

**HERIATGE IMPACT ASSESMENT**

*For*

**REPLACEMENT TIMBER WINDOWS**

*At*

**28 CANAL ROAD, NEWTOWN, POWYS, SY16 2JN**

*On behalf of*

**MR T CARTER**

## **Introduction**

This Heritage Impact Assessment supports a full Planning and Listed Building Consent application for the replacement of existing unauthorised UPVC windows/door with timber double glazed casement windows/door at 28 Canal Road, Newtown, Powys, SY16 2JN.

The existing and proposed details are indicated on Morris Marshall and Poole plans 23/163/P 01-03.

## **Listed Building**

28 Canal Road is a Grade II listed property (CADW reference 8124) and the description for the listing is as follows:

Three storey English garden wall bond brick pair of houses with weaving loft. NW gable is built onto the stone revetment wall of Llanllwchaiarn Road, the other formerly abutting the Montgomery Canal. Gently pitched slate roof, plain brick eaves cornice. Lateral chimneys to rear elevations. 2 light small paned windows under eaves. Casements to left and centre, sliding sash to right. 2 light small paned casements to first and ground floors. Cambered header arches, shallow reveals. Doorways to extreme left and right. Later C19 timber porches, gabled slate roofs, bargeboards and finials; panelled sides. Doorway at road level to left gable end. Heavy frame, plank door. 1 tier of 2 light small paned windows to right end wall. Cambered arches. Modern cut window at first floor. Three 2 light casements under eaves at rear, cut modern windows to ground floor.

## **Site Description**

The site lies on the north eastern end of Newtown and is served by an existing pedestrian access off the B4568.

The property is semi detached, located well below the level of the B4568 and the site in broad terms is bounded to the south by the River Severn, North by the B4568 and residential properties to the East and West.

## **Proposed Development**

The application seeks full Planning Permission and Listed Building Consent, for the replacement of unauthorised UPVC windows/door with double glazed timber casement windows/door.

## **Planning Policy**

The following planning policy and legislation has been considered as part of the preparation of the applications:

- Powys Local Development Plan 2011-2026 (2018)
- Technical Advice Note (TAN) 24: The Historic Environment & Annexes

*Powys Local Development Plan 2011-2026 (2018)*

The Development has been designed to complement and/or enhance the character of the surrounding area in terms of siting, appearance, integration, scale, height, massing, and design.

### *Technical Advisory Note 24: The Historic Environment*

The purpose of this TAN is to provide guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning and Listed Building (LBC) applications.

#### **Heritage Assessment**

The intention of the planning / listed building consent applications is to enhance the listed building by removing the unauthorised UPVC fenestration and replacing with high quality traditional timber casement windows.

#### **Conclusion**

The Heritage Impact Assessment demonstrates that the reinstatement of traditional timber windows/door will enhance and return an original feature to the external aesthetics of the property.