

Bangor on Dee Conservation Area Assessment and Management Plan

This document is available in Welsh



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contents

Part I - Character Assessment

| | | |
|-----|------------------------------|----|
| 1.0 | Introduction | 1 |
| 2.0 | History and Development | 2 |
| 3.0 | Summary of Special Character | 6 |
| 4.0 | Character Areas | 8 |
| 5.0 | Summary of Negative Features | 16 |

Part II - Management Plan

| | | |
|-----|----------------------------|----|
| 6.0 | Enhancement Plan | 18 |
| 7.0 | Design Guidance | 19 |
| 8.0 | Conservation Area Controls | 21 |
| 9.0 | Sources of Funding | 23 |

Appendix 1

| | |
|------------------|----|
| Listed Buildings | 24 |
|------------------|----|

Appendix 2

| | |
|------------------------------|----|
| Conservation Policy Guidance | 25 |
|------------------------------|----|

Appendix 3

| | |
|-------------------|----|
| Glossary of Terms | 26 |
|-------------------|----|

Figures

| | |
|--|----|
| Figure 1 - Bangor on Dee 1873 | 2 |
| Figure 2 - Bangor on Dee 1912 | 3 |
| Figure 3 - Bangor on Dee Conservation Area Character Areas | 6 |
| Figure 4 - The River Dee and St Dunwards Church | 8 |
| Figure 5 - High Street | 10 |
| Figure 6 - Overton Road and Church Road | 12 |
| Figure 7 - Whitchurch Road | 14 |



Ariel View Bangor on Dee Conservation Area



Part 1

Character Assessment



1 Introduction

Conservation Area Designation

1.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Authorities to identify "areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance" for designation as Conservation Areas.

Purpose

1.2 The purpose of this Conservation Area Assessment and Management Plan is:

- To provide a clear definition of an area's special architectural or historic interest
- To identify ways in which their unique characteristics can be preserved and enhanced through the Enhancement Plan
- To strengthen the justification for designation
- To create a clear context for future development in accordance with conservation area policies in the development plan
- To provide a vehicle for engagement and awareness raising

Bangor-on-Dee Conservation Area

1.3 This Assessment and Management Plan aims to promote and support developments that are in keeping with, or enhance, the character of the Bangor-on-Dee Conservation Area. It is not an attempt to stifle change. The aim is to strike a balance so that the interests of conservation are given their full weight against the needs for change and development. Bangor-on-Dee Conservation Area was first designated in March 1971

and its boundary amended in November 1999. This document is concerned with the reasons for designation, defining the qualities that make up its special architectural and historic interest, character and appearance. The omission of any reference to a particular building, feature or space should not be taken to imply that it is of no interest.

Planning Context

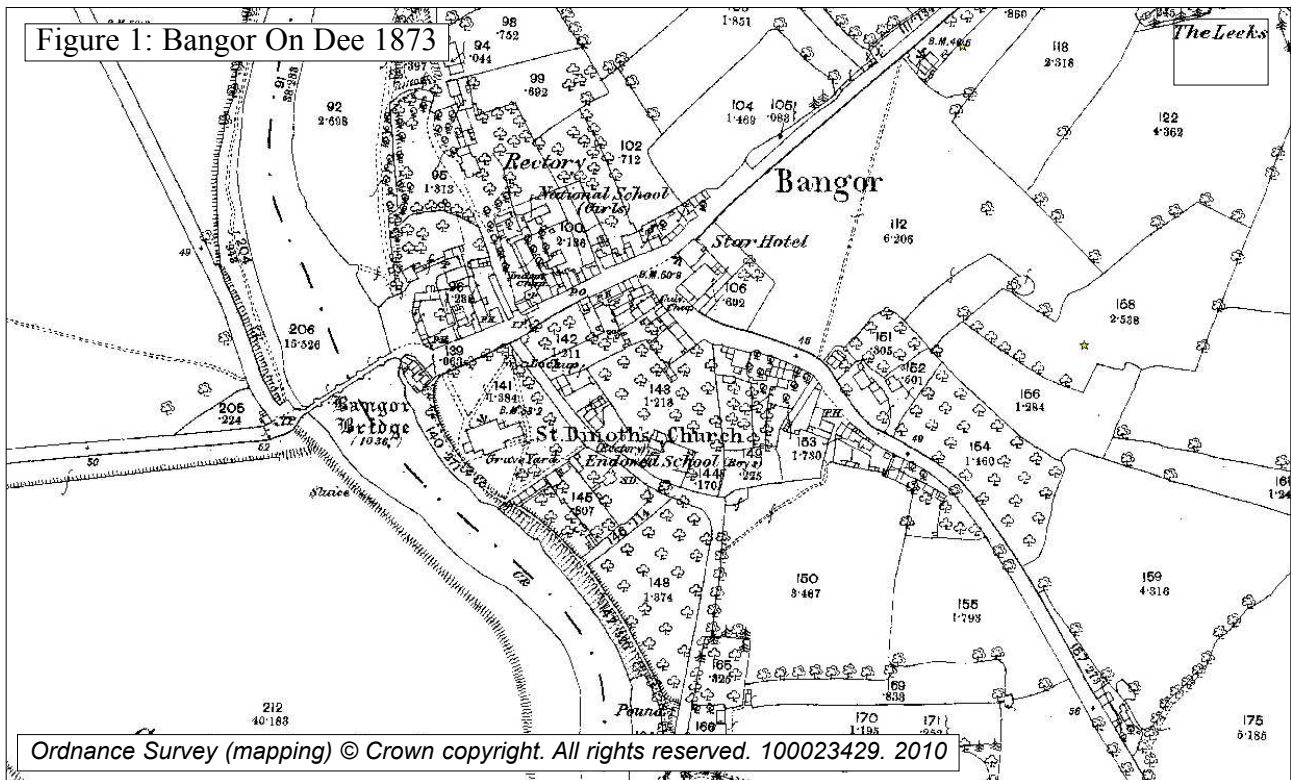
1.4 This Statement should be read in conjunction with the adopted Wrexham Unitary Development Plan 2005, and national planning policy guidance, in particular Welsh Office Circular 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas.

Location

1.5 Bangor-on-Dee Conservation Area encompasses the heart of the village which is located approximately 5.5 miles south east of Wrexham and adjacent to the A525 from Wrexham to Whitchurch. The village sits within a natural hollow alongside the River Dee. It has uninterrupted long distance views west to the Berwyn Mountains and east to the Bickerton Hills. The Conservation Area lies within the designated River Dee flood plain as identified by the Environment Agency.

Consultation

1.6 Community Council, County Borough Council members and a range of organisations and groups with an interest in the historic environment and the local area were consulted on this document. Statutory bodies such as Cadw were also consulted. Public consultation was undertaken during May and June 2010.



2 History and Development

2.1 The Welsh name for the village is Bangor-is-y-Coed: 'Bangor' meaning 'place of the choir', is so named perhaps because of its early origins as a monastic settlement, whilst 'is-y-Coed' translates as 'below the wood' on account of its wooded setting. The village is the earliest settlement known by name in the County Borough; it was called Bovinium by the Romans, Bancornburg by the Saxons, Bancor then Bankerbur but it wasn't until 1291 that first reference was made to its present title.

