

Ref. PD138

15th Dec 2017



**HERITAGE IMPACT STATEMENT FOR RED HALL, PLAS
BOSTOCK, COMMONWOOD, WREXHAM, LL13 9TF.**

Proposed Works:

Amendments to Listed Building Consent P/2016/0581 to form 2 new window openings to the rear elevation and an additional rooflight also to the rear elevation. Also minor amendments to internal layout and associated changes to the front elevation windows and doors.

Objective:

New Openings and rooflight: Two existing openings to the rear elevation have previously been blocked up therefore reducing light levels to the rear of the building. By forming 2 new openings and installing an additional rooflight the overall quality of the internal space will be enhanced.

Relocation of proposed hallway: Minor changes to the internal layout will enable better use of the space and a more practical front door. These changes can be achieved with no additional structural works other than those that have already been approved. The front door would be relocated to an existing doorway and the proposed glazed door would be altered to become a fixed glazed panel within a larger glazed screen serving the lounge/dining area.

Impact upon Significance:

Two new windows are proposed to the rear elevation. Whilst existing blocked openings remain, it will not be possible to re-open these due to subsequent changes in floor levels. The brickwork to the rear elevation shows evidence of past alterations and no consistent pattern of fenestration. Furthermore any alterations to the already compromised rear elevation will, by virtue of its siting, have a negligible impact upon the setting of the listed building.

The roof of the shippon has been stripped therefore a new rooflight could be easily accommodated to match the design and alignment of those previously approved. Once again these works will affect the rear elevation only and therefore the impact upon the setting of the listed building will be negligible.

Internal alterations require no further structural alterations in addition to those that have previously been approved and the impact upon the exterior will be minimal.

Beneficial Impact:

The proposals will improve the quality of the space within the new residential unit and make better use of limited space with minimal alterations to the primary elevation of the building and therefore the setting of the listed building.

Negative Impacts and Mitigation:

The proposed windows to the rear elevation cannot make use of previously blocked openings to the rear of the building due to subsequent changes to floor levels therefore some loss of historic fabric can be expected. Evidence of the former openings will however remain visible within the brickwork and new opening will align with and match an existing window to this elevation thereby creating uniformity as evidenced on other elevations of the building and associated ranges. Therefore whilst some minor loss of historic fabric can be expected the visual impact will be minimal.