

Date: 05/06/20

Ref: 843/HIS

HERITAGE IMPACT STATEMENT for proposed works at: 1 Rose Cottages, Wrexham Rd, Marchwiel LL13 0PW

Description of proposed works

It is proposed to demolish the existing double garage which is of flat roof construction and not in keeping with the semi-detached Victorian property.

A single storey extension to the rear will form additional kitchen & dining area for the family with utility & ground floor wc provision & a new bedroom at first floor level which echoes the existent outrigger adjacent with a loft conversion in the existing roof space with conservation rooflights to the rear pitched roof slope.

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 or the BWF timber window accreditation scheme.

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.

All frames to be either factory finished with painted finish, or factory primed to receive painted finish on site.

Intention of Works

It is intended that the relocation of the garage to join those existing garages on Wrexham Road which face onto School Cottages Rd forming a terrace of garages will allow additional living space for the family who work & school locally in Marchwiel.

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

Photos of the Existing Garage

