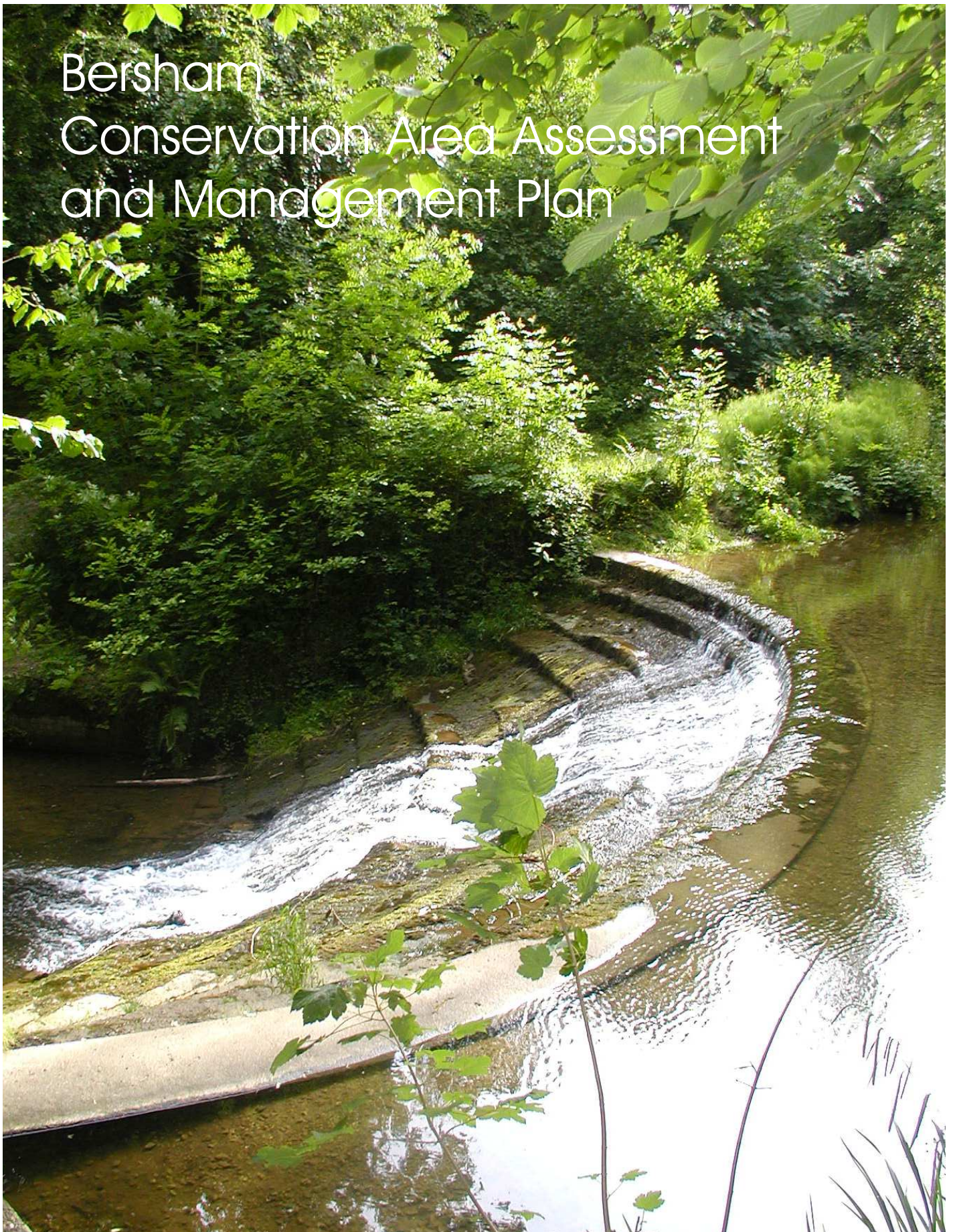


Bersham Conservation Area Assessment and Management Plan



Adopted December 2009

This document is available in Welsh

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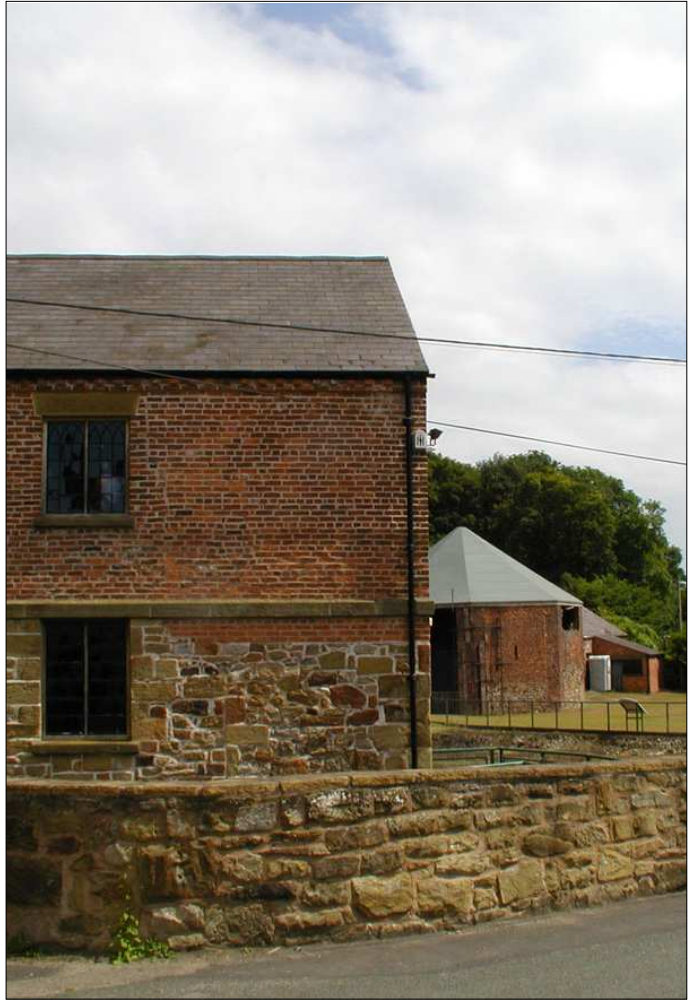
This document is available in welsh and in alternative formats on request. It is also available on the Council's website