Bangor Monastery - 5th and 6th Centuries

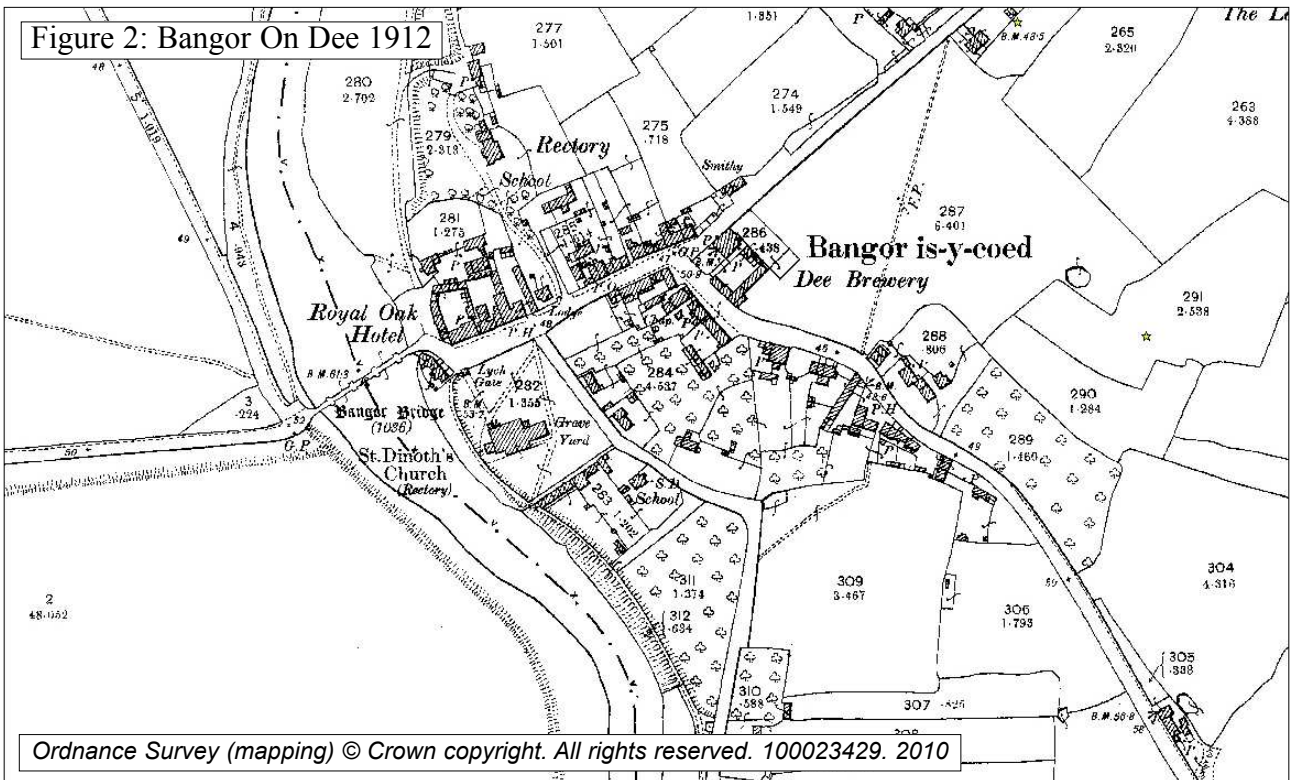
2.2 At this time Bangor was an important religious centre, reputedly the largest in western Britain, following the establishment of a monastery in AD 560 by Saint Dunod. The original site of the monastery is uncertain but it is believed to have covered low-lying meadows originally to the south of the River Dee, but covering both sides of the present river course, and may have been over a mile in length. It is believed to have comprised a walled enclosure with 2 gates; Porthyan meaning 'gate to music' and Porthcloy, 'the locked gate'. It is said that the monastery was of such a size that it was divided into 7 parts each containing at least 300 monks.

2.3 The monastery was destroyed in AD 616 after the King of Northumbria, Aethelfrith, who wished to extend his power into the Anglo-Saxon kingdom of Mercia waged war at the Battle of Chester. Mercia called on the monks to join their ranks and pray for their victory but they were defeated. 1200 monks are said to have been slaughtered and the monastery was destroyed.

2.4 Although no physical evidence of the monastic settlement remains, references to it are common throughout the village. The Church is dedicated to Saint Dunawd, an Abbot of the former monastery and its name Bangor Monachorum means 'Bangor of the Monks'. Street and building names such as 'Abbey View', 'Abbey Walk', 'Abbeygate Hill' and the 'Monks Walk' are all references to the areas monastic origins.

2.5 Bangor-on-Dee became anglicised from the 800's onwards but gradually English power weakened and the Welsh were able to settle within the village.





Archaeology

2.6 The village is of particular archaeological interest in light of its important early origins as a former monastic settlement. Subsequent changes in the river course together with the realignment of roads may have eroded remains. Archaeological reports record that excavations undertaken in 1986 behind the hall south of the churchyard recovered bones and a skull was discovered on the Whitchurch Road suggesting that the boundary to the graveyard had been altered over time. It has also been claimed that Roman pavements were occasionally discovered during the digging of graves in the churchyard, suggesting the original street pattern had been modified.'



Mediaeval Bangor

2.7 The stone structures of the Church and the bridge are the remaining evidence of the growing wealth of the area from mediaeval times. The Church of Saint Dunawd is a Grade II* listed building. Rectors have been recorded from 1300 and it is thought that the red sandstone building replaced an earlier structure of wattle and daub construction. The chancel is the earliest remaining element dating from the 14th Century, and is distinguishable by its roughly coursed rubble stone construction in comparison to the sandstone ashlar of the later work. The original red sandstone construction was altered in



1726-7 by the Staffordshire architect, Richard Trubshaw who added the present day 3 stage tower with round-headed bell openings circular windows with keystones and a clock face on the north side and urns surmounted by weather vanes at each corner. The battlemented north aisle was added in 1832 prior to restoration work undertaken by the Chester architect John Douglas in 1868, who also built the rectory in 1877. The north aisle was then extended in 1913 to include a vestry.

2.8 The existing Bangor Bridge is located on the site of an earlier medieval wooden structure which is recorded to have existed in 1292. Historical maps, however, give the Bridge an even earlier date of 1036. The present bridge of predominantly 1658 work and reputedly built to the designs of Inigo Jones, is largely of red sandstone construction and comprises 5 unequal elliptical stepped arches. The bridge is a Grade I Listed Building and a Scheduled Ancient Monument



17th -19th Century

2.9 Early development within the village centred on the Church with 26 houses recorded in the village at the end of the 17th Century. By the middle of the 19th Century development had spread along High Street, the Whitchurch Road and Overton Road, as evidenced on the 1873 map, shown as Figure 2. At this time the village had two schools, the Endowed School for Boys to the south east of the Church on Overton Road and the National School for Girls to the north of High Street. It was in 1729 that Dame Dorothy Jeffreys, the widow of Sir Griffiths Jeffreys, left £500 for the



building of the Old Boys School for the teaching of reading and writing and instruction in the Catechism of the Church of England. The 1873 map also shows a 'Lock-up' located on the Overton Road. This served as an old jail or round house and its structure was incorporated within the Churchyard wall. A slight variation in the stonework is the only remaining evidence of its existence.

2.10 In 1851 it was recorded that Bangor had six public houses, a significant number for a village of this size. These included the New Inn, the Ship Inn, The Red Lion, The Oak Inn, The Buck Inn and the Star Inn. By 1881 only three of these remained; the Buck, the Ship and the Royal Oak. There were also two chapels, the Independent Chapel on High Street and the Calvinist Chapel on the Whitchurch Road, now the Presbyterian Church. The Presbyterian Church originated as a shop owned by a Mr Williams Davies in 1867. Meetings were held every Sunday with no denominational allegiance. The existing church was officially opened for worship in 1870.



2.11 The Cambrian Railway, Wrexham to Ellesmere line, opened in 1895, had a stop at Bangor-on-Dee. The passenger service was discontinued in 1962 and the lines, the bridge over the Dee and railway buildings were removed

20th Century

2.12 The 1912 map shows little increase in the size of the settlement. The most notable changes are the Lychgate constructed at the entrance to the Churchyard from High Street and the demolition of the cottages situated

adjacent to the Bridge on High Street. The War Memorial now occupies this site. Erected in 1922 to the design of H Tyson Smith, it commemorates the lives of 23 men of the Parish lost in the Great War, a large number for such a small Parish. The memorial also commemorates those who died in the Second World War.



2.13 As shown on both the 1873 and 1912

maps, there were a significant number of orchards to the south and east of the High Street. During the 20th Century these areas as well as fields to the north east of the village have been largely developed for housing. However, a number of fruit trees still remain in the gardens of these later properties and names such as 'Orchard House' and 'Orchard Villas' are reminders of the former significance of the orchards within the village.

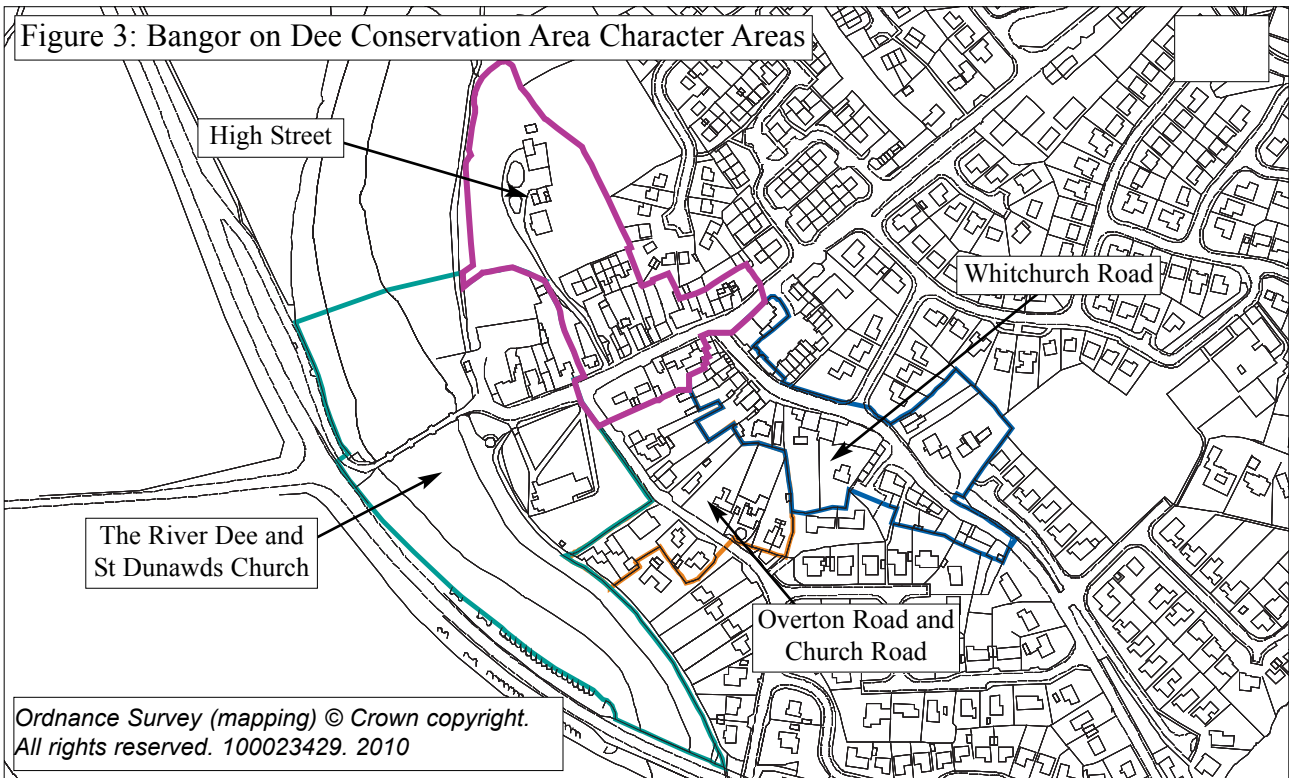
2.14 The River Dee has played both a positive and negative role in village life over the years. Renowned for its salmon, coracle fishing was once a popular local practice.



