



PROPOSED COMMUNITY HUB BUILDING

HERITAGE IMPACT STATEMENT

INTRODUCTION

This Heritage Impact Statement is produced as supporting information to a Planning application for the demolition of an existing building within a Conservation area, and the construction of a new building to provide a Community Hub facility in the village of Rossett.

LOCATION.

The existing toilet block is situated in the North East corner of Rossett Park and at the edge of the Conservation area. (Appendix 1). Access is from the adjacent highway, The Green, or from the park itself. Grid reference: Easting 336914 Northing 357419.

EXISTING BUILDING

The existing public toilet block is believed to have been constructed in the 1960's and is approximately 40m² in area. The construction is solid 225mm brickwork on a concrete slab with a concrete tiled pitched roof. The walls have been rendered at some stage and finished in a cream-coloured masonry paint. The windows have been fitted with outer vandal proof screens and the doors with heavy duty security gates. (Appendix 2). The toilets were taken out of use by Rossett Community Council approximately 4 years ago, due to unacceptable behaviour and vandalism. Part of the building is used for a park equipment store. The rest of the building is unusable for any other purpose.

PROPOSAL

It is proposed to construct a multi-functional community hub building in Rossett Park. The footprint is 225m² and includes the site of the existing toilet block. It had originally been intended to work with the existing structure and build it into the larger proposed building. The new building is intended to be environmentally sustainable with significant levels of insulation and using high specification materials. When a survey was undertaken by the architect, with this specification in mind, the block was found to be of an extremely poor

standard of construction and would prove impractical to include any remaining part into the new development.

This proposal has been undertaken after consulting the **Rossett Conservation Area Assessment and Management Plan**, (adopted in October 2011). It is considered that the existing building does not make a positive contribution to the character of the Conservation area and indeed detracts from the appearance of the park and surrounding area.

The removal of this unappealing structure would therefore not only improve the visual amenity of the Northern Eastern side of the Conservation area but would also allow for the development of the new Community hub building.

This new building has been designed to a high standard and is sympathetic to the scale, materials, plot size and general character of the area and with respect for their context. Additionally, the building has been carefully orientated to make maximum use of the South West facing front aspect to provide a light and airy feel, and also to allow use of solar roof tiles in order to reduce the carbon footprint.

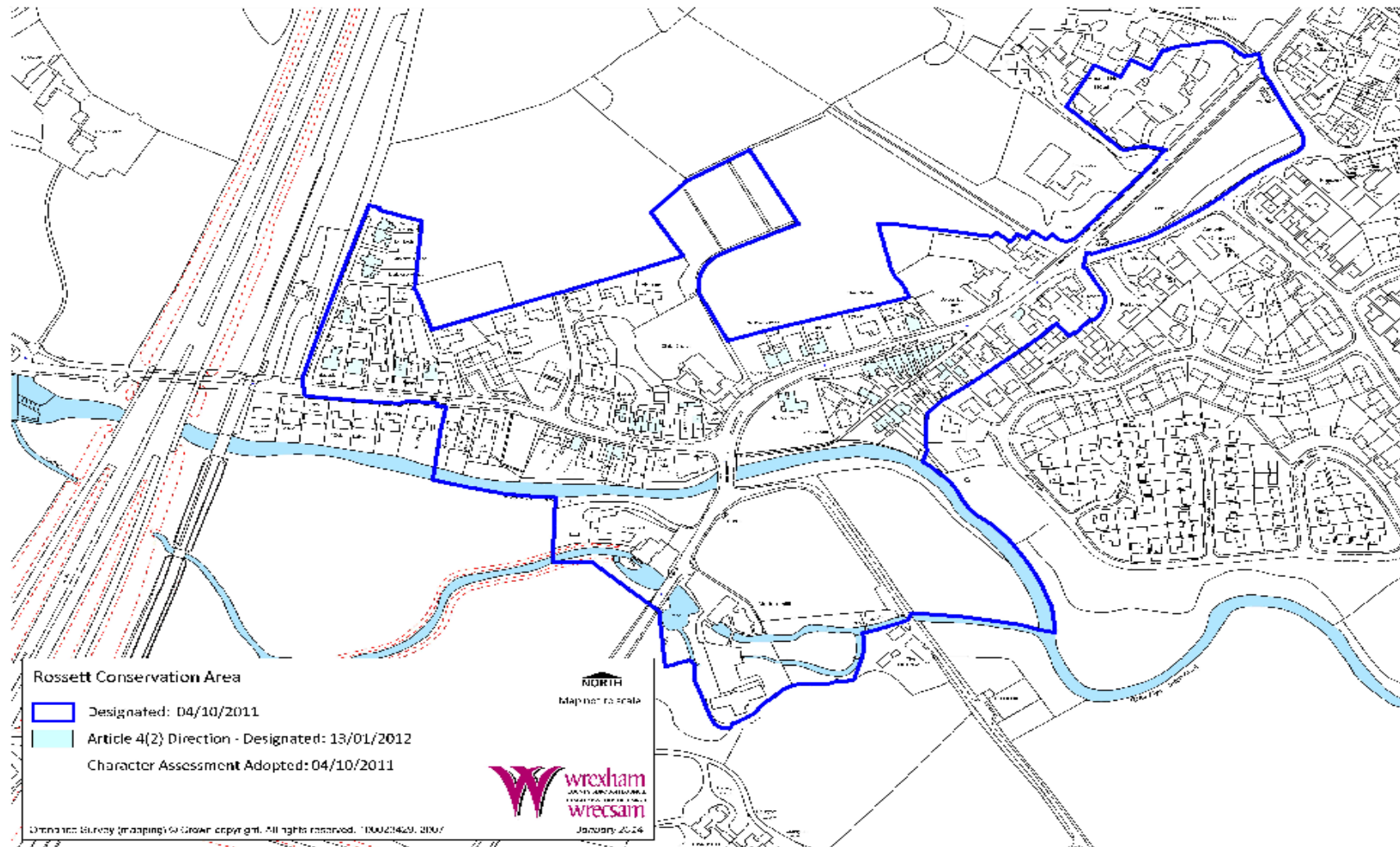
CONCLUSION

The existing building does not provide any positive contribution to the Conservation area and cannot be used for any other function. The removal would allow for the construction of an attractive, modern, sustainable building which would provide a much-needed Community facility.

SUMMARY

Proposed work	Objective	Significance of affected fabric	Assessing beneficial impact	Assessing harmful impact	Proposed solution
The demolition of a disused public toilet block.	To enable the construction of a modern Community Hub building to provide a multi-functional space for a variety of uses by the community.	The toilet block building is of poor design and quality and does not make a positive contribution to the character of the conservation area. Impractical to include in new development.	Removes an unusable and unattractive building from the conservation area.	None	The new proposal is an attractive building which blends in well with the park environment and with the wider village vernacular. It will be of sustainable construction with high insulation values. It will provide a much-needed, multi-functional centre for many members of the community

APPENDIX 1



APPENDIX 2



View of front
elevation of existing
building from The
Green



View of side
elevation of existing
building from Rossett
Park.



View of rear
elevation of existing
building from Rossett
Park.