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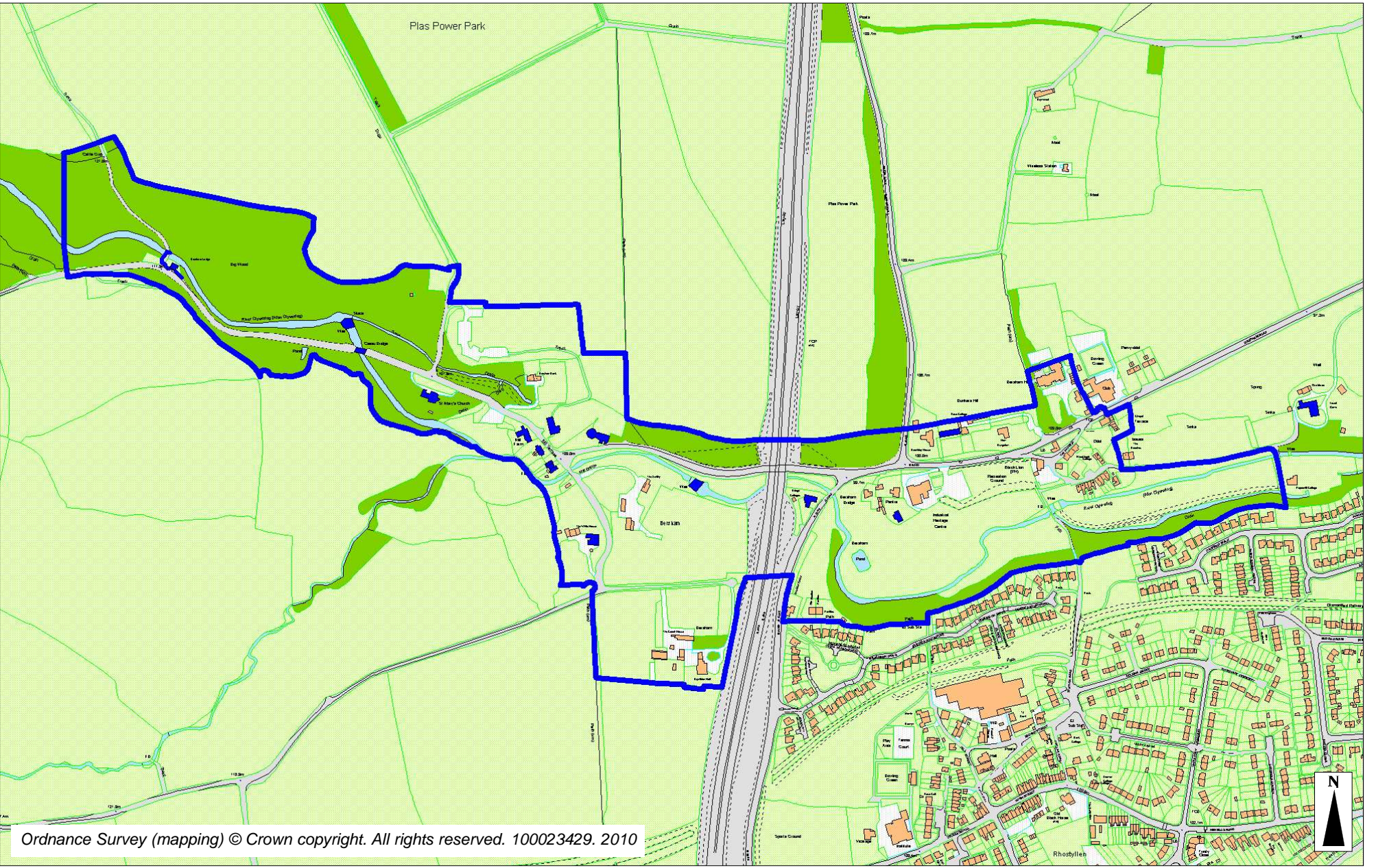
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Ariel View of Bersham Conservation Area



Part I Character Assessment



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Figure 1 - Berisham Conservation Area



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 a 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 the 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

Bersham 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 Bersham 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. Bersham Conservation Area was first designated in August 1975 and its boundary amended in 2003. This document is largely 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 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 Bersham Conservation Area is situated approximately 2.5 miles to the south west of Wrexham town centre and due north of the industrial settlement of Rhostyllen. The Conservation Area is located within the wooded part of the upper reaches of the Clywedog valley, which runs from Minera to Wrexham. The influences of both the iron-works and the nearby Plas Power Estate are evident in the development of the village, the architectural styles and features, which afford Bersham its unique character. The majority of the Conservation Area lies within the designated flood plain as identified by the Environment Agency.

