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Heritage Impact Statement



Statement prepared for:

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Statement required for:

Demolition of existing bungalow and construction of new two storey dwelling on Wynona, Station Road, Rossett, LL12 0HE.

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Explaining Objectives

The objective of this proposal is to provide an improved dwelling for the client to reside, with a vast improvement to the street scene to Station Road.

The application site is located within the village of Rossett, Wrexham. Rossett is a large village located approximately seven miles to the north of Wrexham and is close to the English border. Our site is situated within Rossett Conservation Area, where several key historic features are present.

The current bungalow which is situated to the front of the site is in an irreparable condition, providing an unsightly structure to Station Road. Constructed of timber and corrugated sheeting, the bungalow is an unwanted feature to the locality. It is our intention to demolish the existing building and provide a contemporary addition to the area to vastly improve the appearance of both the site, and the street scene.

This Heritage Impact Assessment is to accompany a full planning application for the replacement dwelling and is to be read in conjunction with the Design and Access Statement.

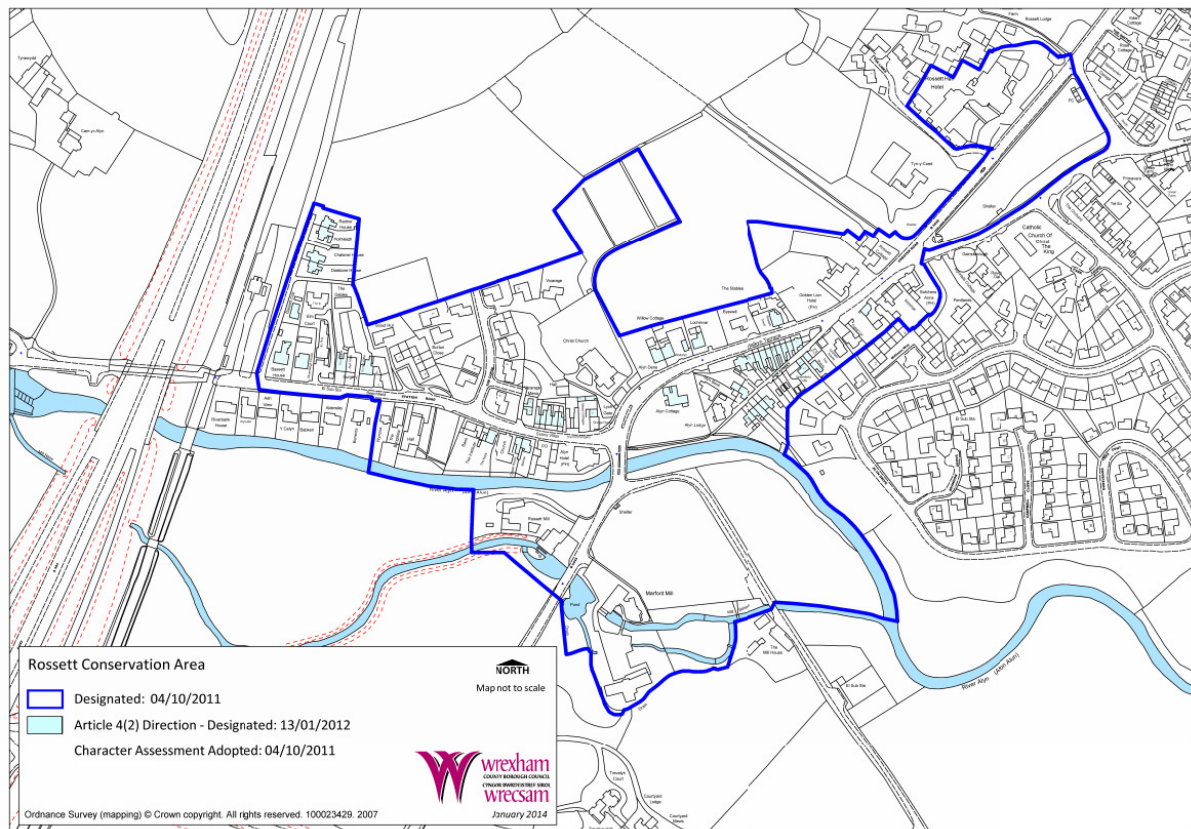
Understanding Significance

Rossett conservation area was designated back in October of 2011. There are a number of features and buildings which are present in the area which emphasise the significance of the conservation area.

The Parish Church of Rossett was originally constructed in 1840, but was then replaced with the current church in 1891 and 1892. It is believed the plinth in which the current church sits on is that of the existing building back in 1840. The church is grade II listed and was designed by Chester Architects Douglas and Fordham.

As stated within the Character Assessment Report of Rossett, settlement in the village can be dated back to the 11th Century, when the doomsday book of 1086 records a mill on the site now occupied by the 'lower' Marford Mill. The 'upper' Marford Mill was built opposite in around 1544 which displays 1661 on the front façade; which is the expected date for when its extension and alterations took place. The building marks distinctive crooked timber framing and a rendered finish. The building is located to the southern entrance into the village, providing an excellent feature for the public entering Rossett.

The 16th Century saw the erection of the grade II listed Trevalyn Hall by John Trevor. This building has cemented its place in the architecture of Marford as it provides a significant landmark upon the approach of Rossett.



