Heritage Impact Statement (HIS)

7 and 8 Dispensary Road, Overton

1. Identify the Asset and its Setting

Dispensary Row in Overton-on-Dee is a listed terrace of eight neo-Gothic brick cottages on Wrexham Road, built around 1800–1816.
Historically linked to the Bryn y Pys estate, these remarkably unaltered, picturesque workers' dwellings are characterised by distinctive 2-centered arched doors, leading to their listing as a key historic feature of the village.

Key Heritage Details of Dispensary Row:

- **Location & Structure:** Situated on the A528 as it enters the village from the north, this two-story, 8-cottage row is built of brick with slate roofs, with a notable curved corner adjoining Pendas House.
- **Date & Style:** They were built circa 1800 (or 1816 based on local studies). The architecture is considered "restrained neo-Gothic" or "Picturesque," featuring unique 2-centered arches on doorways and 2-light casement windows with leading.
- **Bryn y Pys Estate:** The cottages were part of the local estate housing, which provided homes for workers.
- **"Dispensary" Name:** The name suggests a historic local dispensary (medical provision) was attached or nearby in the 19th century, serving workers at a time when medical care was scarce.
- **Listed Status:** The row is designated for its exceptional, near-unaltered state, making it an important part of the **Overton conservation area.**
- **Historical Context**
  The row is part of a series of buildings on Wrexham Road, including on the opposite side, Numbers 1 to 3, that share similar Gothic windows. They reflect the 19th-century expansion of Overton, which saw a shift from timber-framed buildings to brick workers' dwellings.

2. **Assessment of Impact**

    - **Proposed Works**: Replace rotten timber windows with like for like. Exact measurements have been taken of the original windows and will be replaced with exact copies of the sizes, except they will accommodate a 10mm double glazed unit. These amendments will not be seen from the external view, having no impact to the character of the area.

3. **Justification and Mitigation**

    - **Why is it needed?**: Existing windows have been left in disrepair for too long and as a result are beyond repair, so we hope to take this opportunity to accommodate double glazed panels to the design.

Environmental Impact statement

1. Introduction

This statement assesses the environmental implications of replacing the existing 5 timber windows at 7 & 8 Dispensary Row. The proposal involves installing bespoke, hand-crafted timber windows designed to match the original architectural profile exactly, apart from the accommodation of 10mm double glazed units., ensuring the preservation of the building's historic character while improving its environmental performance.

2. Materials and Sustainability

- **Sustainably Sourced Timber:** All new units will be manufactured using Sustainably Sourced Soft Wood Timber.
- **Longevity:** The new windows will have an expected service life of 60–80 years, significantly reducing the frequency of replacement compared to synthetic alternatives.

3. Energy Efficiency and Thermal Performance

- **Reduced Heat Loss:** While the design remains "like-for-like," modern joinery techniques allow for superior weather stripping and draught-proofing. This significantly reduces heat leakage and the property’s overall carbon footprint
- **Glazing Options:** Slim-profile double glazing, vacuum glass with weather seals will be used to improve U-values while maintaining the slender proportions required for a listed building.

4. Waste Management and Lifecycle

- **Recyclability:** Unlike uPVC, timber is 100% biodegradable and recyclable at the end of its life.
- **Disposal of Old Units:** Existing timber frames will be recycled or repurposed where possible. Any glass will be disposed of at a specialist recycling facility.
- **Maintenance:** The new windows will be finished with high-quality, water-based microporous paints, which are low in VOCs (Volatile Organic Compounds) and allow for easy maintenance rather than full replacement.

5. Conclusion

The replacement of the windows represents a sustainable investment in the building’s fabric. By opting for high-quality timber over synthetic materials, the project

minimises embodied carbon, improves the thermal efficiency of a historic asset, and ensures the long-term preservation of the building with minimal environmental disruption.