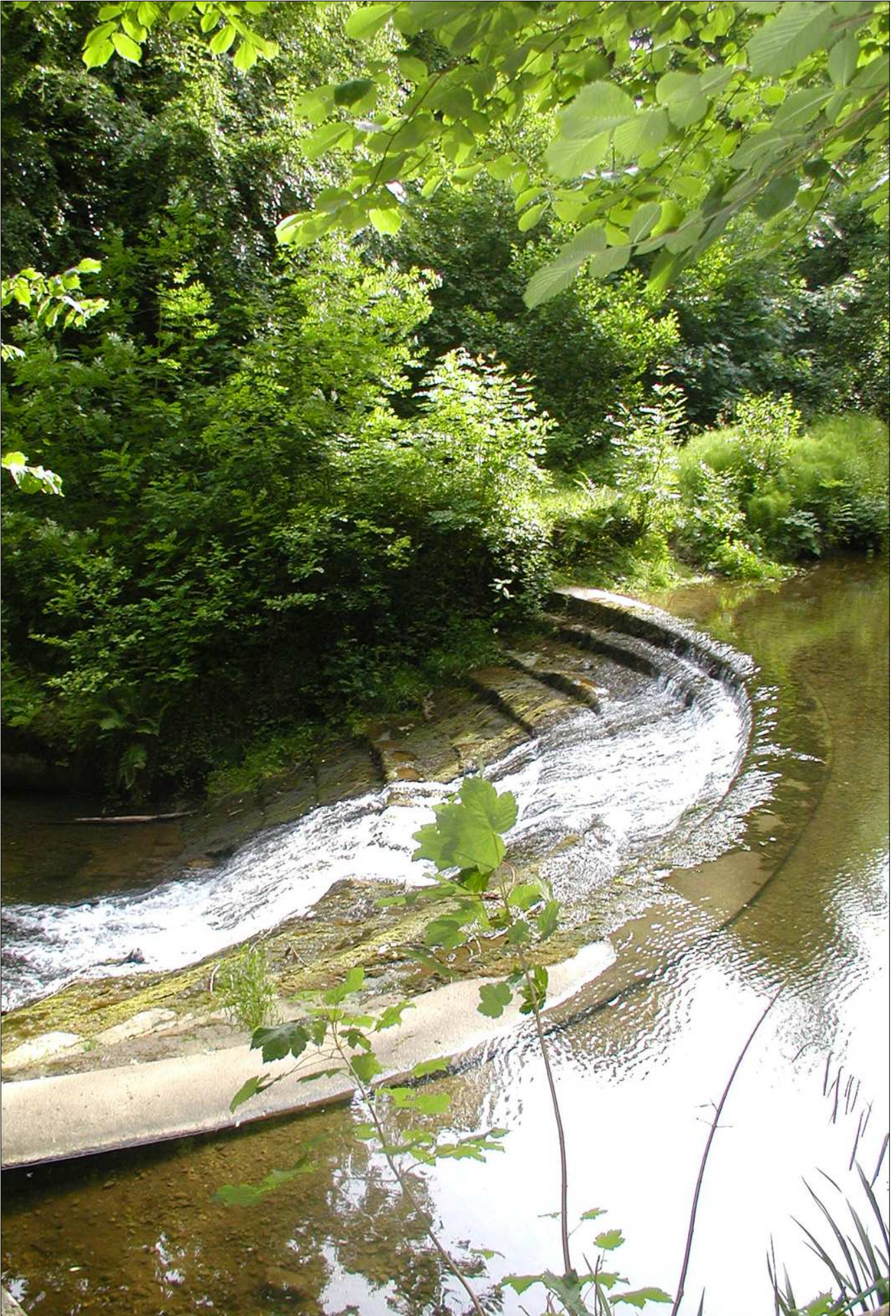
Geology

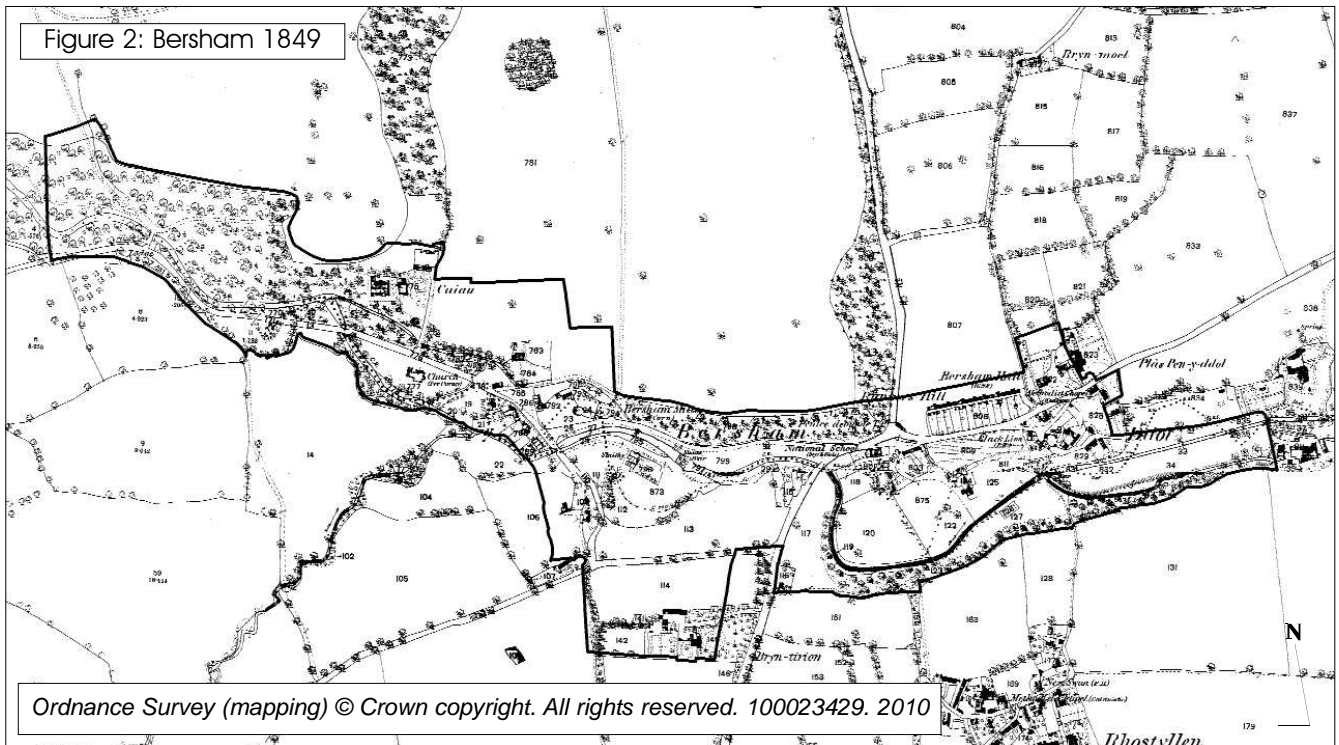
1.6 The geology of the area is a mix of Carboniferous coal deposits, sandstone and sand and gravel deposits. The lower Clywedog valley cuts through a terrace of sands and gravels known as the Wrexham Delta Terrace.

Consultation

1.7 The Community Councils, 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 October and November 2009 and included a public display in the Lambpit Street building reception and Bersham Parish Hall.

introduction





2 History and Development

Early History

2.1 Activity in the area can be traced to the Roman period when lead and other minerals were mined in the Esclusham and Minera Mountains. Offa's Dyke, constructed in the 8th century, located a little way to the west of the Conservation Area, provides evidence of the Anglo Saxon influence in the area. Built by King Offa of Mercia



between 757 and 795, the dyke marked the political frontier between Wales and Mercia and may have acted as a military defence. This section of the Dyke, which runs from North to South

Wales, is particularly well preserved. The ditch to the west side and bank to the east are clearly visible.

2.2 Anglo-Saxon influence is also seen in local place names. 'Bers' is a common name for a township and still exists in the names of local farms. It is also an English personal name with strong links to Cheshire. 'Ham' is an English word meaning settlement or manor. 'Esclus' is possibly an English corruption of the Welsh 'Ystlys' meaning side or flank, referring to its position on a hillside.

2.3 In medieval times Bersham formed part of the manor of Esclusham. This was later separated into Esclusham above the dyke and Esclusham below the dyke. Bersham then became its own separate township within the parish of

Wrexham. It covered a much larger area than today, extending to Adwy'r Clawdd, Nant, Penygelli and Coedpoeth. Bersham village itself was formed from two adjacent groups of cottages known as Pentre Dybenni and Dol Cuhelynn.

Ironworks

2.4 By the 17th century there was evidence of the existence of several iron furnaces and foundries along the Clywedog Valley. Bersham occupied an ideal location, lying in a central position between the thriving ports of Liverpool and Chester, the mineral deposits of North Wales and the rich markets of central England. The topography of the riverbank at Bersham was ideal for iron production, the natural cliff formation allowing furnaces to be charged from the top and the molten metal to run off below at road level. The fast flowing River Clywedog provided a power supply to drive the water wheels and the surrounding countryside held plentiful supplies of wood to be used as fuel, as names such as Coedpoeth meaning 'Hot Wood' attest to.



2.5 Bersham's history and layout is closely tied to the various ironworks which have existed there since the 17th century. In 1774 John Wilkinson patented a highly successful machine for precision boring of cannon. In 1775 the distinctive octagonal building was built as a cannon foundry with 4 furnaces to cope with the increased demand for guns and cannon. Also in 1775 Wilkinson adapted the boring machine to bore cylinders for the Boulton and Watt steam engine.



2.6 To supply power to turn the water wheels in his foundries Isaac Wilkinson (the father of John Wilkinson) diverted the course of the River Clywedog in 1763 and built a number of weirs along its length. The leats taken from the Caeau and East weirs are now dry but their banks are still visible in Plas Power Woods and the meadow leading to Papermill Cottage, formerly Turkey Mills.



2.7 The many international conflicts of the latter half of the



photo courtesy of a Brymbo Steelworks employee

18th century, in particular the American War of Independence, ensured a strong demand for cannon which meant the works were extremely prosperous between 1777 and 1795. The physical constraints of

the Bershram site and increased competition from rival iron works contributed to the decline of the site. John Wilkinson turned his attention to his new site in Brymbo, acquired in 1792, until finally the foundry in Bershram closed in 1812.

The Paper and Corn Mills

2.8 Bershram retained some industry after the decline of the ironworks; principally paper and corn mills which re-used redundant ironwork buildings. Two paper mills were located in the village during the 19th century to meet demand for paper which had increased due to the number of printers and publishers located in Wrexham.

