



Conservation Areas

This is one of a series of local planning guidance notes which amongst other things amplifies local planning proposals with the objective of improving design standards in Conservation Areas. These guidelines cannot cover all areas and issues and applicants and agents are advised, wherever the circumstances are unusual, to discuss their proposals with a planning officer prior to the formal submission of an application.

Since 1968 Local Authorities have been able to designate parts of their administrative areas as Conservation Areas. The legislation states that such an area can be designated because of its “special architectural or historic interest, the character and appearance of which is desirable to preserve or enhance”.

4

There is no standard specification for Conservation Areas. The special interest of an area can derive from a combination of characteristics, such as a historic street pattern and traditional or notable building styles. Important to all Conservation Areas is the visual ‘quality of place’ they possess. This aspect principally results from the way in which the buildings and spaces relate to each other, together with the inherent quality of the buildings and other structures. Boundaries of existing areas are subject to periodic review, using with consistent criteria and consideration given to the designation of new areas.

Available in alternative formats

With care and attention the character of our Conservation Areas can be maintained, whilst remaining viable places in which to live or work.



There are currently 22 designated Conservation Areas in the County Borough:

- Bangor-is-y-Coed, Bersham, Cefn Mawr, Chirk, Erbistock, Gresford, Hanmer, Holt, Llanarmon Dyffryn Ceiriog, Marchwiel, Marford, Minera, Overton, Penycae, Ruabon, Pontcysyllte Aqueduct, Worthenbury, Wrexham Town Centre, Wrexham Fairy Road, Wrexham Grosvenor Road, Wrexham Salisbury Road, Wrexham Hightown Barracks.*



Special Controls

In order to protect their special environment, stricter controls over demolition, new development, and some alterations and works to trees may apply within Conservation Areas. These controls are not intended as a hindrance to change, but as positive management to safeguard the character of an area as a whole.

- *Consequently additional powers of control to dwelling houses cover:- extensions, roof extensions and alterations, cladding, garages and satellite location.*
- *Most works involving demolition require Conservation Area Consent. Consent for demolition will not normally be granted until it is known what form redevelopment will take.*
- *Works to trees require the giving of six weeks notice to the Council.*

With all proposals for development and the display of advertisements in Conservation Areas, greater care is necessary to ensure that schemes enhance and preserve from the area's special character. Design and choice of materials are of particular importance in this respect.

Article 4 (2) Direction

In some Conservation Areas an Article 4 (2) Direction has been introduced. This ensures that alterations to the front of dwellings are carried out in sympathy with the special character of an area.

Where such a Direction is in place, planning permission is normally required for the alteration of windows, doors, porches, chimneys, roof boundaries, house

enlargement, painting, materials, and hardstanding where the appearance of the front of the property is affected. Article 4(2) Directions currently exist in Cefn Mawr, Chirk, Fairy Road, Grosvenor Road, Holt, Salisbury Park and Pontcysyllt Aqueduct Conservation Areas.

Tree Preservation Orders (TPO's)

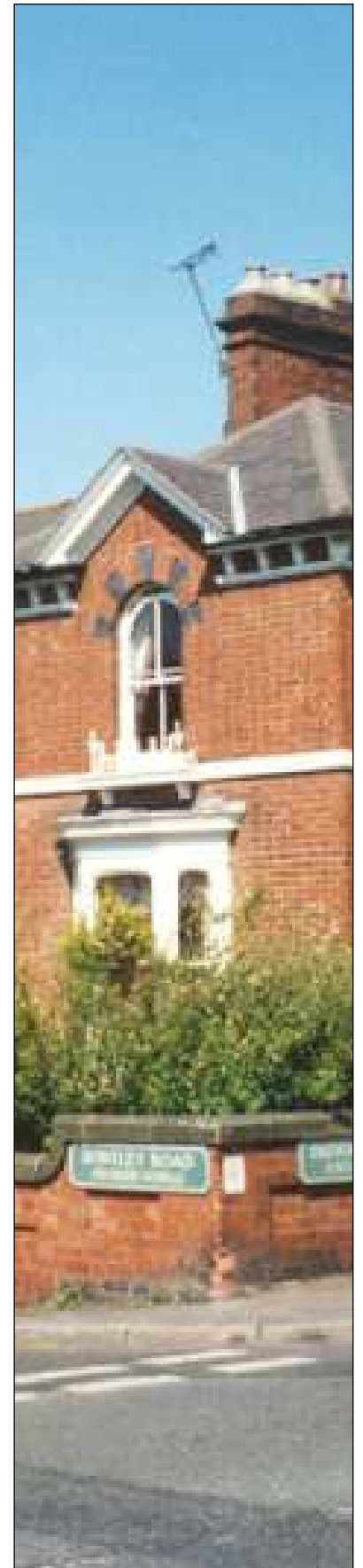
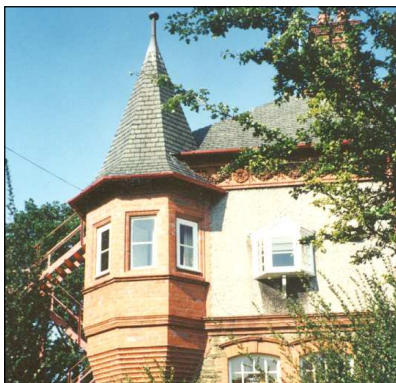
Trees often make a significant contribution to the environment of a Conservation Area and the setting of its buildings, particularly significant trees which have amenity value can have the protection of a TPO. You must have the Council's consent before work can be undertaken.



