

Heritage Impact Justification Statement – City House Four Crosses Llanymynech

Introduction -8528

The application is for a new detached dwelling within the grounds of the grade II star listed property City House in four crosses on the site area allocated for garages as part of the permission.

Listing

History

Formerly known as City House. Occupies a prominent corner plot in The City area of Four Crosses and fronts onto the B4393 Llandrinio road. 1868 purpose built general stores and attached house built for Henry Pugh of Oswestry; become Post Office in 1914.

Shop: Two storeys and cellar. Red brick, slate roof, iron crested Gothic ridge, projecting brick stack to side wall and brick corner stack to rear left. Unusually decorative bargeboards in repeated "S" pattern with button ornament, tall moulded finial and pendant. Square dressed date stone with date shield set in quatrefoil recess: "HP 1868". Symmetrical shop front; moulded cornice, fascia with saw-tooth band over three-light windows with splayed central entrance. Fascia-end scroll brackets with tied fruit festoon. Lamb's tongue moulded timber mullions, moulded timber-cill (renewed 1990), dressed stone stall riser. Plain overlight over glazed double doors, stone step - the right hand side heavily worn. Large-paned sash windows throughout with dressed stone heads and cills; the front gable sash with side lights. George V wall letter-box set in brick pier attached to left front. Attached House: Two storey, red brick on plinth. L-shaped block with slate roofs and iron crested Gothic ridges. Central ridge stack, stack to rear of house and to rear gable end of wing, all brick with oversailing and dentil course and decorative cream clay pots. Ornate pierced quatrefoil bargeboards with moulded finial and pendant to gable ends and small gable over central window. Moulded iron guttering with lion-head decoration. Three window symmetrical front with large-paned sashes, dressed stone heads and cills. Doorcase with timber columns and moulded cornice, four-panelled door and plain overlight. North west gable end has square dressed stone inset with carved shield, also four irregular sash windows, bottom left with side lights and two small sashes to right with margin glazing. Rear wing has splayed corner to roadside which continues as brick roadside wall with distinctive battlements and dressed copings. Railings: Intersecting cast-iron railings formed of round arches between main uprights with ball finials, set on low brick forecourt walls with dressed stone copings. Central gate with very ornate pierced foliage panel, also similar smaller gate to left side. Outbuildings: Two storey red brick block attached to rear gable end of shop. Slate roof, dentil eaves, plank door to right of centre with tall plank loft door above. Formerly corn merchant and feed suppliers; the sack hoist survives in situ. Detached two storey red brick block with slate roof and central gable. Former coach house and stables with veterinary suppliers on the first floor occupying two rooms with fitted shelves and counters. Plank doors, shuttered windows, slit ventilator to stable. To rear of house, two storey, red brick, slate roofed outhouse with surviving bread oven, hot water copper and carved stone sink.

Investigation

The proposal relates to the grounds, currently the area is undeveloped, with permission for large garage building in the form of a stables the principle for developing the area has already been established.

Conclusion

The existing buildings and converted stables do not require the additional garage facility to function. The demand for accommodation in the area is high, the proposed site is located behind the existing converted stable outbuildings with limited visibility of the structure from the Listed building.

The proposal has no physical impact on the Listed building with only limited impact on its setting. Without further justification being provided this statement has been limited to the area in question which provides little evidence for the need for further research.

Frederick Carter

M Arch. BA Hons

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