2.9 The blast furnace on the west site of the village was converted to a corn mill in 1829 and worked until 1933. It still contains a cast iron water wheel.

2.10 Esclusham Mill or Middle Mill, later known as the Turkey Mill, is located just outside the Conservation Area to the East. It became famous for supplying high quality paper to prestigious customers. It was the first paper mill in Bershram built in 1801 by Edward Bozeley, who came to control all three Bershram mills. Laurel Grove, now a listed building, was built at the same time for Bozeley to live in. Its location close to the works enabled Bozeley to supervise the mill 24 hours a day.

2.11 Bershram Paper Mill or Top Mill was established in 1818 on the site of the East Ironworks and used the same waterwheel as the ironworks. The mill underwent many alterations and excavations show that a new mill was built about 1823. In 1829 this mill was sold to Thomas Fitzhugh of Plas Power. The 1850's saw fluctuating fortunes for Bershram Mill, from no activity in 1851, to a return to production in 1856 to being used for the auction of straw and crops in 1859. A final attempt to run a paper mill was made in 1863 when the Bershram Paper Company was set up. Disputes over the validity of the lease, increasing competition and a decline in trade meant the company was dissolved in 1866. The disused buildings were pulled down in 1869 by Thomas Fitzhugh.

The School

2.12 The Bershram Mill site was redeveloped to build the Bershram Boys National School, designed by William Turner of Wrexham in 1876, which later became the Bershram Junior Mixed County





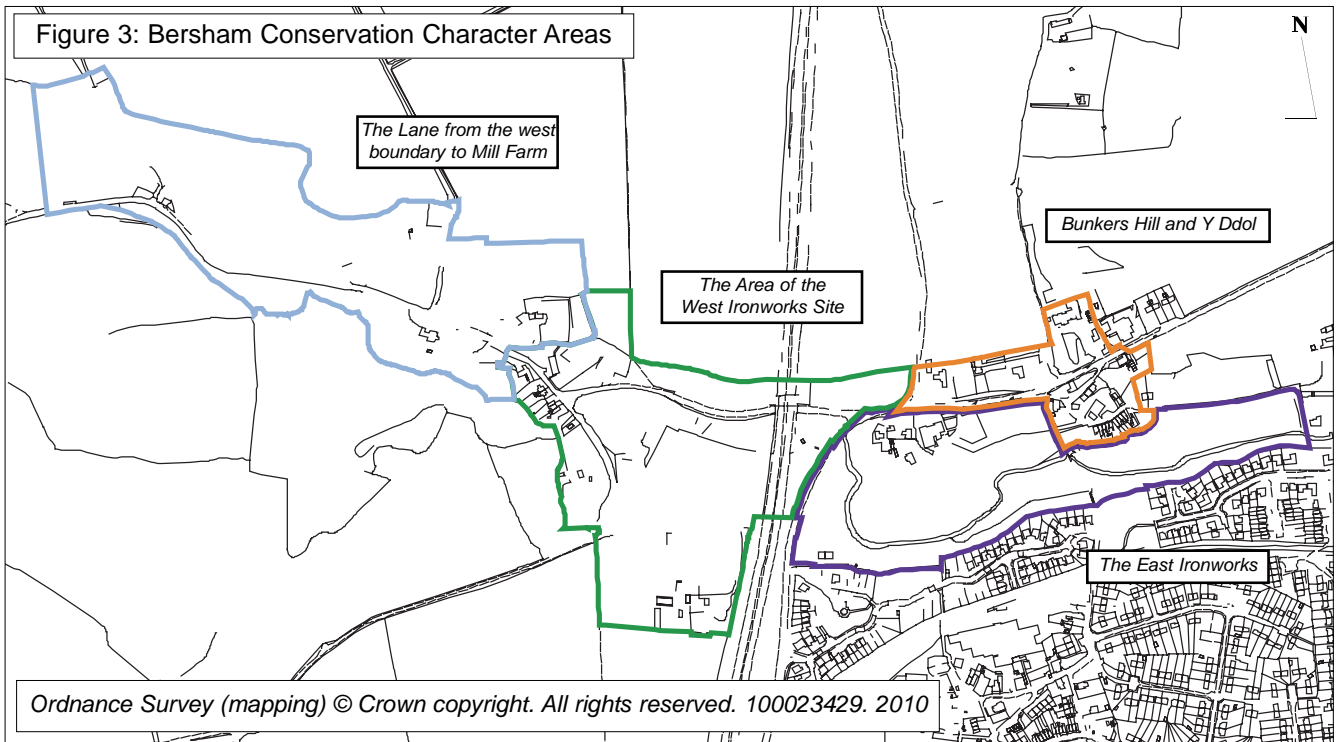
Primary School and eventually closed in 1961. The girls' school fell into disrepair and was demolished, whilst the boys' school was converted in the early 1980's for its present use as a Heritage Centre.

The Plas Power Estate

2.13 Plas Power Park lies directly to the north of the Conservation Area. The estate dates back to the middle of the 15th century when it was owned by Robert Bellot. In the 17th century the Power family inherited the estate and changed the name to Plas Power. By 1747 it belonged to William Lloyd who, in that same year, demolished the original house and replaced it with a typically Georgian square mansion of red brick with stone dressings. He also decided to enclose the parkland with a massive stone wall.

The wall still exists today and is a very strong characteristic of the area. William Lloyds' daughter, Mary Fitzhugh inherited the estate, which was subsequently left to her son Thomas Lloyd Fitzhugh who, in 1858, enlarged and remodelled the house under the direction of the architect John Gibson. Around 1860 they also remodelled the distinctive South Gate lodge and built the bridge and the distinctive estate cottages of Mill Terrace. The Gate lodge and Mill cottages are extremely picturesque and display the decorative bargeboards and diamond lattice windows, which identify them as once belonging to Plas Power Estate. St Mary's Church, Grade II*, also known as Plas Power Chapel, was built by Thomas Fitzhugh in 1875, the tower was added later in 1893 in memory of Captain Godfrey Fitzhugh.





3 Summary of Special Character

3.1 The special character of the area has been greatly influenced by the valley landscape setting and the historical and architectural association with John Wilkinson's ironworks and the Plas Power Estate. A number of factors contribute to the special character of the area and these are now outlined below:

The Iron work buildings and sites

3.2 The remains of Wilkinson's Ironworks are an important link with the area's industrial past. The old blast furnace, now known as The Mill, and the octagonal foundry, are both particular landmark buildings, built of hand made bricks in contrast to other structures in the area.



The numerous bridges and remains of the river weirs, sluice gates and leats

3.3 The weirs situated at various points along the River Clywedog contribute greatly to the character and distinctiveness of the area. The differing styles and varying materials used in the construction of the bridges and weirs



contribute to the visual diversity of the area and assist in the integration of the built with the natural environment.

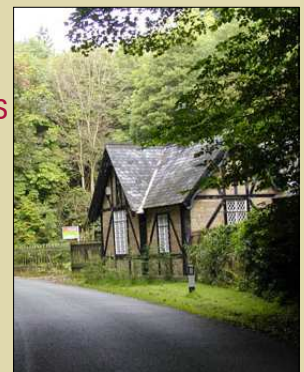
The wooded valley sides and banks of the River Clywedog

3.4 Plas Power Wood is a striking landscape feature that dominates the upper part of the Conservation Area. It gives the site a feeling of enclosure and contributes to the setting of a number of buildings. It is a designated wildlife site that contains ancient woodland managed by the Woodland Trust. The Clywedog Trail runs through the wood, along the path of Wilkinson's wagon way, originally used to transport raw materials to the works form the mines in Minera.



