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HERITAGE STATEMENT

Project: Nightingale House

Site: Land at Nightingale House Shop, Well Street, Cefn Mawr, Wrexham, LL14 3AE



Fig. 1 – Location of Existing Site

1. Introduction – Heritage Statement

This Heritage Statement is provided in support of an application seeking Demolition in a Conservation Area to the site of Land at Nightingale House Shop, Well Street, Cefn Mawr, Wrexham, LL14 3AE. The application is to demolish an existing wall to the front of the plot named “Cambrian House”, as shown in figure 1.

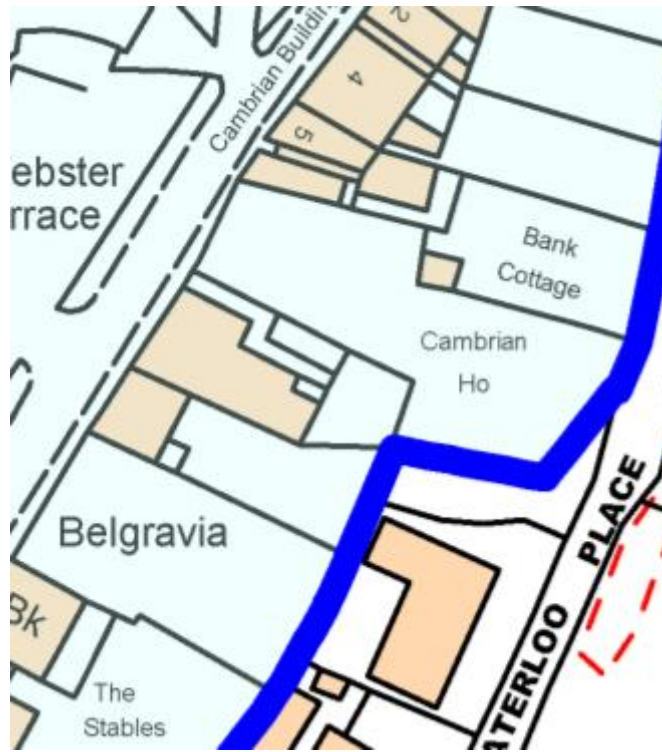


Figure 1 - The Location of Cambrian House

The snapshot in Figure 2 shows that the existing wall is brick, with the retaining wall below being stone. We believe the wall has no architectural value and doesn't enhance the street scene. In figure 3, a snapshot taken from the Cefn Mawr Conservation Area Assessment document, shows that this wall isn't highlighted as an “important stone boundary”.



Figure 2 - Snapshot taken from the Cefn Mawr Conservation Area Assessment Document

The removal of the wall will still conform to the historic street pattern and frontage of Cefn Mawr. We currently have an application submitted that for adjoining plot of land named Cambrian House, as shown in Figure 1. The application reference is P/2021/0167. The proposal is for the erection of two dwellings.

Removing this brick wall is appropriate in this instance because the proposed dwelling is close to the wall and the street scene would benefit from the open access to the new dwelling, which is consistent with similar plots on the street. This can be viewed under the application referenced P/2021/0167.

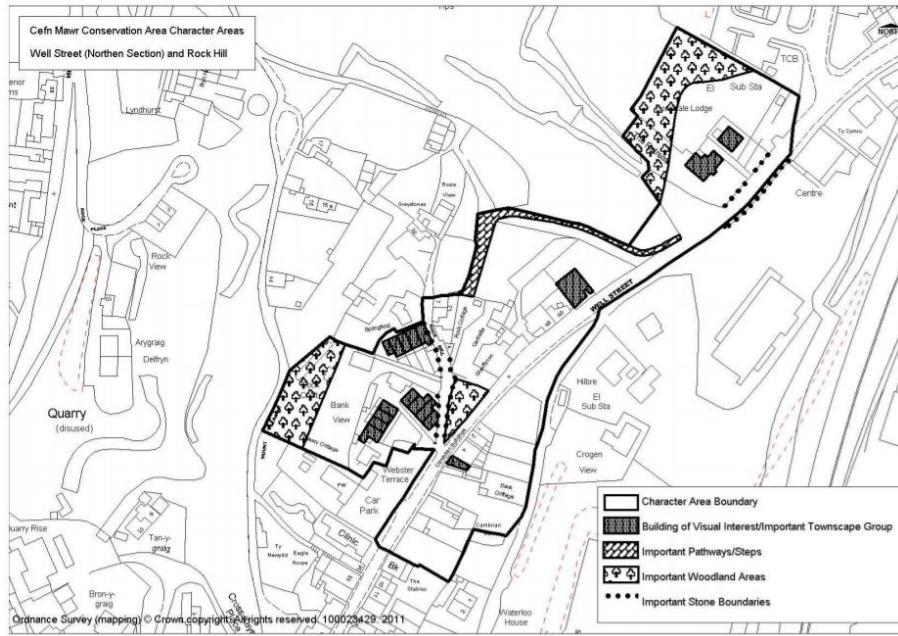


Figure 9 – Well Street (Northern Section) & Rock Hill Character Map

Figure 3 - Snapshot taken from the Cefn Mawr Conservation Area Assessment Document

2. Conclusion

To conclude, this Heritage Statement is provided in support of the Conservation Area Consent to demolish the wall, which is located at the top of Cambrian House Plot, shown in Figure 1. Once the brick wall is demolished, it will provide an open access to the proposed development reference in application P/2021/0167. Once removed, it will be more in keeping with the street scene along B5096. It is also appropriate to demolish this wall as it holds very little architecture value to the street scene and the plot with the proposed dwellings.