STREET SCENE CONTEXT – External Doors and Windows

Application Site: 110 High Street, Cefn Mawr, Wrexham LL14 3BY
Proposal: Upgrade works including window replacement, new window to front elevation, replacement of lean-to roof, and rationalisation of the rear garden area with new external access stair, raised decking and garden room.
Applicant: Kevin & Jason Bennett
Agent: Speaks Design Services Ltd (CIAT Chartered Practice)

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1. Introduction

This statement has been prepared for the current Planning Application ref: **PP/2025/0912** in response to the comments received from the Conservation Officer regarding the proposed replacement windows and external doors.

The applicant fully appreciates the importance of preserving the character and appearance of the Cefn Mawr Conservation Area and has carefully considered the concerns raised. Having reviewed the proposals and undertaken further investigation of the property, the applicant wishes to present a revised approach which seeks to balance the conservation objectives of the site with the practical considerations of occupying and maintaining a family home.

2. Response to the Conservation Officer's Comments

The applicant is willing to amend the proposals so that all replacement windows and doors on the principal elevation facing High Street, together with the two windows on the side elevation that are visible from the public highway, are constructed in timber.

This approach ensures that the elevations which make the greatest contribution to the public character and appearance of the Conservation Area are finished using traditional materials, thereby addressing the Conservation Officer's concerns where they have the greatest visual and heritage significance.

It is respectfully requested that replacement windows and doors to the rear elevation are permitted to be constructed in high-quality uPVC windows and composite doors.

The rear elevation is not visible from High Street and, due to the site's elevated position and topography, is only minimally visible from the road to the rear. Consequently, these elevations make little contribution to the public appreciation or character of the Conservation Area.

Furthermore, the rear of the property faces the open valley and is exposed to particularly severe wind and driving rain. In these conditions, the use of modern, durable materials provides significant practical and maintenance benefits while having no appreciable impact upon the wider character or appearance of the Conservation Area.

The applicant considers that this represents a proportionate and balanced approach, delivering the heritage benefits where they are most meaningful whilst avoiding unnecessary cost and long-term maintenance requirements on elevations that have negligible public visibility.

3: Context Within the Street Scene

Following the Conservation Officer's comments, a photographic survey was undertaken to capture the neighbouring properties along High Street. Please see below:



Property Opposite Application Site.



Neighbouring Property.



Neighbouring Property.

The survey demonstrates that a number of surrounding properties have already incorporated modern replacement windows and doors, including uPVC installations. Whilst it is fully acknowledged that previous alterations elsewhere should not in themselves establish a precedent, the photographs provide useful context regarding the existing character of the

street and illustrate that modern replacement is already a common feature within the immediate surroundings.

The applicant does not rely upon these examples as justification alone, but rather to demonstrate that the proposed compromise would sit comfortably within the existing streetscape whilst significantly improving the appearance of the principal elevation through the introduction of timber joinery.

4: Discovery of Historic Openings

During the course of clearing vegetation and overgrowth around the property, the applicant uncovered a previously concealed original window and door opening within the side elevation of the rear projecting section of the building.

Rather than overlooking these historic features, the applicant has taken the opportunity to record them, amend the survey drawings and incorporate them into the proposed drawings submitted as part of this application.

This demonstrates the applicant's genuine commitment to understanding the building's historic development and ensuring that the proposals respond sensitively to its existing fabric. The revisions are intended not simply to replace existing elements, but to better reveal and respect the property's original architectural character wherever possible.

5: Conclusion

The applicant respectfully requests that the Local Planning Authority considers the revised proposal as a balanced and proportionate response to the Conservation Officer's comments.

The proposed use of timber windows and doors to all publicly visible elevations would preserve and enhance the appearance of the building within the Conservation Area, whilst the use of high-quality modern materials to the concealed rear elevation would have no material impact upon the character or significance of the Conservation Area.

Taken together with the discovery, recording and incorporation of previously concealed historic openings, the applicant believes the revised proposals demonstrate a genuine commitment to conserving the building's historic character whilst providing a practical and sustainable solution for its continued occupation and maintenance.

The following drawings have been included within this submission. These include the newly identified historic openings and upates to the proposed window and door materials:

- 384-HSC-FE-001RevC_Existing Floor Plans
- 384-HSC-FE-002RevC_Existing Elevations
- 384-HSC-FE-003-RevH_Proposed Plans
- 384-HSC-FE-004-RevF_Proposed Elevations