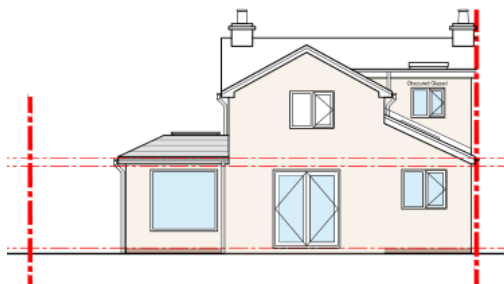
First floor plan 1:50



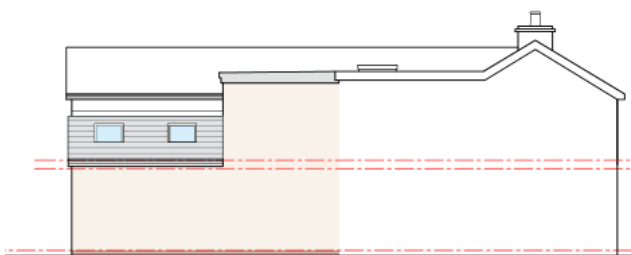
Front Elevation



Side 01 Elevation



Rear Elevation



Side 02 Elevation

**Figure 10 – Proposed Floor Plans & Elevations**

The aesthetic value of Fraser Cottage is a 19<sup>th</sup> Century property, over time it has gone through many alterations to the property, the client wants to take some aspects of the original property and bring them back. The removal of the window shutters will also be beneficial due to these shutters being a later addition, and not original. The single RHS storey extension is set back from the main road, this lessens the impact of the design we are proposing. The two-storey and single storey extensions to the LHS can't be seen from the main road, this offers no impact to the surrounding area.

The reason why we provided this design is due to how well the design worked, with the space that was available with the new driveway configuration. The internals are being improved to make sure the clients requests had been met and all aspects had been included, such as the home office, the utility room, the snug and the relocation of the downstairs WC and cloaks. The two-storey extension offers an additional ensuite at first floor level. The single storey RHS and LHS extensions provides a modern aspect to the 19<sup>th</sup> Century home, it also gives the client an open plan kitchen / dining and lounge space.

To conclude the impact on the heritage of Fraser Cottage, the proposals have been designed to incorporate aspects of the surrounding area while keeping it modern. The single storey side extensions don't impact the property or the surrounding area due to design decisions we incorporated, these include, the extension sitting back from the main road. The proposed roof designs are to be slates to match the existing property. The finishing materials to the extensions are to be rendered, the colour to be either white or an off-white colour.

## **7. Access**

The access to the property is via a driveway narrow enough to only fit a single car along the side of the house, which when there are multiple cars parked, it can be a hassle to gain access to and from the driveway. We are proposing to demolish the left-hand side wall, noted on the image in Figure 11 with a star in yellow.



**Figure 11 – Existing Driveway**

As part of this application, the proposed site plan indicates the layout of the proposed parking with the proposed works being carried out. This can also be seen in figure 8.

The removal of the wall provides a benefit to the surrounding area because both cars will be on the driveway instead of taking space or causing a hazard on the main road.

## **8. Cadw's Conservation Principles**

The property next door is listed, but the impact of the proposals is minimal due to the design choices. The design principles of the proposals are to and incorporate the similarities of the surrounding features to the proposed works at Fraser Cottage. With the proposals works, we are reinstating the existing features, shown in the historic images in figures 3 & 4.

## **9. Conclusion**

To conclude, the proposals offer a burst of modern architecture but also reinstating existing features to the house. We are planning to reinstate the colour of render and change the colour of the windows to black or grey. The designs are sympathetic to the historic character of the property and the surrounding area. The side extensions offer a burst of modern design and architecture which complements the existing property. The RHS extension is set back from the front elevation, which lessens the impact of the extension to the main road and front elevation.

To conclude, the application seeks planning permission consent to make improvements to the ground and first floor layout of Fraser Cottage. It has been designed to incorporate materials that compliments the 19<sup>th</sup> Century dwelling, in order to integrate the development visually with the existing surroundings. We respectfully request that you support this application and consider it for approval.