CULLIS
ARCHITECTURAL DESIGN

25 Sunningdale Close
Wrexham
North Wales
LL13 9QU

M 077914 80768

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Wrexham County Borough Council
Planning Services.

HERITAGE IMPACT ASSESSMENT.

Address – 7 Fairy Road, Wrexham, LL13 7PT.

Client – Mr J. Ellis.

1. Introduction

This Heritage Impact Assessment has been prepared in support of an application for Planning Permission and Listed Building Consent for works to the boundary wall of a listed property.

The proposal seeks to widen the existing pedestrian entrance within the historic boundary wall from approximately 1,350mm to 4,000mm to provide a safe vehicular access to the property.

The assessment considers the significance of the affected heritage asset and evaluates the impact of the proposed works in accordance with national and local heritage policies.

2. Description of the Existing Heritage Asset

The property is enclosed by a traditional sandstone boundary wall incorporating natural stone coping and substantial stone gate piers. These features contribute positively to the architectural character and historic significance of the listed building and its setting.

The existing entrance is narrow and functions primarily as a pedestrian access. The dwelling currently lacks a practical vehicular access capable of accommodating modern vehicles safely.

3. Description of the Proposed Works

The proposal comprises:

- widening the existing opening from approximately 1,350mm to 4,000mm;
- retaining the existing right-hand gate pier in its current position to minimise intervention within the historic fabric;
- carefully dismantling a section of the sandstone wall;
- salvaging all reusable sandstone and coping stones;
- reconstructing the shortened section of wall using the reclaimed original materials;
- carefully lifting and relocating the left-hand gate pier to form the new entrance while maintaining the existing materials and detailing;
- providing a permeable paved driveway using Marshalls Drivesett Tegula Priora in Pennant Grey;
- installing an ACO channel drain immediately inside the entrance to prevent surface water from discharging onto the public highway.

The proposed access will provide off-street parking for four vehicles together with sufficient turning space to enable vehicles to enter and leave the site in a forward gear.

4. Need for the Development

The existing entrance does not provide a vehicular access that meets modern expectations for residential use. Vehicles cannot safely enter or leave the property without compromising highway safety or causing unnecessary manoeuvring on the public highway.

A detailed Highways Report has been prepared demonstrating that the proposed access achieves the required visibility splays and complies with current highway safety standards.

The widened access will significantly improve the safe operation of the property while reducing the need for on-street parking.

5. Impact on Heritage Significance

The proposal has been carefully designed to minimise harm to the significance of the listed building.

Key heritage considerations include:

- the majority of the historic boundary wall will remain unchanged;
- the existing right-hand gate pier will remain in its original location, preserving an important element of the historic entrance;
- removed stonework will be carefully salvaged and reused to reconstruct the amended wall;
- traditional materials will be retained throughout the works, maintaining the appearance and character of the boundary;

- the alteration affects only a relatively small section of the overall boundary enclosure.

The proposal therefore preserves the principal characteristics of the historic boundary while allowing the property to function in a manner consistent with contemporary residential requirements.

6. Materials

The proposed materials have been selected to complement the character of the listed property.

The driveway will be constructed using Marshalls Drivesett Tegula Priora in Pennant Grey. This product has the appearance of traditional stone setts while providing a fully permeable paving system that contributes to sustainable drainage.

An ACO channel drain will be installed at the site entrance to intercept surface water and ensure that no runoff discharges onto the adjoining highway.

These measures represent a sensitive approach that improves functionality without adversely affecting the character of the heritage asset.

7. Setting

The proposal will have minimal impact upon the wider setting of the listed building.

A neighbouring property has previously been granted and constructed a widened vehicular access within a comparable historic boundary wall. The proposed works therefore reflect an established pattern of development within the immediate vicinity and would not appear incongruous within the streetscape.

The amended entrance will remain defined by traditional stone gate piers and sandstone walling, ensuring that the historic character of the boundary is retained.

8. Conclusion

The proposed widening of the existing entrance has been designed to achieve the minimum intervention necessary to provide a safe and practical vehicular access.

The works retain the majority of the historic boundary wall, preserve one original gate pier in situ, and reuse the existing stone materials to maintain the historic appearance of the boundary.

The proposal delivers substantial practical and highway safety benefits by providing compliant visibility, off-street parking for four vehicles, and adequate turning space, allowing vehicles to leave the site safely in a forward gear.

The use of permeable paving together with appropriate surface water drainage further enhances the sustainability of the proposal without detracting from the significance of the listed building.

Overall, it is considered that the proposed works would result in less than substantial harm, at the very lowest end of the spectrum, and that this limited impact is clearly outweighed by the public benefits arising from improved highway safety, sustainable drainage, and the continued viable use of the listed property as a family dwelling.

Accordingly, the proposal preserves the special architectural and historic interest of the listed building and its setting and is considered to comply with the relevant heritage policies of Planning Policy Wales, Technical Advice Note 24: The Historic Environment, and the local planning policies of Wrexham County Borough Council.

Please refer to below photographs.

Yours faithfully,

Spencer Cullis

Cullis Architectural Design