When fishing was poor one particular family made a living by cutting the willows along the riverbank to weave into baskets. Over 120 years later the same family business J.Johnson and Son Cane Company still operate in the village.

2.15 The greatest change to affect the village in the 20th Century was the construction of the A525 bypass which has diverted traffic away from the village centre improving both its environmental and visual quality for residents and visitors alike. The diversion of traffic has also reduced pressure on the historic structure of the Bangor Bridge and opened up views into and out of the village.





3 Summary of Special Character

3.1 The special character of the Bangor-on-Dee Conservation Area is derived from the following:

Building Materials and Vernacular Detail

3.2 Whilst soft red sandstone is evident in the mediaeval structures of the village, red brick is the most prevalent material for domestic construction. Often, the original brick facades have been painted or rendered which, in some instances, has unfortunately obscured architectural detail. However, dentilled brick eaves courses, sandstone storey and sill bands and sandstone wedge lintels remain as characteristic features of the village architecture. The common window styles are sliding sash or multi-paned leaded lights whilst doorcases with straight cornices and supporting consoles or with pitched canopies above are also distinctive features.



Traditional Street Pattern and Building Line

3.3 The original street pattern within the Conservation Area has remained largely unchanged over time, with properties concentrated along High Street, Overton



Road and the Whitchurch Road. The building line is generally consistent along High Street with properties positioned directly adjacent to the footpath whilst along the Overton Road and Whitchurch Road, small front gardens are more common.

Landmark Buildings

3.4 The principal landmarks of the village are the Church of St Dunawd, Bangor Bridge, The Royal Oak, Old Bridge House and the Buck House, which have significant group value and form a distinctive gateway into the Conservation Area.



River Dee

3.5 A significant feature and focal point within the village, the River Dee makes an important visual contribution to the village setting. The River and bridge provide an impressive entrance into the Conservation Area from the west, whilst activity in the village both in the past and present day has concentrated around the river and its banks which are popular for fishing, walking and socializing.

