

FAO Ms Sharon Holam, Wrexham County Borough Council
By email: sharon.holman@wrexham.gov.uk

21st June 2016

Your ref. P/2016/0550
Our ref. 32298

Dear Sharon,

Replacement of lean to roof with new pitched roof a the Forge, Pont y Blew, Chirk.

Thank you for notifying the SPAB of the application to extend the Grade II listed house and forming a link with an adjacent annex. Whilst we have not had the opportunity to visit the site, we have reviewed the online documentation submitted and would like to make the following observations.

We supportive of the proposal to adapt the late nineteenth century lean-to addition to the rear and were encouraged to see the elements of the nineteenth century addition retained.

Overall, we are fond of the concept and design approach of the new extension which echoes the tradition and materiality of the historic house whilst incorporating subtle contemporary detailing.

One element of the proposal which we feel requires refinement and further thought is the roofline above the utility, toilet and passage / store. It is proposed that the existing shallow pitched lean-to roof is replaced with a pitched roof which rises up and obstructs views out of the dormer window of the main house. We do not feel that this current arrangement is appropriate as it obstructs views out of the first floor rooms and also obstruct views of the main house rear elevation. The overall massing of the new additions beside the old could also be improved if this roofline was lowered. Forming a new valley gutter along the line of the original house also has the potential to lead to future moisture ingress problems should the gutter ever become blocked which would affect the fabric of the listed house.

We would encourage the applicant to explore an alternative roofline for the above mentioned section. It is worth exploring the option of using an alternative roof covering which is more suitable to a lower-pitch and appropriate for this historic context (lead?).

We trust that our comments are helpful to you. Please let us know the outcome of this application in due course.

Yours sincerely,



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