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8th Sept 2025

Wrexham County Borough Council
Building Control.

HERITAGE IMPACT ASSESSMENT.

Address – ESL Commercial Ltd, 8 Salisbury Rd, Wrexham.

Dear Sirs,

1. Introduction

This Heritage Impact Assessment (HIA) has been prepared to accompany a planning application for the erection of a new domestic garage within a conservation area.

This assessment has been produced in accordance with guidance from Planning Policy Wales (PPW), TAN 24: The Historic Environment, and Cadw's Heritage Impact Assessment in Wales, and considers the potential effects of the proposed development on the character and appearance of the surrounding conservation area.

2. Site Context and Heritage Significance

The application site lies within a designated Conservation Area, recognised for its architectural and historic interest, which must be preserved or enhanced.

- The existing site is currently used as an open-air parking area for two vehicles.
- The surrounding area is predominantly residential, characterised by traditional brick-built dwellings with slate roofs, consistent with the local vernacular and also sits adjacent to a small commercial business that has converted original buildings for it's use.
- The conservation area includes mature planting, boundary walls, traditional roof forms, and period detailing, which contribute to its special interest and character.

The proposal is located adjacent to residential properties and integrates into an already established residential context. The current site has no historic structures or features and contributes minimally to the significance of the conservation area in its current form.

3. Description of the Proposed Development

The proposal is for the construction of a single domestic garage on the footprint of an existing vehicle parking area.

Key Features:

- Materials: Constructed from red/brown imperial bricks, chosen to match the local character and surrounding dwellings.
- Roofing: A pitched natural slate roof with red angular ridge tiles, replicating the appearance of adjacent properties.
- Rainwater Goods: Black PVCu gutters and downpipes, in keeping with modern domestic detailing while remaining visually discreet.
- Renewables: South-facing solar panels installed on the garage roof to contribute to sustainable energy usage.
- Tree Management: A wisteria tree overhanging the site will be cut back with written permission obtained from the neighbouring landowner.

4. Assessment of Impact on the Conservation Area

a) Visual Impact

The design of the garage is sympathetic in form, materials, and detailing. By utilising imperial bricks and natural slate roofing with traditional red ridge tiles, the proposed structure reflects the established architectural language of the conservation area.

The addition of solar panels is considered a reversible and low-impact intervention that does not significantly detract from the character or visual cohesion of the area, particularly as they will be installed on a modest, south-facing, single-storey structure set back from public view.

b) Impact on Historic Fabric

There is no loss of historic built fabric as the site currently consists of a modern, unbuilt parking area. No structures of heritage value are affected by the proposal.

c) Landscaping and Trees

The wisteria tree overhanging the site will be trimmed sensitively, and with written consent from the neighbouring owner. No trees subject to preservation orders or of notable heritage value will be removed or adversely affected.

d) Setting and Character

The garage is set back from the main street frontage and will have a subordinate appearance in relation to the host dwelling and surrounding buildings. Its scale and

massing are modest and appropriate to its function and setting. The development will have no adverse effect on important views or the general character of the conservation area.

5. Justification and Mitigation

The proposal meets the objective of preserving and enhancing the character and appearance of the conservation area by:

- Using high-quality, locally appropriate materials;
- Ensuring the scale and massing is in keeping with existing buildings;
- Incorporating sustainable design measures (solar panels);
- Avoiding the loss of any historic features or contributing buildings.

Mitigation measures, such as obtaining consent for tree pruning and selecting appropriate finishes, ensure the garage integrates with minimal disruption to its surroundings.

6. Conclusion

The proposed development has been designed to respect the character and appearance of the conservation area and is consistent with the aims of local and national planning policy for the historic environment.

There is no harm to the significance of the conservation area, and the proposal can be seen as a positive contribution to the area, making use of an existing underutilised space with a structure of appropriate quality and design.

As such, the application is compliant with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

Yours faithfully,

Spencer Cullis

Cullis Architectural Design