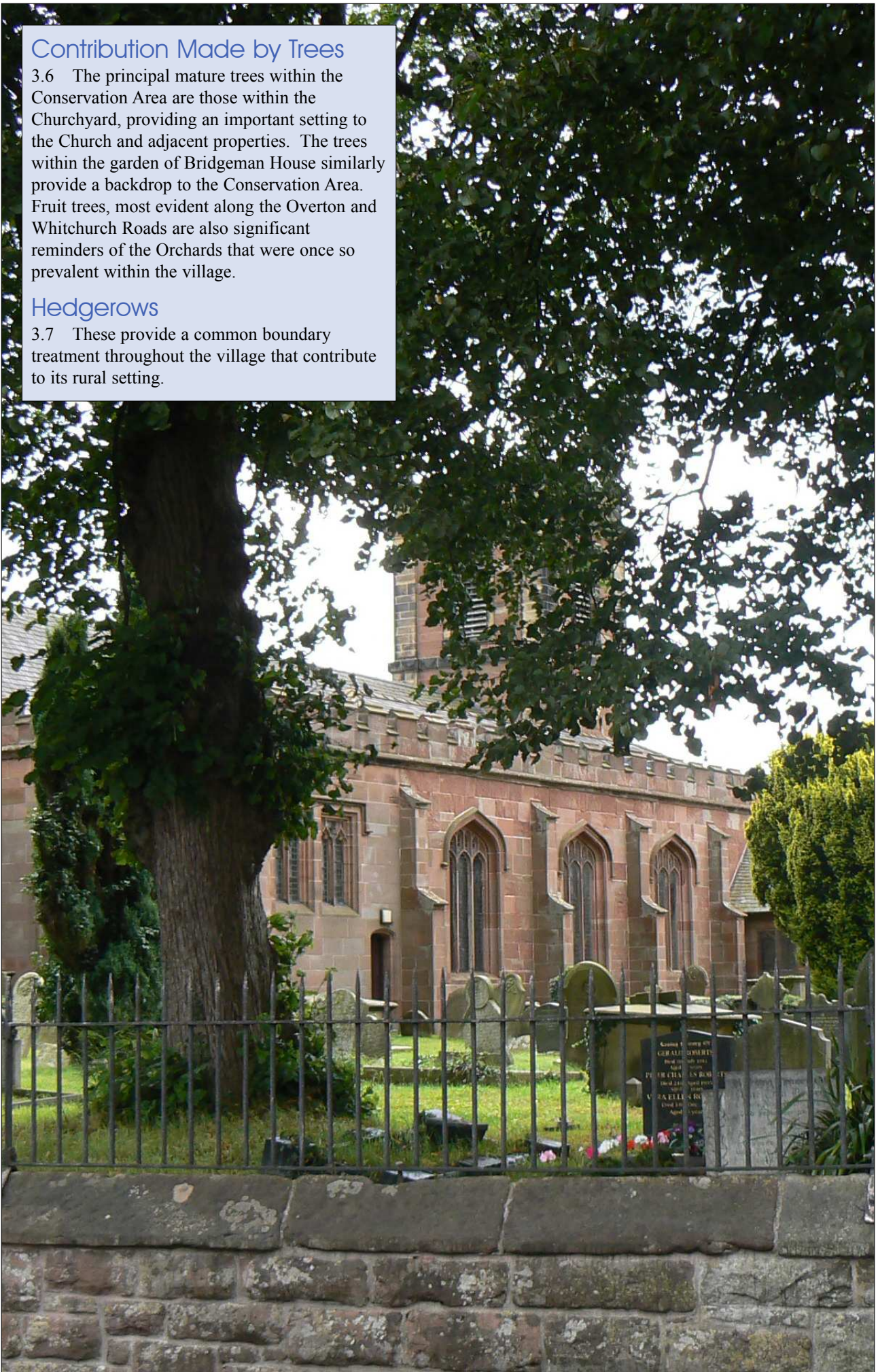


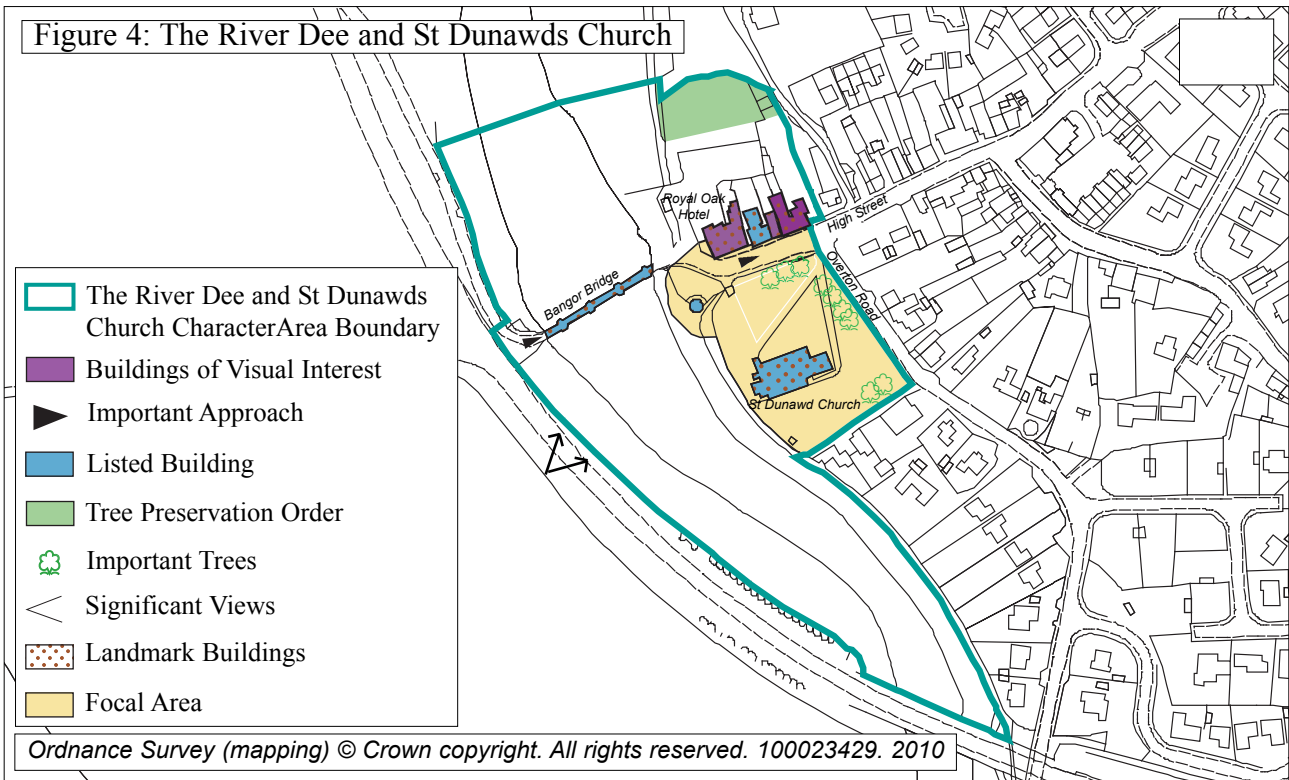
Contribution Made by Trees

3.6 The principal mature trees within the Conservation Area are those within the Churchyard, providing an important setting to the Church and adjacent properties. The trees within the garden of Bridgeman House similarly provide a backdrop to the Conservation Area. Fruit trees, most evident along the Overton and Whitchurch Roads are also significant reminders of the Orchards that were once so prevalent within the village.

Hedgerows

3.7 These provide a common boundary treatment throughout the village that contribute to its rural setting.





4 Character Areas

4.1 The conservation Area can be divided into 4 distinct areas of character as now described below:

The River Dee and St Dunawds Church

4.2 High Street is the main thoroughfare through the village and contains some of its most important structures, including 5 listed buildings. The Church, with its substantial churchyard and its 18th Century tower is the principal structure and a distinctive feature of the skyline. Collectively, the Church and bridge together with the Royal Oak, Old Bridge House and The Buck House form an impressive entrance into the village. The High Street is wider in this area up to its junction with Overton Road and the adjacent low-lying and exposed river bank adds a more open feel.



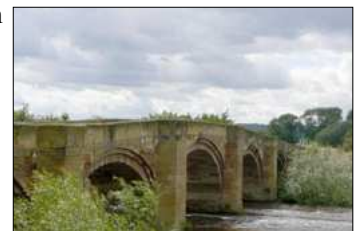
4.3 On entering the Conservation Area from the west across the Bangor Bridge, the striking half-timbered gable of the Royal Oak marks the entrance into High Street. The war memorial is located immediately on the right set within a flat-lying area of green open space enclosed by low sandstone walls. A pair of cottages previously occupied this space, terminating the view from High Street but obscuring views of the Bridge.



The war memorial consists of a red sandstone column surmounted by a draped female figure of Art-Nouveau character holding 2 wreaths set before a curved seating recess formed by a red sandstone wall. This is terminated by piers with ball finials carved with the dates 1914 and 1918 and the later added dates of 1939 and 1945. It is listed Grade II for its fine quality of sculpture and lettering. From behind the War memorial a pathway runs alongside the river bank and can be accessed over a stone stile that predates the present Churchyard enclosure. To the left of the Bridge is a brick built boat house and the entrance to the Royal Oak car park. The footpath continues alongside the river where originally a farmhouse and outbuildings to the Royal Oak once stood.



4.4 Directly to the south of Bangor Bridge is a public garden and seating area, which provides attractive views along the river in both directions and uninterrupted views across to St Dunawds Church and along High Street. This area also helps to enclose the Conservation Area from the busy A525 directly behind when viewed westwards from High Street.



4.5 From the Bridge the road gently dog-legs round into High Street. The Royal Oak, Old Bridge House and The Buck House form a strong and distinctive

character areas

townscape group ranging from 2 to 3 storeys in height and forming the grandest range of buildings in the Conservation Area. They form a stand alone group within an open setting, their height balanced by the Church tower opposite. Their scale contrasts with the more humble cottages and shops that characterize the remainder of the Conservation Area.

4.6 The Royal Oak is a 2 storey building of half-timber and painted render construction with central gabled to its front elevation which has the date 1900 engraved on its



brace, although there has been an inn on this site from a much earlier date. The frontage is 5 bays wide and the windows to the ground floor are generally casements with multi-paned leaded lights.

4.7 Adjacent is a 3 storey building comprising the grade II listed Old Bridge House and part of the Buck House Hotel. Its red brick frontage is in direct contrast to the



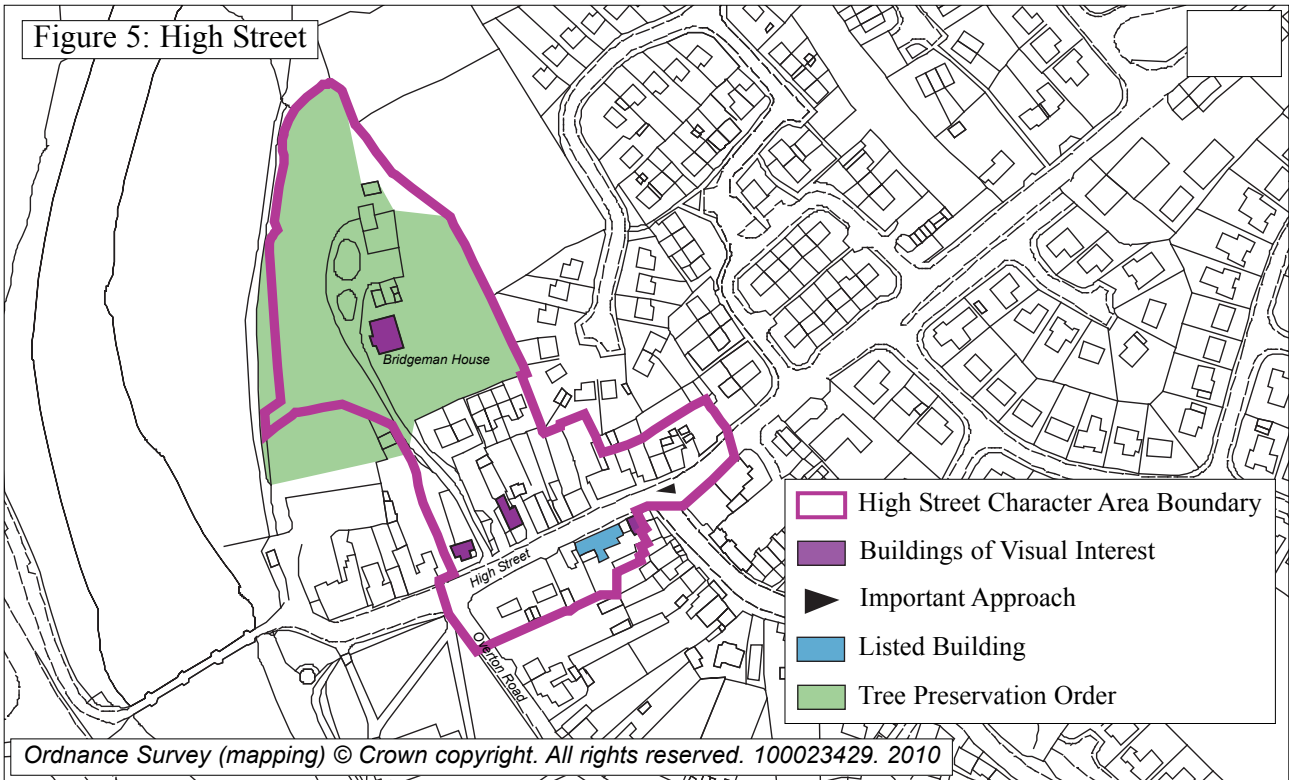
rendered facades of the neighbouring properties and is an example of the traditional brick finish that once characterised the area. Built in 1864 it is an imposing building with an almost symmetrical frontage of 5 bays. It is constructed of Flemish bond red brick with slate roof and dentilled eaves course with sandstone storey and sill bands. The central shop front was inserted in the late 19th Century and is flanked by door cases with foliated brackets. To the floors above, windows alternate between flat headed and round headed openings, those to Old Bridge House retaining multi-paned sliding sash windows.

4.8 The Buck House is early 18th Century and is 2 and a half storeys in height with gabled dormers. It has a rendered façade but was originally exposed brickwork similar to Old Bridge House with stone storey bands and plinth. The Buck House also displays a rather ornate sign bracket to its front elevation. An overly long and narrow outbuilding originally ran alongside the eastern boundary wall; although now demolished it is still identifiable on historical maps (Figures 2 and 3).



