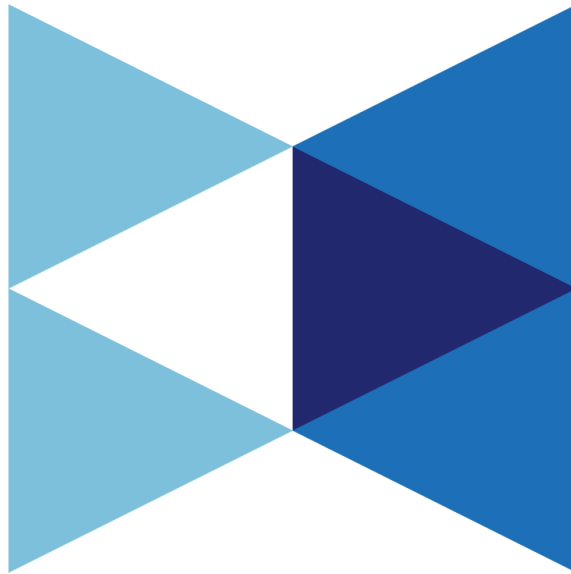




BDS GWYNEDD

HERITAGE IMPACT STATEMENT

FOR:

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

AT:

17 High Street
Overton
Wrexham

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1.0 Project Details

Client Name	Mrs Louise George
Site Address	17 High Street Overton Wrexham
Address	17 High Street Overton 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 flue and new radiators.
Supporting Drawings and Information	AL.00.01 – Location Plan AL.00.02 – Site Plan AL.01.01 – Existing GF Layout AL.01.02 – Existing FF Layout AL.01.03 – Existing SF Layout AL.01.04 – Proposed GF Layout AL.01.05 – Proposed FF Layout AL.01.06 – Proposed SF Layout

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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 flue and new radiators. The property is a Grade II listed building (ref. 1683) located at 17 High Street, Overton, 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 337313, Northing 341865

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

Pair of houses of c1800, incorporating a shop which was probably inserted during the C19. The present shop front retains some elements of a late C19 or early C20 design. Brick with slate roof. Three-storeys, 5-window range, originally comprising 2 dwellings of unequal size. No.17 is a 2-window range, with doorway to right, No.18 range with central entrance. Flush framed 12-pane sash windows to upper floor (9-pane to attic storey) and tripartite sashes to ground floor, all with flat arched gauged brick heads. No.17 retains its original doorway with canopy hood; insertion of shop front has modified the arrangement to the left, but the doorway alongside the shop appears to be early C19 and has case with bracketed entablature. Shop front itself has central doorway, windows divided by slim mullions and a transom, and fascia carried on brackets. Dentilled eaves band. Axial stacks, raised during the C19. Coped gable to left.

4.4 Proposal

New Central Heating System

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



FIGURE 1: *Image of the rear elevation where flue to be positioned.*

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.



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 and gable of the property.