Listed Buildings

By their nature Conservation Areas often contain a concentration of buildings 'listed' as of special architectural or historic interest. Listed Building Consent is required for works which would affect the building's character.

There is no application fee for Conservation Area Consent, Listed Building Consent, Article 4 (2) planning applications or Consent for Works to Trees.





Enhancement

The Council is committed to the preservation and enhancement of Conservation Areas by the following means:-

- *improvements through its own capital programme;*
- *working in partnership with other bodies and agencies;*
- *strong development plan policies, Conservation Area Character Statements and Enhancement Plans;*
- *securing improvements through planning permissions;*
- *providing advice and information; and*
- *conservation grant aid.*

The outward appearance of all properties in a conservation area is vitally important. Owners should bear in mind that inappropriate alterations and the removal of original detailing can have a negative impact on the building and the conservation area. Such alterations do not usually increase the value of the property and may make it more difficult to sell.

Grants

There are a number of grant sources that may be able to assist in the enhancement of Conservation Areas.

CADW

CADW is an executive agency of the

Welsh Office. It can make grants and loans to assist with the cost of repair and renovation works to key buildings in Conservation Areas.

Welsh Development Agency (WDA)

Grant aid for projects and works may be available from the WDA for projects that result in the regeneration of an area. Such projects would also expect to demonstrate significant external improvements to the street scene.

Welsh Tourist Board (WTB)

WTB may be able to provide grant aid if it can be demonstrated that an area of special interest to visitors will be enhanced.

Town Schemes

Two Townschemes operate within the Borough, in Wrexham Town Centre and Park Street, Ruabon. These are sensitive areas with an outstanding townscape. Within these areas a high level of grant aid (usually 50% of eligible costs) is made available to selected projects of repairs and renovation. Currently the Council is working in partnership with CADW to achieve these levels of aid.

HARPS

Flat conversion grants may be available in the town centre. Repairs to building fabric may be eligible work.

Design and Materials

Development proposals should be designed within the framework of the overall character of the Conservation Area or the particular character of the part of the area in which the site is located:-

- *new buildings should be of a high standard of design that are sympathetic to the scale, materials, plot sizes and general character of the area. They should be designed with respect for their context.*
- *extensions or alterations should respect the scale, size, materials and architectural detail of the existing building.*

Full planning application should normally be submitted. Outline planning applications are not usually accepted

since the level of detail provided is rarely adequate. Detailed plans are always required for new developments or alterations.

The use of an architect when considering any new building or alteration works should result in a high standard of design and layout that preserves and enhances the special character of the area. Planning officers welcome the opportunity to give specialist advice on appropriate and acceptable solutions with applicants before any detailed application is submitted.

The following is a checklist of materials and detailed components that require careful consideration because of their potential impact. Unsympathetic alterations can have a disproportionately detrimental effect:-

Site	<i>Position of building on site, siting and design of ancillary buildings (such as garages), boundary treatment, landscaping (hard and soft).</i>
Walls	<i>Overall brick/render type (coarseness and colour), brick detailing.</i>
Roof	<i>Roof style, roof covering (slate, tile, thatch), chimneys, eaves detailing, ridge detailing, rainwater goods (cast iron usually preferable), verge detailing.</i>
Windows	<i>Fenestration (arrangement of windows), window style (including lintel, sill detailing), materials, colour and means of opening.</i>
Other Features	<i>Porch detailing, shopfront design and details, advertisement signs.</i>

For further information or advice please contact:

Chief Planning Officer

Wrexham County Borough Council
Lampbit Street
PO Box 1290
Wrexham LL11 1WL
Tel: (01978) 292000

CADW: Welsh Historic Monuments

Crown Building
Cathays Park
Cardiff CF10 3NQ
Tel: (02920) 500200

Wales Tourist Board

North Wales Regional Office
77 Conway Road,
Colwyn Bay
Tel: (01492) 531731

The Victorian Society

1 Priory Gardens
Bedford Park
London W4 1TT
Tel: (020) 8994 1019

The Georgian Group

6 Fitzroy Square
London W1T 5DX
Tel: (020) 7387 1720

Groundwork Wrexham

Borras Park Road
Wrexham LL13 9TR
Tel: (01978) 363555

Wrexham Area Civic Society

Secretary
Tel: (01978) 291161

See also GUIDANCE NOTE No. 11
Terraced Housing in Wrexham



For further information contact:

Chief Planning Officer

Lampbit Street, Wrexham, LL11 1AR

Telephone: (01978) 292019 Fax: (01978) 292502

www.wrexham.gov.uk

Adopted September 1993; updated 2009