The strong architectural influence of the Plas Power Estate

3.5 Bersham Lodge, St Mary's Church, and the Estate Cottages are landmark buildings creating a strong sense of place and identity. The distinctive "Estate



summary of special character

architecture" style, comprising sandstone walling, slate roofing, heavy cast iron latticed windows and carved decorative barge-boards, is characteristic of the influence of the Plas Power Estate.

Boundary details

3.6 Sandstone boundary walls of various types with differing capping styles are a common and



distinctive feature of the Conservation Area. In particular, the high boundary wall to the Plas Power Estate dominates long stretches of the roadside. Elsewhere the walls are lower in

height creating a more open feel. There is a long stretch of historic cast iron park railings along the roadside from Bersham Lodge to the entrance to Bersham Bank. The heavily decorated railings and gates surrounding Bersham Lodge are particularly good examples.

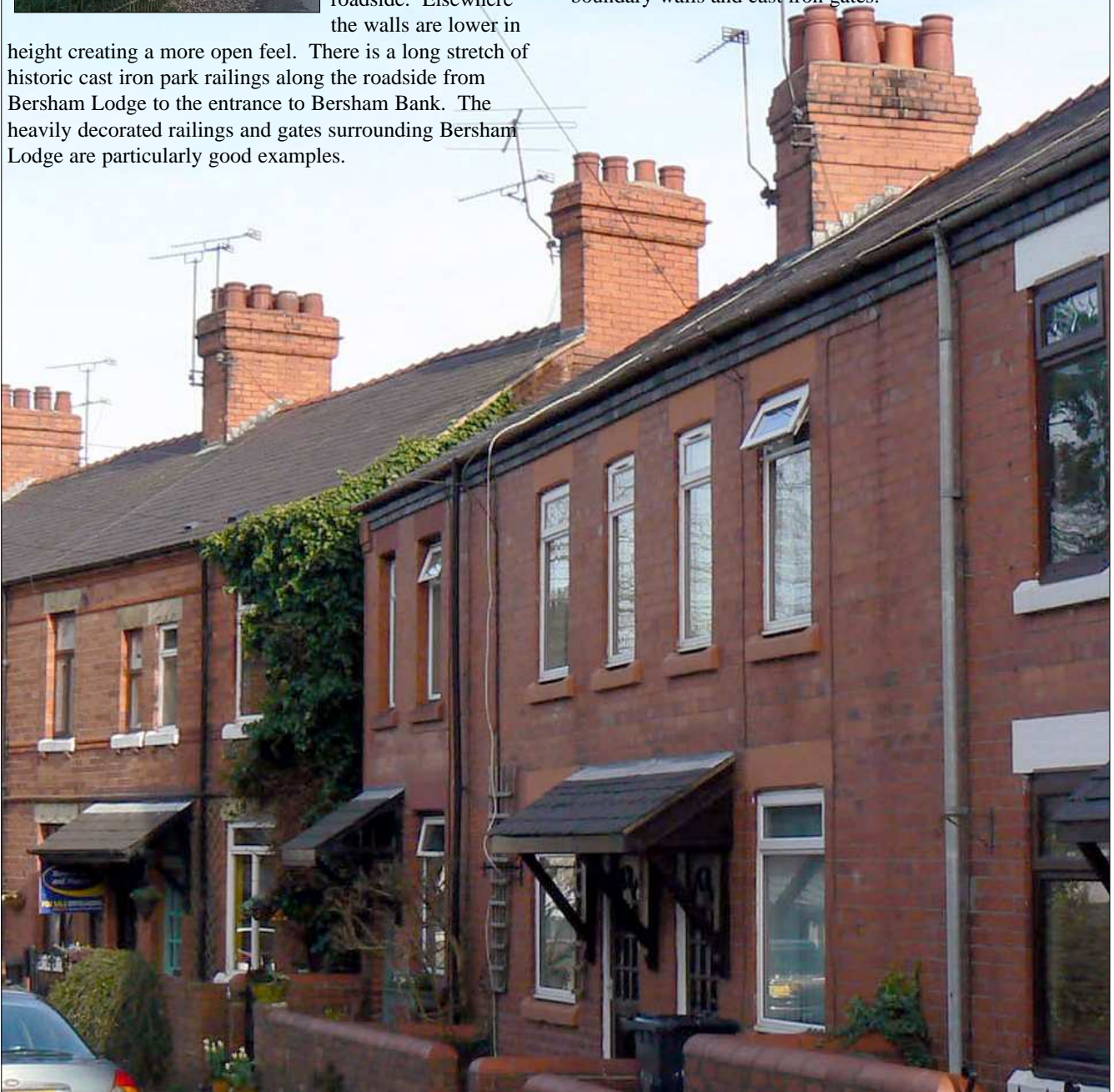
In some places, stone boundary walls are softened by natural vegetation with hedges, grass verges and the absence of pavements and kerbs creating a distinctly rural feel. The hedging consists of a variety of mixed indigenous species including hawthorn, holly, hazel, yew and sycamore. In the Ddôl area, Ruabon red engineering brick walls and cast iron railings and gates take precedence.

The historic place, street and house names

3.7 Various historic place names have survived (e.g. Bunkers Hill, Ballistics Bank, The Smithy, Pentre Dybenni and Y Ddôl).

Y Ddôl

3.8 A compact area of high-density building set into the steep valley side close to the river, creating a sense of compactness. Very characteristic of the 19th and 20th century style industrial housing using terraces, semi-engineering red brick, slate roofs with red ridge tiles, brick boundary walls and cast iron gates.





4 Character Areas

The Lane from the west boundary to Mill Farm

4.1 The Conservation Area can be sub-divided into 4 distinct character areas as described below:

The Lane from the west boundary to Mill Farm

4.2 The overall character of this part of the Conservation Area is rural, with Plas Power wood and the River Clywedog being important landscape features. The valley sides and the dense woods on the north side and hedges and trees to the south create a very

strong sense of enclosure and shadow. As a consequence, there are no vistas or glimpses of distant hills, surrounding countryside or the adjacent Plas Power Estate. The lane is narrow with grass verges and a cast iron park railing runs along the whole length on the northern side. The influence and wealth of the Plas Power Estate in the middle to late 19th century is evidenced in the architecture of this character area. At this time Thomas Fitzhugh was remodelling the Estate under the guidance of the architect John Gibson in an ornate gothic style. There are 5 buildings or structures in this area, all of which are listed and related to the Ironworks or



to the Estate. The dominant building materials are local sandstone and slate.

4.3 From the west the high sandstone wall that surrounds Plas Power is the dominant feature, running along the roadside and enclosing the wood beyond.

