

Date: 06/12/20

Ref: 849/HIS

HERITAGE IMPACT STATEMENT for proposed works at: 22 Salisbury Road, Wrexham LL13 7AS

Description of proposed works

It is proposed to demolish the existing brick & slate outbuilding due to its state of disrepair and the single storey lean-to timber garage which abuts the outbuilding.

A two storey extension to the rear will form additional kitchen & dining area for the family with utility & ground floor wc provision & two new bedrooms at first floor level.

Schedule of works

Brickwork from the existing garage will be retained and reused and will also be sourced to match the existing finished building with detailing over door & window heads etc to match that of the existing building. The roof will be finished in Welsh Slate to match the existing roof.

All windows to be fabricated to match those existing adjoining in detailing.

All ground floor windows shall have key operated locks (not first floor windows). Note that laminated glass is not required to ground floor windows to meet secured by design standards for this scheme.

All the windows are to meet the performance standards of BS644.

Windows shall be securely fixed in accordance with manufacturer's specifications/recommendations.

All windows are to be factory glazed. All glazing to be 24mm double glazing with low e coating and both leaves to be 4mm annealed glass.

Intention of Works

It is intended that the recently purchased property will be fully refurbished and the extension will provide enough bedrooms for the applicants large family.

The demolition of the outbuilding & garage to allow the extension will enhance the conservation area.

This statement is to be read in conjunction with the submitted drawings forming the application.

Photos of the Existing Outbuilding & Garage