4.9 The Church of St Dunawd and its Churchyard provide the focal point for the village. The Churchyard is an important area of open space within the village and provides a pleasant setting and outlook for those properties situated around its boundaries. The Churchyard is enclosed by a sandstone wall surmounted by iron railings erected in 1896. There are a number of mature trees which line the northern and eastern boundaries of the Churchyard which contribute to the setting of the Church and the appearance of the Conservation Area. The western boundary was at one time also bounded by trees which had the satisfactory effect of framing the church when viewed from High Street. These have since been removed leaving the western boundary appearing rather exposed.





High Street

4.10 The variety of building styles, heights and materials used along High Street creates an interesting and unique townscape.



Building heights range between single and 2 storeys and a variety of building styles are in evidence dating back to at least the 17th Century. The traditional materials displayed along High Street are slate and red brick although later render and half-timbering are also in evidence. In comparison to the area in front of the Church, this part of High Street has a more intimate feel, with buildings of a smaller scale, narrower plot widths and a building line immediately adjacent to the footpath.

4.11 Adjacent to the Buck Hotel is the lodge to the former rectory designed by John Douglas. The former rectory, now Bridgeman House is just visible from High Street.



Its entrance is marked by a pair of decorative sandstone pillars at the head of its long driveway. The building displays a fascinating mixture of influences including Medieval, Tudor and gothic styles. There are a number of mature trees within its curtilage which contribute to its setting and provide a backdrop to properties along High Street. Beyond the main house is an outbuilding of similar age designed in the Gothic revival style.

4.12 The Lodge is of an elegant design by Douglas and Fordham, dating to 1868. It is of brick construction with an impressive corbelled brick chimney stack and is

jettied at the first floor, a feature typical of Victorian modification to Medieval house design. The windows are generally stone-mullioned with multi-paned leaded lights. The property is set back behind simple metal railings.

4.13 Beyond the entrance to Bridgeman House was the former entrance to the National School for Girls, the stone gateposts, dwarf wall and railings being the only physical remains of the building. The school building has been replaced in the late 20th Century with School Mews and a pair of semi-detached properties.



4.14 Situated to the front of these properties on High Street is Chapel House, formerly the Independent Chapel. Built in Flemish bond red brick with a slate roof, the gable frontage, regularly positioned windows and original doorcase with cornice and consoles are evidence of its former use.

Adjacent to Chapel Cottage is a gap where originally stood a 2 storey cottage. Its demolition has unfortunately created a break in the otherwise continuous building line.



4.15 The range of buildings to the north side of High Street sit immediately adjacent the footpath providing a strong building line and a sense of intimacy with the buildings opposite. The Post Office and adjoining Orme Cottage are of brick construction with stone wedge lintels and brick eaves detail now obscured by rendering. They appear to be of early to mid 19th

character areas

Century date. To the ground floor are multi-paned sash windows with original low doorways and door-cases with straight cornice above.

4.16 Beyond, the building height drops significantly to a pair of rendered cottages. Post Office Cottage has a single central window to each floor with an offset door. The neighboring cottage is more unusual comprising of only a pair of ground floor windows set symmetrically about a central door with a jettied first floor. Both have slate roofs although Post Office Cottage has a rather intrusive solar panel fitted to its frontage.



4.17 The diminutive scale of the cottages is carried through into the next group of properties consisting of 3 units under a concrete tiled roof and forming The Middle Shop. Built in Flemish bond brickwork, the end section which would appear to have formed a coach entrance but now infilled, has a rendered finish. The range has a dentilled eaves and the central section has inserted gabled dormers and shop front. Windows are generally 3 light casements.



4.18 Deva House, on the North side of High Street comprises 3 tall 2 storey properties that combine with the post office building to give a 'bookend' appearance to the row in contrast to the lower units that lie

between. Originally of Flemish bond polychromatic brickwork, the right hand property is the only unit that retains its original proportions and finish, the others having been rendered and their openings altered.

4.19 The stableyard forms a prominent group of buildings to the south side of High Street. Once a coaching inn the buildings are now used as a small hotel and restaurant and are grade II Listed Buildings.

The property may have originated as a 2 unit house possibly of early 17th Century date but altered and extended in the 18th and 19th centuries. It is constructed of timber-frame with brick nogging and painted render. Its main roadside elevation comprises a brick outbuilding and carriage entrance. The principal section is of 2 storeys with rendered brickwork, dentilled eaves a stringcourse central stack and 3 light casement windows.

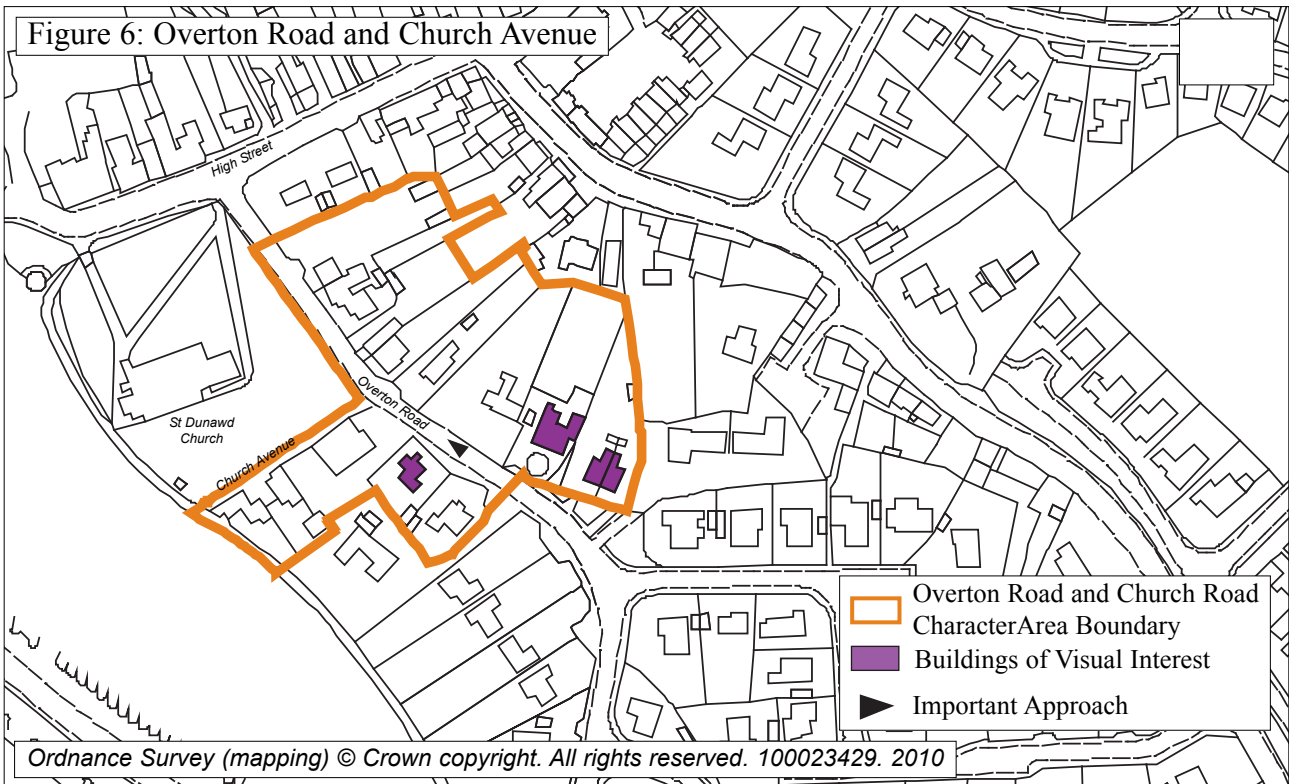


4.20 Fraser Cottage is of early 19th Century date but has been significantly altered. The original chimney stack to the gable is still evident but window openings have been modified, elevations rendered and half-timbered and a rear extension added. On the junction with Overton Road is Fernhill and Turnpike Cottage, a pair of late 20th Century dwellings set back from the road.



The latter is bounded by a hedgerow which softens the appearance of the road junction.





Overton Road and Church Avenue

4.21 Overton Road is quite narrow in width and bounded on its Western side by the Churchyard wall. Most of the properties within this section of the Conservation Area have a pleasant aspect overlooking the Churchyard. Buildings mostly date from the 19th and 20th Centuries and are of 2 storeys set behind small front gardens, with many of the rear gardens containing fruit trees. A wide range of building materials are in evidence including red brick, painted brick render and yellow sandstone used for dressings and boundary treatments.



4.22 At the junction with High Street are Rosecroft and the adjacent Charcoal Cottage, both dating from the 19th Century but greatly modernised. Window openings have been altered, elevations rendered and extended and the traditional joinery details replaced in a modern style. The original end chimney stack of Charcoal Cottage still remains.



4.23 The semi-detached cottages of Greenacres and Greylands date from the 19th Century, Greenacres being a later addition. The cottages are constructed of brickwork, now painted, with slate roofs. Windows

have wedge sandstone lintels and sills and the remnants of a low red sandstone boundary wall are also visible. Adjacent is Springbank, a late 20th Century brick dwelling.

4.24 Orchard House, together with Greylands, Rosecroft and Charcoal Cottage are the earliest buildings on the eastern side of Overton Road.



