# 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**
Replacement of timber lean-to storm porch with flat roof brick enclosed porch on a Grade 2 listed building and opening of approx 1.9m in width to an internal room.

**Date of Preparation**
09/02/2026

**Date of Any Amendments**
24/03/2026
Specific reference made on impact of internal wall removal

**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 replacement of timber lean-to storm porch with flat roof brick enclosed porch on a Grade 2 listed building and the formation of an opening to an internal wall between to entertaining rooms on the ground floor 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 flat roof brick enclosed porch facility and the formation of an opening to an internal wall between to entertaining rooms on the ground floor to enhance the enjoyment of the property whilst seeking to preserve the historical essence of the main building.

The application seeks to undertake this small scale and sensitive addition to the building with minimal impact on the external aesthetics of the main building.

**The applicant is also seeking permission to form an opening to an internal wall that currently separates a living space from another seldom used living space. Permission has been granted in the past for a like for like proposal where an opening was formed between the kitchen space and a living space. The previous approval is being mirrored to the adjacent wall with like for like proportions and the reuse of timber skirting boards to detail the opening through at floor level, the remainder of the reveals will be a plaster finish to match the previous opening approved.**

**This opening will allow a greater use of the furthest living space which due to family lifestyle remains unused for the majority of the year and therefore this opening will bring the space back into a functional use more suited to modern day living practices. The space being used more frequently will actually benefit the building fabric with greater exposure to warmer less humid air and natural light exposure.**

## 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 approx 4m2 to the new porch.

**The opening up of the wall will not incur any ground breaking as the intention will be to use larger padstone to spread the load of the lintel to avoid ground being broken. The original timber pine floor finish will be matched and linked via an alternative span arrangement to fill in the space where the wall sat.**



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## 2.04 Layout & Design Solutions

The external appearance will match the architectural style of the main house with facing brick to match and a brick corbel detail top under a flat roof to minimise massing impact.

The scale and massing of the new addition is less significantly subordinate to the main building with matching 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.

**The design of the internal opening seeks to mirror the current opening and form a through lounge and kitchen space across the rear of the property to make the currently seldom used space more productive and included which is more suited to modern living. The design allows for easy reversal by simply reinstating the wall and matching up the timber skirting with no major difficulty or impact on the remainder of the property.**

**The through lounge arrangement is not uncommon with properties of this period and it is not intended to open up right across to give the appearance of a larger space but more so to make the space more accessible for use but still preserve the distinct separation of original space layout.**

**Due to the opening being between the main block and the cross-wing section of the house the opening gives a greater feeling of inclusion to this part of the house.**

## 2.05 Landscaping

No alterations are proposed to the external landscape environment to enable these works to take place save as for removal of a small timber, inappropriate lean to open porch structure.



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## 2.06 Appearance

Materials to be used have been selected that match and complement the listed asset.

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 to give appearance of cast lead |
| Walls | Smooth red facing brick |
| Windows/Door | Bespoke timber casement windows with surround details to match |
| Rainwater Goods | White finished cast iron to match main dwelling |

## 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. Current opening permitted under previous LBC application






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2. Rear Elevation Showing Current Porch



3. Rear Elevation Porch Detail







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