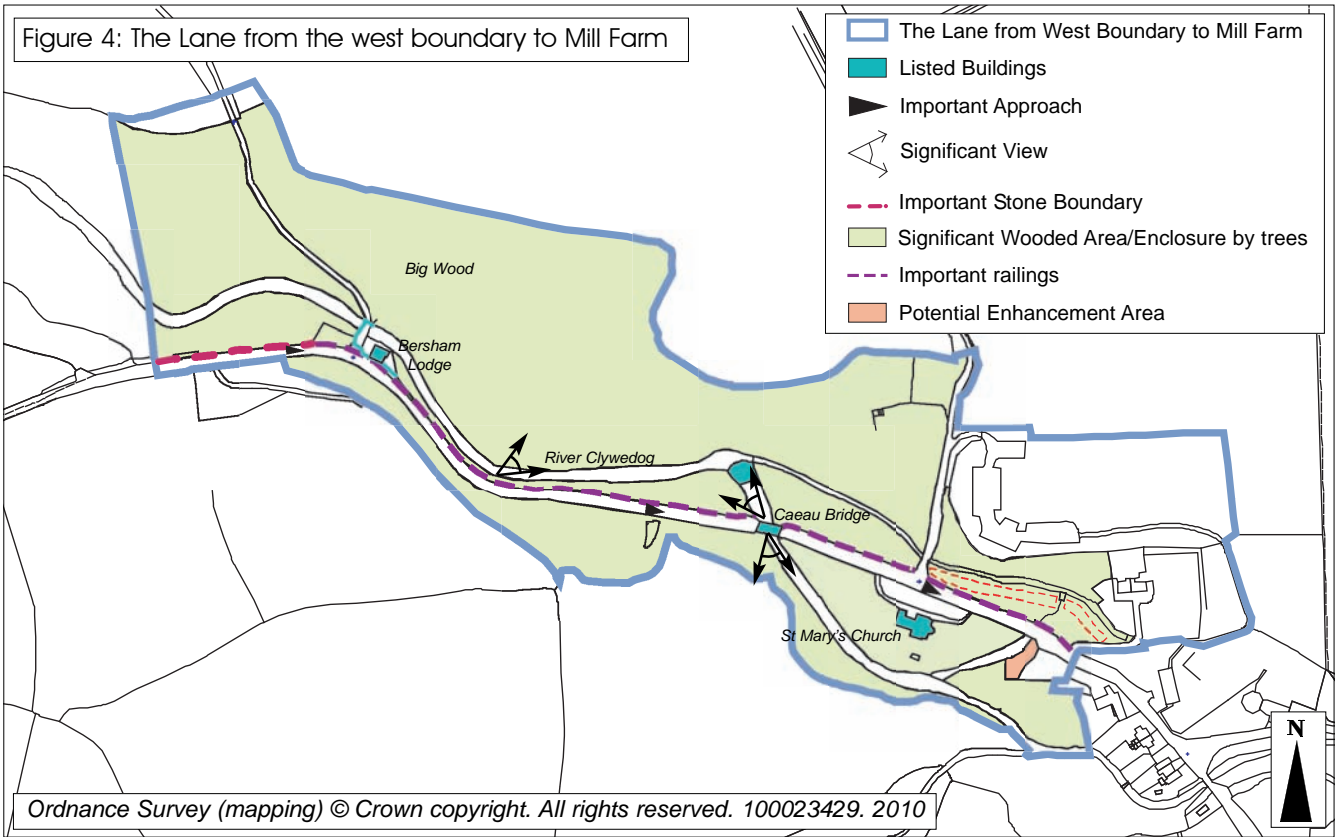
4.4 Further into the Conservation Area the valley becomes narrow and deep and the trees, hedges, and grass verges lining the roadside create a strong feeling of enclosure and a sense of arrival.

4.5 Bersham Lodge stands in a small clearing guarding the former southern entrance to the Plas Power Estate. The Lodge is listed grade II and has a date stone of 1833 but its character is largely derived from remodelling work in c1860. The diamond latticed windows and scalloped bargeboards are architectural features that appear regularly throughout the



Conservation Area and make this building instantly recognisable as an Estate cottage. The lodge is single storeyed, displaying tooled, coursed stonework characteristic of the earlier period while the

character areas



rustic detail and applied timber decoration appear to be the result of later remodelling. The roofing slates have been laid in a decorative fish scale pattern. The Lodge has group value with the heavy and decorative cast iron bridge, gates and railings that stand within its curtilage and contribute to its setting. These structures form part of the c1860 Estate remodelling work.



4.6 From here the road bends to follow the course of the river and then straightens up to allow an important view of the River Clywedog curving away on its course through the woods. The woods dominate the area and, together with the steep banks, hedges, overhanging trees and grass verges, create a strong rural character. Cast iron park railings run along the entire length of the lane from the Lodge to the entrance to Bersham Bank.



4.7 Further along the lane in a clearing there is the spectacular view from Caeau Bridge to Caeau weir in one direction

and down river in the other. The bridge is listed grade II, of mid to late 18th century date, single arched and of coursed, square rubble construction. Its parapet is formed from massive ashlar blocks, which may have been quarried at nearby Minera, stepped out at each end to form terminal piers.

4.8 The weir may have medieval origins but it was used extensively in the 18th century as part of the water power system for the west ironworks and then for Bersham corn mill. The sluice gate at top of the weir fed a leat, which served the Ironworks and corn mill. Although now dry, this can still be seen running alongside the path of the Clywedog trail. The ornamental steps were created some time between 1900 and 1911 perhaps to enhance its appearance as a feature within Plas Power Estate. The stonework is slightly curved on plan, with abutment walls of coursed and squared stone to either side. Just before the weir, a section of the Estate railings has been repaired and appear in stark contrast to those damaged railings immediately adjacent. The repaired section provides a strong and distinctive boundary and gives the appearance of



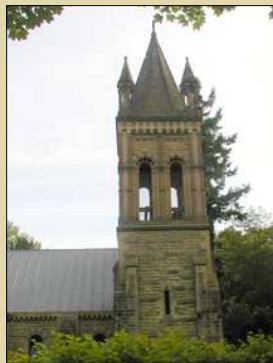
exclusion, order and formality as originally intended by the Estate in this otherwise rural setting.

4.9 Beyond the bridge the sense of enclosure continues until we reach the Church. The simple rural boundary to St Mary's Church belies the ornate and exotic influences of its design. Listed grade II*, it was designed by John Gibson

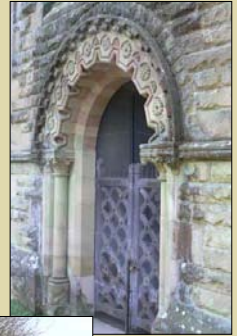


in 1875 for Thomas Fitzhugh, for the use of the Plas Power household and its dependants. The pews still bear the names of the other tenanted estate houses such as Bersham Bank, Bersham Smithy and Mill Farm whose

families worshipped here. The church is built in a Romanesque style, of rock faced rubble with the original zinc covering of the roof renewed in 2008. The chevron mouldings and two tone bands which surround window and door arches are particularly distinctive features. The tower was added in 1895, built in three stages and containing a bell chamber in the second stage, it is surmounted by pinnacles at the four corners and has a short octagonal spire at its centre.



Heavy wooden gates with open lattice work and cast iron bolts guard the entry to the Church, which is set in mature grounds with impressive specimen trees.