As the name suggests, Orchard House, was once surrounded by orchards, is a sizeable cottage set within large grounds still containing some fruit trees. It is double fronted with painted brickwork elevations, arched windows heads and brick end stacks. The pitched canopy over the front door is a common feature within the village.

4.25 The former Police Station is a rather grand early 20th Century, 2 storey house. It is built of smooth red brick with slate roof and brick chimney stacks.



Its frontage retains original features such as canted bays to the ground floor, sandstone heads and sills, open, latticed porch, sliding sash windows and paneled front door. The property makes a positive contribution to the street scene.

4.26 Orchard Villas, located on a bend on Overton Road marks the southern boundary of the Conservation Area. They are well



character areas

preserved early 20th Century dwellings, the right hand property retaining box bays at ground floor and tripartite sliding sash windows. Both have carved sandstone lintels and recessed porches containing paneled doors and brick end chimney stacks. The front gardens are bounded by a hedge, a suitable boundary treatment in this transitory location between the old village centre and what was originally open countryside. These properties, together with the former Police Station, make an important visual contribution to the approach into the Conservation Area.

4.27 On the western side of Overton Road is Millbrook, a late 20th Century dwelling. Adjacent is School House, built on the footprint of the former Endowed School for Boys. Built of brick with a slate roof, it has a tall, corbelled chimney stack, multi-paned casement windows and a central porch. The building retains much of its original character and charm.

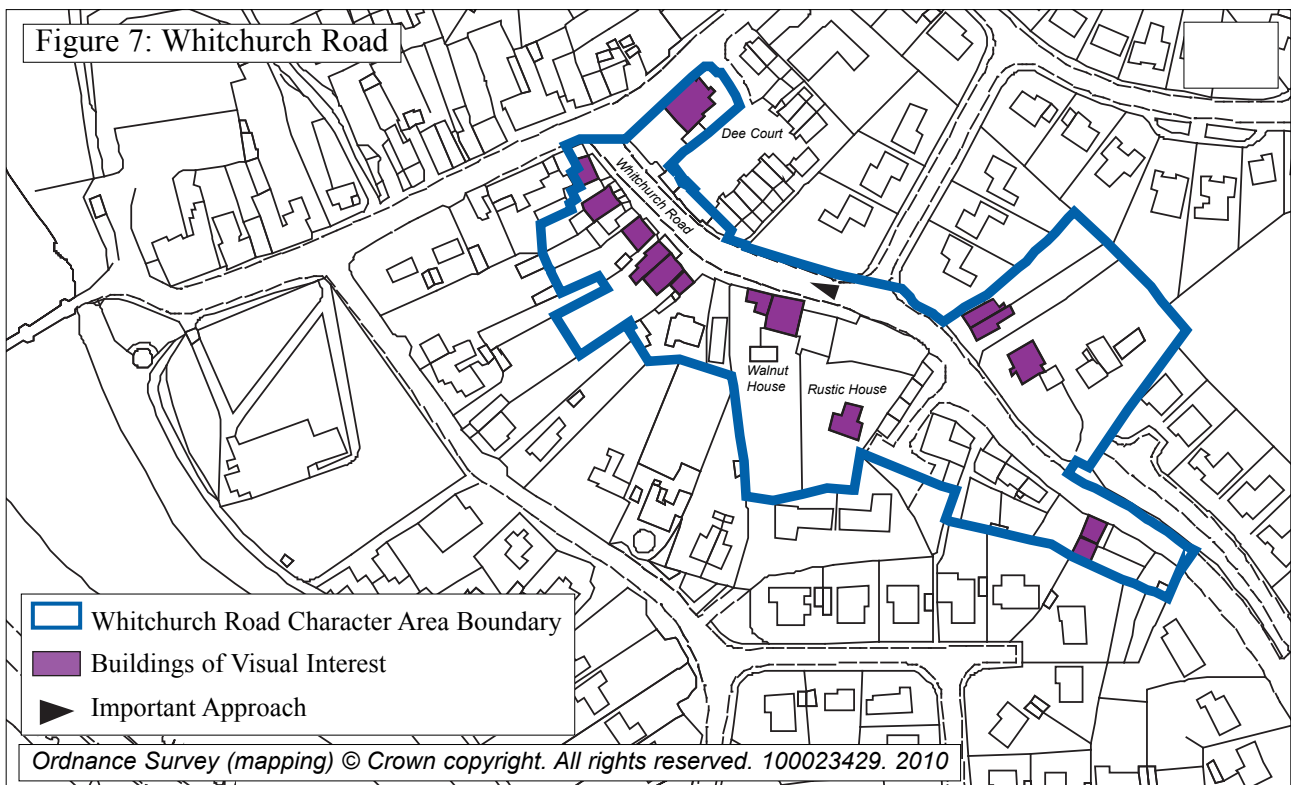


4.28 On the corner of Overton Road with Church Avenue is the Village Hall, a plain rendered building with concrete forecourt that would benefit from some means of enclosure to provide continuity within the streetscape.



4.29 Church Avenue is a narrow road which originally comprised of a number of 2-3 storey 18th Century buildings, including a group of cottages and the former rectory. The height of these properties perhaps reflected the range which exists today on the opposite side of the Churchyard and would certainly have contributed to the setting of the Church. These have now been replaced with two late 20th Century dwellings.





Whitchurch Road

4.30 Whitchurch Road contains a number of buildings of visual interest, mostly cottages dating from the 18th and early 19th Centuries. On the west side of the road, terraced cottages built directly adjacent to the footpath are prevalent whilst the east side is dominated by larger individual dwellings set back from the road within their own gardens. The predominant building material is red brick, although many of the facades now have a painted finish.



4.31 On the eastern side of Whitchurch Road at its junction with High Street, is Dee House, an elegant 3 bay dwelling, formerly the Star Hotel. It is of red brick Flemish bond construction with brick end stacks and sandstone dressings. It retains much of its original character with large tripartite sliding sash windows to the ground floor on each side of a central paneled door under a straight cornice with consoles. To the first floor are 4 paned sliding sash windows. Its High Street elevation also retains a number of sliding sash windows. Unfortunately the roof has been replaced with modern concrete tiles. The property is set back from the road behind a modern brick wall and hedge.



4.32 The range of brick buildings adjacent Dee House would originally have formed stabling for the hotel but have since been converted to commercial and residential use. The former coach-yard has been

redeveloped for housing which has retained the courtyard arrangement in its design. Dee House is bounded by a significant sandstone boundary wall from High Street.

4.33 Hillview, a 19th Century 2 storey brick-built cottage has lost its original joinery features but these are still present to Mountview which displays 4 paned sliding sash windows to the 1st floor, a tripartite window to the ground floor and paneled front door within a recessed porch.



4.34 The Laurels farmhouse is an 18th Century building of 2 storeys with attic, constructed in brickwork with brick storey band, end stacks and slate roof. It



retains multi-paned sliding sash windows with wedge lintels and sills set symmetrically about a late 20th Century porch addition. The property is set within its own fairly substantial grounds bounded by a hedgerow to its frontage and outbuildings to the rear. Originally an orchard covered the land to the rear and south east but today the fruit tree to its frontage is the only remaining evidence. Together with the adjacent cottages, the Laurels make an important contribution to the appearance of the street-scene on this approach into the Conservation Area

4.35 On the western side of the road is a pair of early 19th Century cottages set at a 90 degree angle to the road. They are quite substantial in size for buildings of this period and built of Flemish bond brickwork with

character areas

slate roof, brick stacks and saw-tooth dentil eaves detail. Each floor has 2 large windows, the cottage to the right retaining some leaded lights to the upper floor but the remainder of the joinery has been replaced. A hedgerow forms a pleasant and appropriate boundary along the roadside.

4.36 The adjacent terrace of 2 storey cottages positioned behind a low hedge are similar in detail with large 3 light casement windows, arched heads and saw tooth eaves course. The cottage to the northern end of the terrace has been rendered and the window openings altered.



4.37 Plassey Court, formerly the Lion Inn is a substantial building to an L-shaped plan unique to the village. Its linear range of former outbuildings sits at right angles to the road.



Both structures have been converted into domestic use during the late 1980's. A break in the street frontage at this point marks where a group of buildings once stood beyond which is the early 20th Century property, The Rustics. Whilst this break in the building line leaves an area of un-used space, it is now overlooked by the early 20th Century cottage, the Rustics, that displays many characteristics of village architecture including segmental arched window heads, multi-paned casements and brick elevations.

4.38 This location provides a pleasant view of the 18th Century cottages which line the remainder of the road as it gently curves back into the village centre. They are all of 2 storeys but ridge heights vary. All are constructed of brick but their frontages have been painted white. Walnut House, formerly the New Inn, is a substantial property with tall 4 paned sash windows and segmental arched heads and central pitched canopy above a boarded door. Adjacent is Rose Cottage, a much smaller building with 4 small windows and an

offset door. At this point, a pair of 20th Century brick dwellings is set back from the road. They cannot be seen on the main approach into the village, thus an uninterrupted view of the historic street frontage is provided.

