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Heritage Impact Statement



Statement prepared for:

Ms Gill Jones

Springfield Cottage,
Marford,
Wrexham,
LL12 8TD

Statement required for:

Proposed alterations to existing roofs with pitched roof over entrance and pitched roof with vaulted ceiling over dining room.

Explaining Objectives

Our client's main objective with this project is to develop the building to its full potential whilst maintaining the visual impression. The purpose of this application is to create a superior layout for the cottage by altering the existing roofs.

With the knowledge that Springfield Cottage is a Grade II listed building; the main goal is to ensure the cottage is in suitable condition for its intended purpose. The alterations will vastly improve the appearance of the structure and will be sympathetic to the building.

To enable this building to be fit for purpose and more aesthetically pleasing the flat roofs are required to be altered. It is appreciated that altering roofs can adjust the character of the existing structure. However, the existing flat roofs do not compliment the cottage and can be seen as an unattractive element to the structure. New slate pitched roofs are proposed to not only improve appearance but also efficiency and general effectiveness of the property. These roofs have been designed to match the existing style and pitch.

Springfield cottage is believed to be an earlier building remodelled in the Trevalyn Estate during the 19th Century, according to Marford Conservation Area Assessment and Management plan (2012). The objective to this section of work is to provide reasons for why these alterations are necessary.

Understanding Significance

Springfield Cottage was listed in July 1962; establishing its importance within the local area. Springfield cottage is a two-story Grade II listed building that is understood to be an earlier building remodeled in the Trevalyn Estate style during the 19th century. The cottage comprises pebbledash render and is directly adjacent to the pavement and enclosed within sandstone low level walls. The roadside elevation displays gabled and curved slate roofs. The cottage boasts a range of traditional ogee arched windows with multi paned cast iron windows with Gothic styled glazing patterns.



1. Springfield Cottage

The cottage is one of a group of cottages built in Cottage Orne style for the Trevalyn Estate during its time under stewardship of John Boydell. The buildings surrounding the site were completed by 1820. It is believed that some materials used for these buildings originated from a pine cottage constructed by Julius Flowers in 1814. The barn attached is a farm building with a continuous roof line that possibly represents the remodeling of an earlier building. Extensions to the build were carried out in the 20th Century.

The windows to the cottage are of a gothic style. The Gothic style was a conscious movement that began in England to revive gothic forms; starting in the second half of the Eighteenth Century and continuing throughout the Nineteenth Century. The majority of the windows are multipaneled cast-iron windows with gothic glazing.

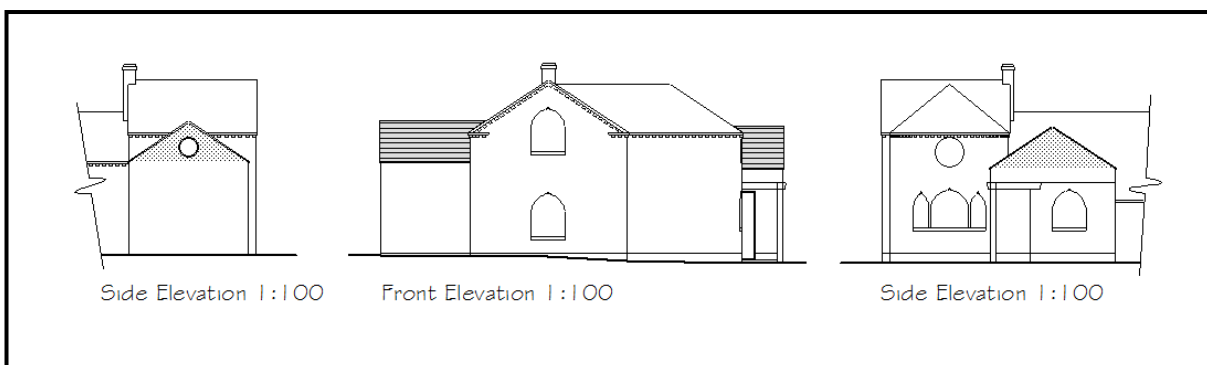
There are two separate access points to this site; one which leads to the rear of the property and one that leads to the Cottage. The entrance to the rear provides main access to the barn, farm and surrounding curtilage. This access provides parking and easy open access onto the property and is set back from the road. The other access point is a private gated entry point to the front of the cottage. From here the front door and front garden to the cottage can be accessed. This is to separate the barn from the cottage, to keep the cottage as a private property. Both accesses comprise low level stone walls.

There are many attractive features on the existing cottage which were recognised and therefore established the importance of its listing. The reason for designation is because it is an early C19 former Trevalyn Estate cottage in distinctive picturesque style.

Identifying Proposed Changes including Assessing the Impact and Reasoning

The main objective of this application is to change the flat roofs to pitched roofs on the cottage. We are intending to remove the existing flat roofs and install new pitched roofs with vaulted ceilings. As depicted below, we are proposing roofs to match the style and pitch of the existing pitched roof to the cottage. The flat roofs that are existing are not attractive, in comparison with the buildings surrounding, the flat roofs seem vastly unattractive and take the attention away from the main elements of the cottage.

As depicted in the image below, we are also proposing the installation of a new window to the side elevation. This window is to match the style of the existing circular window, which is to be retained internally within the cottage. The addition of the new window to the side elevation ensures that the character of the cottage is not changed as the window will match what was there as existing. The window will also provide further lighting within the cottage.



2. Proposed Elevations

Conclusion

The works that are to be done on this building will enhance the appearance. Doing this work will ensure that Springfield Cottage is in keeping with its surrounding area.

As previously stated; the existing flat roofs are not in keeping with the existing style and can be seen as detracting from the overall appearance of the building.

It is our intention to ensure there is minimal impact on the building.

All works proposed only enhance the appearance of the existing structure and we believe this will enable Wrexham Council to look favourably on this application.

*Document Prepared by:
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