Heritage Impact Statement – Replacement Fencing at Boundary House, Wrexham

1. Introduction

This Heritage Impact Statement supports the planning application for the replacement of fencing at Boundary House, Wrexham. Boundary House is a Grade II listed three-storey Victorian structure currently used by the Dynamic Centre, which provides essential services for children and young people with disabilities. The proposed fencing upgrade is designed to enhance site security and accessibility while respecting the heritage significance of the building and its setting.

2. Significance of Boundary House

Boundary House is a fine example of Victorian architecture, featuring characteristic period detailing, proportions, and materials. Its listing reflects its architectural and historic interest, contributing to the local character and heritage of Wrexham. The building's setting, including its boundary treatments, plays a role in how the heritage asset is experienced and appreciated.

3. Description of Proposed Works

The proposal involves:

- Removal of the existing post and rail fencing, which is not original and does not contribute positively to the heritage setting.
- Installation of new close-boarded pressure treated softwood fencing and gates.
- The new fencing will be designed to be sympathetic in scale, material, and appearance, ensuring it does not detract from the visual prominence or historic character of Boundary House.

4. Impact Assessment

- **Visual Impact**: The proposed fencing will be of modest height and constructed from natural timber, which complements the materials and tones of the Victorian building. It will not obstruct key views of the heritage asset.
- **Historic Fabric**: No alterations are proposed to the listed building itself. The fencing will be installed within the curtilage without affecting historic fabric.
- **Setting and Character**: The replacement fencing will improve the overall appearance of the site and provide a more appropriate boundary treatment in keeping with the building's status and use.

- **Reversibility**: The fencing is a reversible intervention, allowing future changes without permanent impact on the heritage asset.

5. Justification

The replacement of the existing fencing is necessary to:

- Improve safeguarding and security for vulnerable users of the Dynamic Centre.
- Provide a more durable and visually appropriate boundary treatment.
- Enhance the setting of the listed building through the use of sympathetic materials and design.

6. Conclusion

The proposed fencing will have a **neutral to positive impact** on the significance of Boundary House. It respects the heritage value of the site while addressing practical needs for safety and accessibility. The design has been carefully considered to ensure compatibility with the character and setting of this Grade II listed Victorian building.