4.39 The former smithy can be clearly distinguished by the large cart door to the left side of the property. The building has a replacement shop-front, multi-paned windows and an offset door under a pitched canopy. Adjacent is a lower 2 storey cottage with 2 pairs of windows at each floor and offset door with door-case. The final pair of cottages before the Presbyterian Church is 2 storey with wedge lintels, sills pitched canopies over plank doors and irregular window openings.



4.40 The Presbyterian Church is an attractive building which sits comfortably within the street-scene. Only its front elevation is fully visible and its height and scale is in keeping with its neighboring properties so that it becomes a complimentary rather than a dominating feature of the streetscape. It is of red brick with sandstone dressings and has a symmetrical frontage with small projecting central porch and elegant stone mullioned windows.



4.41 The Surgery occupies the final pair of cottages on the Road at its junction with High Street. They are of early 19th Century date of brick construction but with a modern concrete tiled roof. Windows are 3 light multi-paned casements under arched heads. The corner of the building onto High Street has a curved wall to allow for horse and carts turning.





5 Summary of Negative Features

5.1 A number of factors have been identified as causing detriment to the visual quality and character of the area. These include:

Loss of Architectural Detail

5.2 The rendering of brickwork facades has in some instances obscured architectural features of the façade and as such destroyed the original design intention. The replacement of original windows and doors with modern and inappropriately detailed alternatives and the replacement of slate roofs with heavier concrete tile substitutes are just some examples of the small changes which are gradually eroding the special character of the area.





Part 2 Management Plan

6.1

GENERAL PROPOSALS FOR PRESERVATION AND ENHANCEMENT

| GENERAL PROPOSALS FOR PRESERVATION AND ENHANCEMENT | |
|--|--|
| PROPOSALS FOR PRESERVATION AND ENHANCEMENT | |
| Reinstatement of lost features | Traditional architectural details and local materials are important and should be retained, repaired or reinstated where lost. The Article 4(2) Direction will ensure that existing original and traditional details are protected and where necessary sensitively replaced in the future. The implications of the Article 4(2) Direction are further explained in section 8.0 of this document. |
| Archaeology | Archaeological mitigation may be required in response to development proposals within the historic core. Early consultation with the Clwyd-Powys Archaeological Trust in relation to any proposed new dwelling or extension is encouraged to prevent delay at the application submission stage. |
| Highway Improvements | Highway works should be designed in accordance with guidelines as set out in Section 7.0 of this document. |
| Trees | Trees which are considered to make a significant contribution to the character and appearance of the area have been identified on Figures 4 and 5 of this document. The unnecessary removal or works that may be considered detrimental will be resisted. Where removal is essential then an appropriate replanting scheme will be encouraged. |
| Street Clutter | An Audit of road signage, markings and street furniture will be undertaken during late 2010/2011 to assess the number of unnecessary elements as well as those that are detrimental to the setting of important buildings and the street-scene in general. |
| New Development | Development must respect the scale, design, proportions and materials of surrounding architecture to strengthen the cohesion of the street. It is crucial that the scale and diversity of the surrounding architecture is respected and that an imaginative and high-quality design is employed to reinforce the cohesion of the street and give continuity to the scale, rhythm and rich detailing of the architecture of the existing streetscape. |



7 Design Guidance

7.1 The character of the individual buildings and street elevations, which together form the Conservation Area, derives from a number of factors, to which the following design guidance relates. Within these parameters there is scope for high quality architectural invention, provided that this is sympathetic to the existing character in terms of the following:

Scale

7.2 Restoration and re-development must respect traditional plot widths and avoid massive repetitive and unrelieved facades, which typify so many modern designs.



Proportion

7.3 Older building styles followed traditional systems of proportion. In most of the buildings within the Conservation Area, the relationship between windows, doors, floor heights and the relationship of solid to void (the extent of wall area in relation to the number and size of window or door openings) in the design of elevations is crucial. Traditional proportions should be emulated in new development.



Building Line

7.4 Frontage development must conform to the historic street pattern.

Roofs

7.5 The roof line is nearly always a dominant feature of a building and retention of the original shape, pitch, verge and eaves detail and



ornamentation is essential. Heights and shapes of roofs are important; flat roofs are alien to local tradition and generally unacceptable. Chimney-stacks are important features of the roof-scape and should be retained even if no longer required. Where roofing materials are to be replaced they should match the colour, size and texture of the original. Roofs should be roofed or re-roofed in traditional materials on a like for like basis where historically appropriate. If ventilation is required, this should be achieved by inconspicuous means. Under eaves ventilation would be acceptable, but visible roof vents would not.

External Walls

7.6 Any alteration or repair to external walls must respect the existing building materials and match them in texture, quality and colour. Every effort should be made to retain or re-use facing brickwork or stonework, which should not normally be rendered, pebble-dashed or painted. Re-pointing must be carried out with a mortar to match the existing in colour, type and texture and historically would have consisted of lime and sand. Hard, modern cement mortars prevent the evaporation of moisture through the



joints, which is instead drawn through the next softest material, the masonry itself thus damaging both the appearance and the structure of the building. Original render must not be stripped off to expose rubble stone, brick or timber-framed walls, which were not intended to be exposed. Traditionally, render finishes were lime-based. More modern, hard cement renders prevent the evaporation of moisture, which can accumulate between the wall and the render causing damp internally. When appropriate, hard cement renders should be replaced with a lime alternative.

Rainwater Goods

7.7 Cast iron rainwater goods should be repaired or replaced as required on a like for like basis. Plastic guttering is not appropriate to Listed Buildings and buildings in Conservation Areas. It is not historically correct, and it does not enhance a building's character. Cast iron guttering can last for a lifetime, if properly maintained, repaired and installed.



Windows

7.8 These are important features and must be correctly proportioned, well related to each other and adjoining buildings and should respect the existing openings. Any repair or replacement must always match the original, however, retention must always be the first consideration. This includes not only structural elements of the window but also historic glass and original window furniture. Particularly important is the method of opening, the set back within the reveal and the sections of glazing bars. The thickness and moulding of glazing bars, the size and arrangement of panes are vital elements in determining appropriate replacement windows, which respect the age of a building. Replacement of timber or iron windows in a uPVC alternative, no matter what the pattern is unacceptable. All windows must have a traditional painted finish rather than a modern stained alternative.



Doors

7.9 Original door-cases, doors and door furniture should be retained wherever possible. Replacements must match the original in proportion, style and materials and must have a painted finish. Details such as panelling and fanlights are vital elements in determining appropriate replacement door types, which respect the age of a building. Porches should be designed within the overall context and architectural style of the building and in reference to any appropriate nearby styles. They should not dominate the front elevation.



Ornamental Features

7.10 Features such as terracotta mouldings, figures, inscriptions, railings, entablature features and decorative ironwork etc. must be retained wherever possible as character features of the building and the Conservation Area in general.



Boundary Treatment

7.11 The removal or alteration of boundary walls will not be viewed favorably. Repair should be carried out using identical materials and in the same style or bond and missing copings replaced to match the existing. The use of a hard cement mortar to re-point joints is unacceptable, as it increases the rate of deterioration of sandstone in particular.



Surfaces

7.12 The overuse of insensitive macadam finishes should be avoided and the opportunity taken to lay traditional, natural materials preferably local in origin, their colour, texture and pattern in sympathy with the character of the area and sensitive to adjacent buildings.



Highway Works

7.13 Redundant or unnecessary street furniture such as signs, bins or poles should be removed to reduce the effects of street clutter.



Any historic features such as street signs must be retained and any new items such as bollards, street-lighting and sign-posts etc must be carefully integrated within the streetscape relating well to adjacent buildings and the area as a whole. The number and size of road signs must be kept to a minimum and only illuminated where essential. Backing plates should be grey or black, luminous yellow must be avoided. Where road lines are essential they must be of a restricted width within the Conservation Area.

Micro Energy Generation

7.14 Whilst the use of micro energy generation systems is to be encouraged, they will not be accepted where equipment is fixed to building frontages or main or visible elevations where they would have a negative visual impact upon the Conservation Area or where the fabric or setting of a Listed Building is detrimentally affected.



8 Conservation Area Controls

Special Controls

8.1 In order to protect the special environment, stricter controls exist within the Conservation Area. These are not intended as a hindrance to change, but as positive management to safeguard the character of the area as a whole. These include:

- Additional powers of control to dwelling houses for extensions, roof extensions and alterations, cladding, garages and satellite dish location.
- Most works involving total demolition require Conservation Area Consent. Consent for demolition will not normally be granted until it is known what form redevelopment will take.
- Work to trees requires six weeks notice to be given to the Council.

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

Article 4(2) Direction

8.2 Small-scale and piecemeal change can cause the greatest damage to the character and appearance of a conservation area. The replacement of traditional materials with inappropriate alternatives or the removal of original features may seem to have insignificant effect but it is the cumulative effect of these small alterations that gradually erodes the special character of an area. Such changes are normally not controlled as they are considered 'Permitted Development' under the

Planning (General Permitted Development) Order 1995.