4.10 Beyond the Church the area starts to open up with the driveway to Bersham Bank to the north and the small parking area to the south.

4.11 Hidden in the trees in an elevated position overlooking the old Bersham



Ironworks are Bersham Bank Cottages. Believed to be of 18th century date, they have been remodelled and altered in the Victorian era and in more recent times. The pebble dashing in particular has altered their appearance, though the scalloped bargeboards herald their history as Estate cottages.



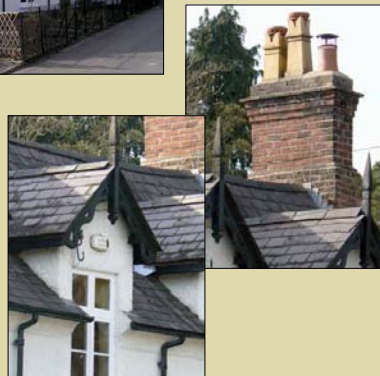


The Area of the West Ironworks Site

4.12 The overall character of this area is rural, but in contrast to the previous character area, it is much more open and expansive allowing the occasional glimpse of the countryside beyond. The Smithy set in its own open grounds and further up the hill above Ballistics Bank are paddocks with mature hedgerows. The main architectural character is derived from the group of buildings around the Mill farmhouse and the Old Foundry. Ranging in date from c 1775 to 1860 a period that saw the expansion and decline of Wilkinson's



Ironworks and the remodelling and expansion of Plas Power Estate. The architecture is a mixture of 18th century domestic and industrial and high Victorian gothic revival, using a mixture of building materials; sandstone, brick, and painted render.



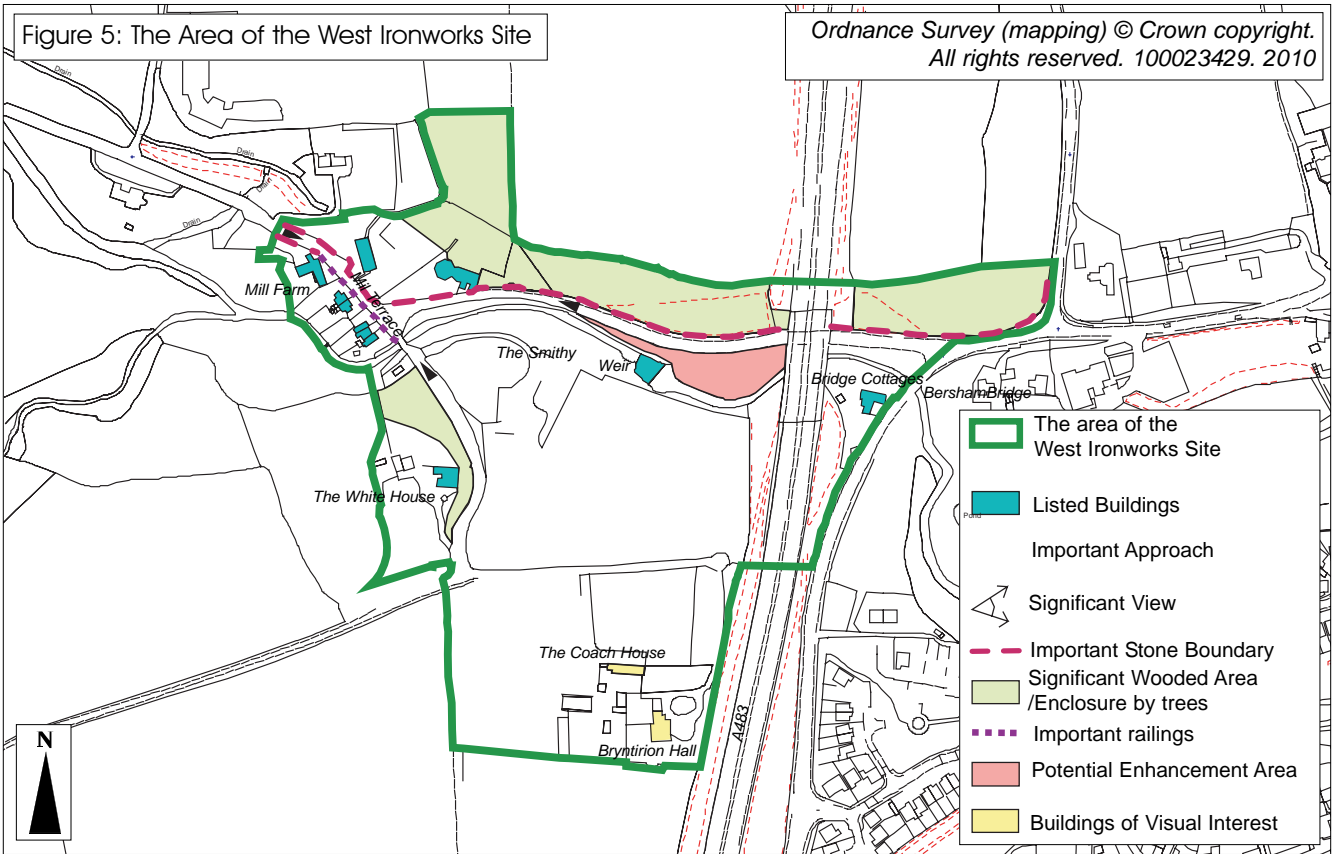
4.13 To the west, the western elevation of the grade II listed Mill forms a strong focal point, signifying a definite change in character from the unspoilt rural character of the lane to a built up area. The stone boundary walls of The Mill and Mill Farmhouse add to this effect. There is a strong contrast here between the mellow stone and brickwork of The Old Mill and the white painted render of Mill Farmhouse.



4.14 The site of the West Iron works has seen many changes and rebuilding phases over the centuries. Originally, in the 1780s the rectangular, two-storey Mill building was constructed as a blast furnace, the remains of which can be seen at the rear



of the building. Then in 1828, after the closure of the works it was converted into a corn mill. It has a lower storey built of stone with rough rubble quoins, which date to the 1780s, separated from a brick upper storey by an ashlar string-course. The west elevation has a dentilled eaves line with a five-window range, displaying decorative cast iron traceried glazing bars and rusticated stone lintels. These decorative details add a delicate character to the



building's solid elevations. The mill still contains a cast iron water wheel with gears and pinions and forms part of the Bersham Heritage Centre.



4.15 The immediately recognisable octagonal cannon foundry building and the building next to it known as the fettling shop also form part of

the old Bersham Ironworks. Both structures are listed grade II* and the former ironworks site is a Scheduled Ancient Monument. The eight-sided brick structure and pyramidal roof are landmark features. They were built in c1775 as part of the expansion of the site due to the increased demand for armaments after the outbreak of the American War of Independence. The unusual shape was designed to accommodate a pivotal crane, which could swivel through 360 degrees between the furnace and moulds.



