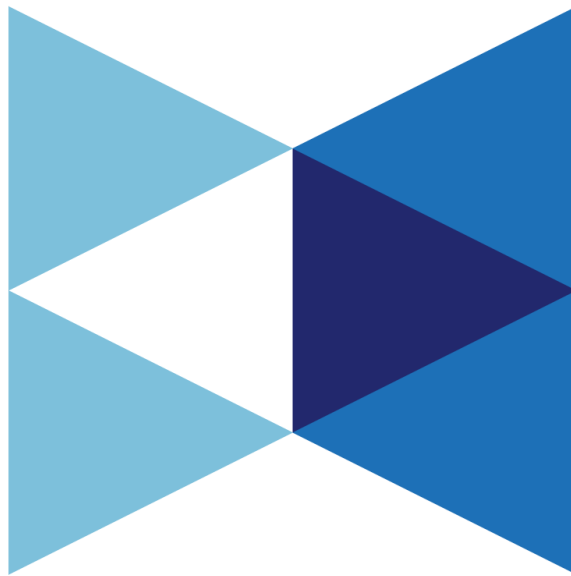




BDS GWYNEDD

HERITAGE IMPACT STATEMENT

FOR:

INSTALLATION OF NEW GAS-FIRED BOILER, FLUE AND NEW RADIATORS

AT:

Flat 4
Burton Building
Bridge Street
Wrexham

CONTENTS

1.0	Project Details	2
2.0	Introduction	3
3.0	Site Location	3
4.0	Heritage Impact Statement	3
4.1	The Statement	3
4.2	Objectives	3
4.3	Significance	4
4.4	Proposal	4
4.5	Character	5

1.0 Project Details

Client Name	Miss Justyna Pluto
Site Address	Flat 4 Burton Building Bridge Street Wrexham
Address	Flat 4 Burton Building Bridge Street Wrexham
Agent	Mr Huw Gareth Jones BDS Gwynedd 14 Llys Marina Bangor Street Y Felinheli Gwynedd LL56 4JW
Date	April 2021
Description of Works	Listed building consent for the installation of gas-fired boiler with new vertical flue and new radiators.
Supporting Drawings and Information	AL.00.01 – Location Plan AL.00.02 – Site Plan AL.01.01 – Existing Floor Layout AL.01.02 – Proposed Floor Layout

© The contents of this document must not be copied or reproduced in whole or in part without the written consent of BDS Gwynedd Ltd. All plans are reproduced from the Ordinance Survey Map with the permission of the Controller HMSO, Crown Copyright Reserved, Licence No. 0100031673

2.0 Introduction

This Heritage Impact Statement has been prepared in support of a listed building application for permission for the installation of gas-fired external boiler with new vertical flue through existing roof and new radiators. The property is a Grade II listed building (ref. 1764) located at Flat 4, Burton Building, Bridge Street, Wrexham.

Heritage Impact Statement are required to be submitted with planning applications where heritage assets may be affected (directly or indirectly). The statement has been prepared in accordance with the advice and guidance outlined in Cadw's Heritage Impact Assessment in Wales (May 2017). It identifies the aims of the proposal, provides a context appraisal for the scheme, and demonstrates how using principles of good design can help achieve high quality sensitive change as identified in Cadw's Conservation Principles for the Sustainable Management of the Historical Environment in Wales (Conservation Principles).

3.0 Site Location

Eastern 333363, Northing 350083

4.0 Heritage Impact Statement

4.1 The Statement

Heritage Impact Assessment in Wales sets out the general principles to consider when planning changes to historic assets and applying for listed building, conservation area and schedule monument consent.

This best-practice guide is aimed principally at owners, occupiers and agents of historic assets to help them understand why, when and how to use the heritage impact assessment process and write heritage impact assessments. It should also help them to take account of Cadw's *Conservation Principles for the Sustainable Management of the Historic Environment in Wales (Conservation Principles)* to achieve high-quality sensitive change, using the principles of good design.

4.2 Objectives

The current property does not have an efficient heating system. The proposal includes a new gas-fired external boiler, flue and new radiators as noted on the drawings. The proposed internal and

external alterations detailed on the proposed application, seek to enable the continuing use of the house sensitively and sympathetically as a home, with improved internal spatial arrangement without compromising its character and historic integrity.

4.3 Significance

Listed as a fine example of C19 commercial building design employing locally produced materials and surviving intact.

4.4 Proposal

New Central Heating System

The current property does not have an efficient boiler. The proposal includes a new Ideal Logic gas-fired internal boiler, new vertical flue through existing roof and new radiators as noted on the drawings.



FIGURE 1: *Image of the rear elevation of existing flue.*

The proposed radiators will be positioned as agreed with the Client. All supports will need to be drilled to the existing walls and any making good will be made with lime mortar. New vertical flue to be installed and finished through existing slate roof.



FIGURE 2: Image of typical Stelrad Compact radiator to be used.

The proposed pipework will be surface mounted wherever possible. This will ensure that the pipework can be easily installed, and more importantly, removed if required without damaging the existing joinery and floorboards.

4.5 Character

The proposal involves no significant works, which will affect the inherent quality of the house and as such the proposal has been designed in the least intrusive manner possible, to detrimentally impact upon the visual simplicity of the house, especially the front of the property.