As a result of the Article 4(2) Direction, additional controls apply, as such Planning Permission is also required for the following alterations:

- The enlargement of dwelling houses including the erection of structures or laying of hard surfaces within their curtilages
- Change of materials to external walls of dwelling houses including external doors, windows, window frames, rainwater goods and other external items and painting of those items (other than re-painting in the same colour)
- Any other alterations to the fenestration and external doors of dwelling houses
- Any other alterations to the roofs including chimneys of dwelling houses (including provision of rooflights)
- Installation of satellite antennae on dwelling houses or within their curtilages
- Alterations to, or the demolition of, boundary walls or other means of enclosure, insofar as the development would front onto a highway, waterway or open space.

Making an Application for Works Controlled under an Article 4(2) Direction

8.3 It is always advisable to discuss your proposals with the Council's Planning Department prior to submitting an application. In planning alterations to your dwelling every effort should be made to retain

original features and materials. Where possible features such as original windows should be repaired and only where this is no longer possible should they be replaced and then on a like for like basis only. The re-instatement of lost features is to be encouraged based on accurate historical evidence. The replacement of traditional materials with modern is unlikely to be acceptable, in particular the replacement of traditional timber windows with a PVCu alternative.

There is no fee for applications required solely as a result of the Article 4(2) Direction.

Listed Buildings

8.4 A Listed Building is a building that is considered to be of 'special architectural or historic interest' and as such requires special protection. Once listed, a building is protected under the Planning (Listed Buildings and Conservation Areas) Act 1990. The Listing protects the building both externally and internally irrespective of the reason for listing as well as any object or structure fixed to the building or any object or structure within the 'curtilage' of the building, which has existed since before 1st July 1948. This is to ensure that the special character of both the building and its setting are protected.

Where works are proposed to a Listed Building, it is always advisable to check with the Council's Planning Authority whether Listed Building Consent is required. In any works proposed, special regard must be given to the desirability of preserving the building, its setting and special features of interest.

In considering any works to a Listed Building the principle objective must be to retain all original features and fabric of the building wherever possible. Listed Building Consent is required for the demolition of a listed building or for alteration, which would affect the building's character, integrity or special interest. This could include changing windows and doors, changing roofing materials, painting brickwork, moving or removing internal walls or plasterwork, fireplaces, floorboards or staircases. Like for like repairs may not need consent but it is always advisable to check prior to undertaking any works.

Commercial Buildings

8.5 Properties in commercial use do not have Permitted Development Rights under the Town and Country Planning (General Permitted Development) Order 1995. Therefore the only works that may be carried out without Planning Permission are works of repair and maintenance and internal alterations, provided the building is not a Listed Building.





9 Sources of Funding

A fundamental principle of all grant schemes is that grant cannot be offered after the work has been started. All grants are discretionary and rates may vary. Early consultation with possible providers is essential.

Cadw: Welsh Historic Monuments

Cadw is the principal public agency offering grant aid for historic buildings in Wales. The key grant schemes summarise as:

Historic Buildings Grant

For the repair and restoration of historic fabric of building's of 'outstanding' architectural or historic interest. Grants are normally paid in instalments or on completion of the work. The percentage of the total eligible cost of repair payable through grant aid is dependent on the building type, for example:

| | |
|-----------------------|-----|
| Religious | 50% |
| Trusts and Charities | 40% |
| Domestic/Private | 30% |
| Commercial/Industrial | 30% |
| Public | 30% |

Conditions of the grant may require a specialist to design, specify and oversee the works and to allow a degree of public access to the property once works are completed. The owner must also ensure that the property is kept in good condition and take out and maintain adequate insurance cover for the property.

Conservation Areas Grant

For works to the external structure or appearance of historic buildings, which significantly enhance a Conservation Area. Grants are again paid by instalments or on completion of the work based on the following rates:

| | |
|-----------------------|-----|
| Religious | 40% |
| Trusts and Charities | 30% |
| Domestic/Private | 25% |
| Commercial/Industrial | 25% |
| Public | 25% |

Similar to the Historic Building Grant, conditions may require a specialist to design, specify and oversee the works. The owner must also ensure that the property is kept in good condition and take out and maintain adequate insurance cover for the property.

Appendix 1 Listed Buildings

| Building | Grade |
|-------------------------------|--|
| Bangor Bridge | I (SAM) <i>(Scheduled Ancient Monument)</i> |
| Church of St Dunawd | II* |
| The Stableyard, High Street | II |
| War Memorial, High Street | II |
| Old Bridge House, High Street | II |

Appendix 2

Conservation Policy Guidance

| Main Legislation | National Policy Guidance | Local Policy |
|--|---|---|
| Town and Country Planning Plan Act 1990 | Planning Policy Wales | Wrexham Unitary Development (LDP in preparation 2009) |
| Planning (Listed Buildings and Conservation Areas) Act 1990 | Welsh Office Circular 61/96: Planning and the Historic Environment: Historic Buildings and Conservation Areas | Local Planning Guidance Note 4: Conservation Areas |
| Ancient Monuments and Archaeological Areas Act 1979 | Welsh Office Circular 1/98: Planning and the Historic Environment: Directions by the Secretary of State for Wales | Local Planning Guidance Note 30: Design: A Guide for Developers and Architects when Designing Residential Developments |
| Town & Country Planning (General Permitted Development) Order 1995 | Technical Advice Note 12: Design | Local Planning Guidance Note 12: Shopfronts |
| | Welsh Office Circular 60/96: Planning and the Historic Environment: Archaeology | |

Appendix 3

Glossary of Architectural Terms

| | |
|---------------|--|
| Ashlar | Cut stone worked to even faced, used on the front of a building |
| Brace | Subsidiary timber set diagonally to strengthen a timber-frame |
| Canopy | Projection or hood |
| Canted Bay | A projecting semi-octagonal window |
| Casement | A window where the opening lights are hung on hinges |
| Cill | Structural member consisting of a continuous horizontal timber forming the lowest member of a framework or supporting structure |
| Console | Ornamented bracket displaying a curved outline |
| Coping | The top course of a wall, parapet or chimney |
| Coracle | Small round boat made by covering a wicker frame with waterproof material |
| Corbel | Projecting piece of timber, stone or brick supporting an overhanging structure, such as an arch or balcony |
| Cornice | Moulded ledge, projecting along the top of a building. Also a decorative moulding in the angle between a wall and ceiling |
| Dentil | Small cubic projections under the roof line |
| Dormer | A window projecting from a roof |
| Eaves | The lower, overhanging section of a pitched roof |
| Façade | The front of a building |
| Fenestration | The arrangement of windows in a building |
| Finial | A decorative piece to finish off a building element, commonly used on railings and roofs |
| Flemish Bond | Method of brick laying consisting of alternating headers and stretchers along each course with the headers centred on the stretchers above and below |
| Foliated | Decorated or carved with leaves |
| Gable | Area of wall, often triangular, at the end of a pitched roof |
| Gablet | A small gable |
| Gothic | Period of medieval architecture characterised by the use of the pointed arch |
| Jetty | The projection of an upper storey beyond the storey below |
| Keystone | Central stone in an arch or vault |
| Lintel | Horizontal beam used as a finishing piece over a door or window |
| Lychgate | A roofed wooden gateway at the entrance to a churchyard for the reception of a coffin |
| Mullion | A vertical bar dividing a window |
| Nave | The main body of a church |
| Nogging | Timber framing in which the spaces between are filled with brickwork |
| Perpendicular | Historical division of English Gothic of the period 1335-50. The name is derived from the upright tracery panels |
| Plinth | Projecting courses at the foot of a wall or column |
| Polychromatic | Multi-coloured |
| Render | The plastering of a surface with plaster, stucco or another finish |
| Sash | A window which moves on vertical grooves, either with one frame fixed (single hung) or both moving (double hung) |
| Saw-Tooth | Shaped or arranged like the teeth of a saw |
| Stringcourse | Horizontal stone course or moulding projecting from the surface of the wall |
| Tracery | Delicately carved stonework usually seen gothic style windows |
| Transom | A horizontal bar dividing a window |
| Tripartite | Divided into or composed of 3 parts |

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Cadw Listing Descriptions

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Magazine of the Bangor-on-Dee Local History Society, Autumn 1987 and Autumn 1989

Violet Williams, Bangor-is-y-Coed

JS Howson and Alfred Rimmer, 1892, Republished 1993, The River Dee: Its Aspect and History

www.bangor-on-dee.co.uk

www.wikipedia.org/wiki/bangor-on-dee

Useful Contacts

Institute of Historic Building Conservation - www.ihbc.org.uk

Cadw: Welsh Historic Monuments - www.cadw.wales.gov.uk

Royal Institute of British Architects - www.riba.org

The Society for the Protection of Ancient Buildings - www.spab.org.uk

Royal Institute of Chartered Surveyors - www.rics.org.uk

The Georgian Group - www.georgiangroup.org.uk

The Victorian Society - www.victorian-society.org.uk

Clwyd Powys Archaeological Trust - www.cpat.org.uk

The Royal Town Planning Institute - www.rtpi.org.uk