1.0 Map of Rossett Conservation Area

The River Alyn is seen to be an important feature within the conservation area. Historically it was used to provide power to Rossett and Marford Mills but is now only used as a setting for the village.

Station Road welcomes a number of architectural periods, predominantly from mid to late 1900's. The wide variety can be seen whilst walking down the street, from the Presbyterian Church to the Beechfield development, and the Alyn Hotel to the Villas. A wide variety of residential dwellings can also be seen further down the road, ranging from single and two storey dwellings constructed from render, brickwork, and stone, with either tiled or slated roofs.

The below images show several properties located on Station Road. As previously stated, there are a number of construction methods and materials that have been used. Some of which allow for an unsightly street scene, whereas other provide a welcome addition.



2.0 Properties on Station Road

The adjacent dentist surgery has undergone front extensions in the past, with a monopitch roof projecting to the original gables of the property. This extension has managed to add architectural merit to the building, whilst maintaining its original features.

Directly opposite our application site is the newly renovated Beechfield property. Beechfield is a large two storey property constructed of brickwork and render, with a natural slated roof. We feel

buildings which have been developed with these materials in mind on station road provide for an excellent setting within the conservation area.

Station Road was formerly used as an access road to Burton from Rossett, however now a Cul-de-sac only small number of traffic movements can be seen per day. Both Elm Court, and The Corpse can be accessed via Station Road which enable access to a small number of houses.

A number of 70's style bungalows have been constructed opposite the application site. It can be noted the bungalows do not add any character to the conservation area due to their simple form. Solar panels have been installed to the front pitch of these properties. It is our intention to add architectural merit to both the site and conservation area.

Identifying proposed changes including assessing the impact and reasoning

The site is currently overgrown, with unmaintained hedges and trees lining the front of the property. Various complaints have been made to the client about the appearance of the site, which is located within such a well-kept village.

As previously stated, it is our intention to provide a contemporary home within the boundaries of the application site, whilst demolishing an unsightly structure. It is proposed that the building is to be constructed with facing brickwork and K-render, which will match buildings in the vicinity. Aluminium fascias, soffits, and windows are proposed throughout which we feel will be more suited to the area, along with providing a more robust finished as opposed to uPVC or timber. A zinc roofing system is to be used which will provide a modern, sleek finish to the building. From using these materials in conjunction with each other, a beautiful home would be constructed on the outskirts of the conservation area.

Due to the topography of the site, the site naturally falls to the rear. We have created a split-level dwelling at ground floor which incorporates an open plan Kitchen, Dining, and Living Areas. The positioning of the dwelling has been developed around the existing bungalow, as it was vital the home is not past the building line of the adjacent surgery. To combat this, we have stepped the building back, which allows for a natural break between the neighbouring properties. Within the front amenity we were also able to accommodate parking areas for the client, which is currently not available on site. As existing, the Client finds themselves parking on the main road.

The total internal floor area of the proposed dwelling is 196m², which allows for a comfortable three-bedroom home, with a separate Bathroom, Lounge, Study, and Kitchen/ Dining Areas.

Wynona is the last property within the conservation area, hence why we have illustrated materials used predominantly within the conservation area.

There are to be fruit trees planted within the front amenity which will screen the property from the road and provide a supplementary planting scheme to the property. Trees are a noticeable feature within the conservation area and have been noted as part of the character of the area.

Policies

Policy EC7

Within, and in close proximity to, conservation areas, the priority will be to preserve and/ or enhance those buildings, structures, streets, trees, open spaces, archaeological remains, views, and other elements which contribute to the unique character of the area. New buildings and alterations or additions to existing buildings in conservation areas, whether listed as of special architectural or historic interest or not, must reflect the design and character of the area as a whole and the form, scale, detailing and materials of existing buildings.

Policy EC8

The demolition of any building in a conservation area will not be permitted unless, in exceptional circumstances: -

- a) the building or structure is beyond reasonable repair; or
- b) demolition would be a positive benefit to the conservation area's enhancement; and
- c) planning permission has been granted and a legal agreement entered into for the erection of an appropriate replacement building reflecting the design and character of the conservation area.
- d) the material generated from the demolition of the building will, where appropriate, be used for the construction of the replacement building or structure.

Conclusion

The heritage assets have been properly identified and the significance of the assets and their setting. The proposed development has been developed to ensure there is a minimal impact on the assets.

Within Wrexham's policy framework, it should be noted paragraph 5:10;

There is a general presumption in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area, but some buildings and structures represent

discordant elements in the street scene and would be better removed and the site developed to higher quality design standards. Most works involving demolition require Conservation Area Consent, and this will not normally be granted unless there are acceptable and Wrexham Unitary Development Plan 1996 - 2011. Adopted 14th February 2005 22 CHAPTER 5 detailed plans for redevelopment. The material generated from the demolition of buildings can often be re-used in the repair of other local buildings of other historic or architectural value or in the construction of the replacement building(s). This arrangement would ensure a better standard of design as well as promoting a more sustainable use of scarce traditional building resources.

The proposed works will replace an unsightly, unkept dwelling, which consists of materials rarely seen within the conservation area, with a new contemporary dwelling which will provide a welcome addition to the street scene of Station Road.

The scale, aesthetics, positioning, and layout of the site has all been developed to ensure the development enhances the features of the conservation area. It is a vital aspect of the application to ensure we are improving the site and the conservation area.

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On behalf of Blueprint Architectural Services Ltd