HERITAGE, IMPACT & MITIGATION ASSESSMENT

APPLICATION

Type of Application
Full Planning & Listed Building Consent

Location of Proposed Development
Douglas House, Church Street, Pen Y Cae, Wrexham, LL14 2RL

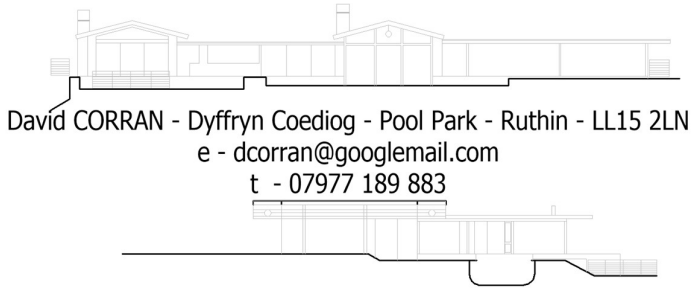
Description of Proposed Development
Erection of a single storey fitness room within the curtilage of Grade 2 listed building.

Date of Preparation
09/02/2026

Date of Any Amendments
N/A

Applicant
Mr & Mrs M Davies

Agent
David Corran



1.00 INTRODUCTION

This Heritage Impact Statement is submitted in support of a planning application for the erection of a single storey fitness room within the curtilage of Grade 2 listed building and has been prepared in accordance with the CADW best practice guide May 2017.

2.00 DESIGN PRINCIPLES AND CONCEPT

2.01 Site Use

The site is currently a private dwelling house formed of a substantial brick built, double fronted property of simple vernacular revival style and is listed under CADW ref 22504 which is described as;

"Simple vernacular revival house, characterised by its expressive planning of hall and cross-wing type, and the decorative handling of materials. Brick, with some terracotta dressings, and slate roofs with pronounced overhang. Axial and end wall stacks to the main range, the central stack with diagonally-set shafts. 2 storeyed, main range and two asymmetrical cross-wings. The upperstorey is stepped out slightly, and has blue-brick diaper-work in front and side elevations: decorative detail confined to apexes of wing gables to rear. Main range has doorway alongside lower wing to left: arched entrance with hood-mould and vertically panelled door with leaded upper lights and fine strap hinges. Diminutive 2-light mullioned window alongside it, then 3-tier window lighting stairs. These are dressed in terracotta, with characteristic wavy-moulded heads to leaded lights. Lower windows throughout are similarly detailed (with the exception of the left-hand, service wind). Right-hand wing has 2-light lower window, and painted timber casement above: this has projective moulded frame carried on brackets, and leaded lights; this detail is repeated in all upper windows. Lower service wing more simply detailed, with triple casements in steeply arched brick heads to ground floor, and similar windows aligned above. Its return elevation has 1- and 3-light casement windows and doorway to small enclosed yard with pyramidal-roofed outbuilding. Return elevation of right hand wing has 1- and 2-light lower windows with single lights above, and 3-light windows on each floor to rear. Rear of main range has paired 2-light windows on each floor. Doorway to left of service wing, and 4-light casement above."

The entire site, including main house and the out building on the north east boundary, which has approved use as a holiday cottage, extends to approximately 1.5 acres.

The site does not lie within a conservation area or have any other planning restrictions.

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2.02 Objective of Proposed application

The applicant seeks to erect a small modern in appearance to clearly contrast the heritage asset, facility to enhance the enjoyment of the property and improve inhabitants wellbeing and future proof its needs whilst seeking to preserve the historical essence of the main building.

The application seeks to undertake this sensitive addition to the curtilage with minimal impact on the external aesthetics of the main building by use of a low level, contrasting structure of lightweight appearance and massing and be set away from the main dwelling into the open area of the large plot of land.

2.03 Archaeology

This proposals do not involve any significant breaking of ground or excavations, save as to form the ground floor slab and wall footings of an area of 76m2.

2.04 Layout & Design Solutions

The external appearance will be that of an ancillary building with vertical timber appearance cladding to give the appearance of a light weight structure under a flat roof to minimise massing impact.

The scale and massing of the new addition is less than half the site footprint of the main dwelling, has a lesser mass and single storey eaves level and is formed of visually different and subordinate materials to ensure the character of the main building is unharmed.

