

**HERITAGE STATEMENT**  
**RESIDENTIAL NEW BUILD**  
**AT**

**PLOT 2 - LAND NORTH OF 'DRAYTON', 46 CROFT DRIVE EAST, CALDY, WIRRAL**

**Introduction**

The land at 'Drayton' is located off Croft Road East, Caldy, inside the *Caldy Conservation Area*.

The land currently has planning permission for two dwellings under *APP/18/0638*.

The design of Plot 1 was amended, and an alternative shared entrance to the site from Croft Road East was granted under application *APP/20/01528*.

The access into the site and access road is not altered under these proposals.

This report has been prepared in support of the proposed new dwelling on plot 2.

**Assessment of Heritage Significance**

*The Caldyc Conservation Area* is situated on a prominent, wooded, west-facing slope and offers dramatic views over the Dee Estuary to North Wales. The focus of the Conservation Area is the grouping of older buildings around the church and manor.

This includes the small nucleus of the old historic village, which is almost exclusively constructed of red ashlar sandstone and contains buildings dating back to the seventeenth century. As well as this, it also includes the areas of large detached dwellings set in extensive grounds which now define the character of the area.

**Assessment of Impact**

The existing property, *Drayton*, is a large detached dwelling set in extensive grounds, constructed in the early part of the 20<sup>th</sup> Century.

The proposed new dwelling will be at the rear (north) of the existing property, within the large grounds of the existing house which is already heavily screened from view of the main road, there will be little or no impact on the street scene.

**Mitigation**

There are a wide range of architectural styles within the village. The proposed bespoke contemporary design set within its own grounds, compliments the standard and scale of the existing houses within the conservation area.