The new addition is proposed on the rear elevation of the main building thus is unintrusive visually to the main road and entrance to the main dwelling.

2.05 Landscaping

No alterations are proposed to the external landscape environment to enable this conversion to take place save as for removal of a small modern appearance green house structure. The established beech hedgerow will remain intact to provide shelter and also preserve bio diversity on site.

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2.06 Appearance

Materials to be used have been selected that are subordinate and contrasting to the listed asset but that complement same.

Material specification has been chosen of a high quality nature with very exacting detail demanded by the client to ensure the property retains a high quality appearance.

Materials

EXTERNAL

Roof	Flat roof grey single ply membrane
Walls	Vertical cladding in light grey finish such as Marley Cedral cladding
Windows/Door	Black framed aluminium bifold doors and fixed windows to allow minimal frame structure.
Rainwater Goods	Black Zinc coated metal such as Lindab to give utility appearance.

3.00 CONCLUSION

It is considered that the application ensures there will be no detrimental impact to the 2 listed asset and should therefore be considered in a positive way by planning authority.

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4.00 SUPPORTING DOCUMENTS

1. Material appearance indication





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2. Site Approach Image



Approach to Douglas House is from the let hand side of this image. Red X shows location of proposed addition.

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3. External Appearance of current building



Rear Elevation



Rear / Side garden area where greenhouse to be replaced

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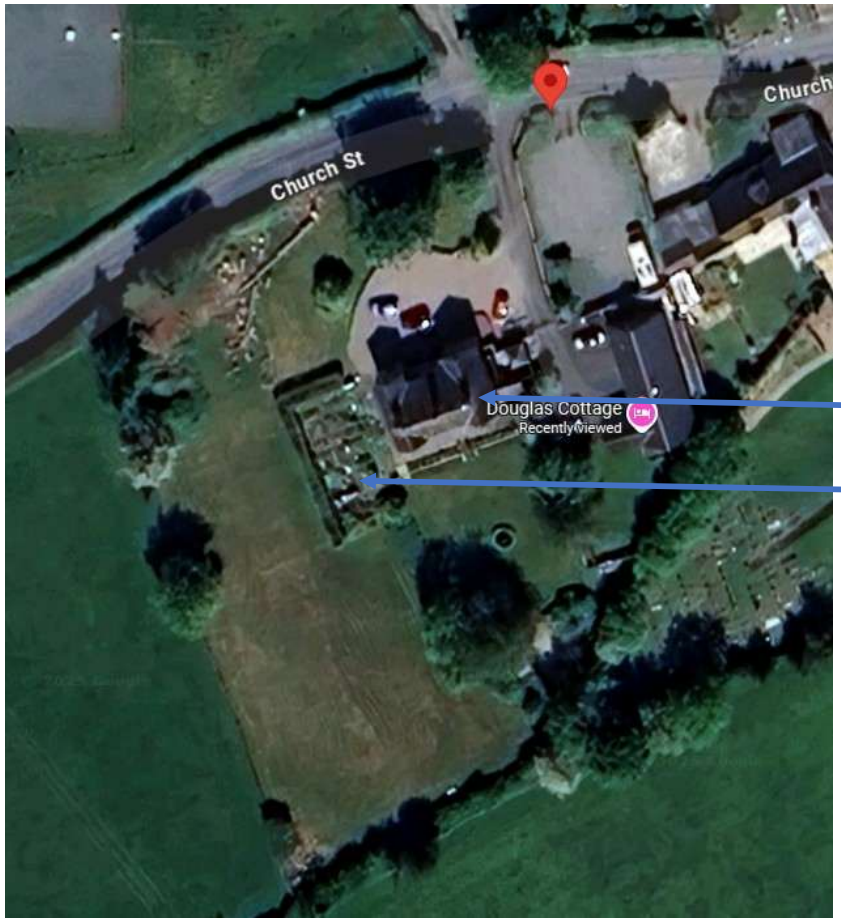
Front showing established beech hedgerow that will hide new structure from main road



From main open field to rear showing how topography will hide new structure in landscape

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4. Aerial Image Showing Entire Setting Layout.



Listed Asset

Location of proposed structure

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