4.16 On the opposite side of the road stands Mill Farm House and Mill Terrace cottages which together create a strong cohesive group and an important building line. Mill farmhouse was probably built

in the first half of the 18th century and was extended in the

late 18th century, probably to provide accommodation for the ironworks accounts office. A small projection designed to house a cast iron safe in which Wilkinson kept the copper, silver and leather tokens paid to his workers, can still be seen to the left of the extended farmhouse. The house was again extended and altered in the 19th century this work probably carried out by the Plas Power Estate. The slate roof has chimneys marking the gable ends of the original house, a design feature repeated in many buildings in the area. Windows are timber casements with dormers displaying fretted bargeboards and pendant finials. The entrance has a six-panelled door with scalloped barrel canopy, carried on decorative brackets. The late 18th century extension has a plank door and a two light casement window to the lower storey; an original upper storey six over six pane sash window survives, cutting through a raised stringcourse.



4.17 The railings to the front of the Farmhouse contribute to its setting and extend around the curtilages of Mill Terrace, forming a visually cohesive link between these buildings.

4.18 Mill Terrace is an extremely picturesque and prominent group of buildings, forming a focal point from the eastern approach. The terrace displays the distinctive design details of the Plas



Power Estate built of random squared rubble with diamond lattice windows and scalloped barge-boards.

4.19 Numbers 2 and 3 form a symmetrically planned pair with paired advanced central gables and entrances recessed in Gothic arched porches to either side. Each gable has a two light mullion and transom window to the ground floor and single transom light above.



4.20 No's 4, 5 and 6 are symmetrical in composition with advanced outer gables. No's 4 and 6 are entered from their



sides, their return gables having stone architraves and lean-to canopy porches. The entrance to No 5 is to the right of a narrow central bay. Windows are a combination of single,

dual and triple lights with latticed glazing.

4.21 The garden to the south of Number 6 Mill Terrace forms the riverbank. It has an open rural character uncluttered by walls and fences, allowing views to the small field behind.



4.22 The small Mill Bridge is probably of 19th century date, built of brick with a single arch. The railings on the bridge do not reflect its character nor do they blend in with the railings to Mill Terrace. From the bridge there are important views to the north taking in the Terrace, Mill Farmhouse and the Foundry site, with the end wall of the Mill being a strong focal



point. There is also an important view to the west from the bridge over the field and beyond giving a rare glimpse of Esclusham Mountain from within the Conservation Area.

4.23 The road over the bridge continues as a narrow lane rising as it heads southward. From this point onwards the lane is enclosed on both sides by a mature hedge. On the right the hedge is behind a low stone boundary wall belonging to The White House, whilst on the left there is a grass verge for the whole length of the lane which contributes to the intimate and unspoilt rural character.



4.24 The White House is shown on drawings of the area in 1780 by William Westaway Rowe and is known to have been occupied in 1829 by his son, who was an engineer in the Ironworks. It is now



shielded from roadside views by a very high hedge. Large sandstone blocks with brick infill on this boundary show the position of the original entrance to the house. The house is built of brick with roughcast render painted white under a slate roof with decorative ridge tiles. The hilltop position and the formal garden setting of the house reflect its status. An impressive sycamore tree stands at the entrance and the extent of the garden is defined by a striking row of mature trees, which includes yew and Austrian Pine. There is a row of outbuildings within the curtilage of the house, possibly the former coachhouse or stable, which has white painted walls and slate roofs and contributes to the setting of the house.

4.25 At the top of the lane a public footpath continues south and from this point there is a view of the former Bersham Colliery slagheap in nearby Rhostyllen. As an important part of the industrial history of the area, this is a significant view, which relates the village to its historic context.





4.26 Bryntirion Hall and its associated Coach House stand in an isolated position overlooking the valley. They are situated within an attractive open setting and within considerable curtilages. The lane has grass verges on both sides and mature hedges.



The area opposite the entrance to Bryntirion Hall allows fine views north over the Conservation Area, and in particular of The Smithy, Old Foundry Buildings and the East Weir.



Bryntirion Hall is known to have existed in 1823 when it was known simply as Bryn Tirion which translates as Pleasant Hill, but may have earlier origins and links to the now

demolished Plas Cadwgan. It has since been remodelled, possibly in the 1950's and is of brick construction but follows the original 'T' shaped floorplan. The gateposts and railings at the entrance are particularly grand, built of large sandstone blocks. The Coach House has been converted into a residential dwelling with an extension to the building and a separate driveway. Its central doorway is set into a small projecting gable with a pitching eye above. Decorative barge-boards link the building to others within the Conservation Area.

4.27 The Smithy, so called due to its use during the iron work period, stands in its own considerable grounds. The green open site of today belies the extensive ironwork

buildings that used to exist here in the 18th century. The Smithy has been modernised and the grounds are manicured which gives them a cultivated character in contrast to the rustic rural setting. Cannon balls of various sizes have been found on recent excavations in the grass bank behind The Smithy. Previously known as Ballistics Bank it was used to test cannon made at the foundry.

4.28 In the grounds of The Smithy lies the East Weir, constructed around 1779 by John Wilkinson as part of his scheme to use water from the River Clywedog to provide power to his East



Ironworks. It is one of the few surviving features of the East Ironworks, supposedly destroyed by gangs of men after an argument between John and William Wilkinson. The

weir has a stone incline with some concrete overlay. The retaining walls are of stone blocks, fixed together with cast iron bolts.

4.29 Adjacent to the weir there is an informal lay-by area regularly used by visitors who to enjoy the setting.

4.30 The north side of the road has a continuous sandstone boundary wall, which increases in height outside the foundry



character areas

eastwards beyond the A483 fly-over and forms part of the Plas Power Estate boundary. There is a narrow grass verge at the base of this wall outside the foundry site, which softens its appearance but this character changes further east where the grass verge disappears and is replaced by a



wide pavement with concrete kerb. This creates a strong urban character and appearance, which is alien to the immediate rural area of the wooded bank beyond the wall and the riverbank and green open space opposite.

4.31 Hidden in the shadow of the A483 fly-over and surrounded by mature trees are the 17th Century Bridge Cottages. The cottages originally comprised five dwellings associated with the iron works. Mid 19th century remodelling has resulted in dormer casement windows with heavy latticed glazing bars, influences of the Plas Power Estate. The cottages are an excellent example of vernacular building, of timber box frame construction with brick infill.





The East Ironworks

4.32 The character of this part of the Conservation Area is predominantly rural, with the river and its meadows and the wooded valley sides to the south being strong landscape features. The archaeological remains of the ironworks and 19th century paper industry are important in shaping the form of this area.



4.33 The approach to the village from the south downhill along the B5098 affords an important view across the valley to the opposite hillside and its backdrop of woodland. At the top of the hill on the right stands Machine House, its name



highlighting its associations to the Ironworks. The house has been modernised and has lost much of its original form and detail. Probably of brick construction, the property is now pebble-dashed and has

replacement windows throughout. A modern fence has been erected to the side of the property.

4.34 Between Machine House and the modern semi-detached bungalows, Rustics and Pantiles, there is an access to a field which allows for views along the meadow to the river.



4.35 The single arch span Bersham Bridge over the river close to Bridge Cottage is built of large blocks of sandstone with sturdy metal railings.

Pleasant views are available from here down river and across the river meadows.

4.36 The East Ironworks were established during the rapid expansion of the Wilkinson era but at its decline the majority of the buildings were demolished and their sites reused. Surviving road gully gratings carrying the name of the Bersham Foundry and historical place names are the only reminders of the area's industrial past.

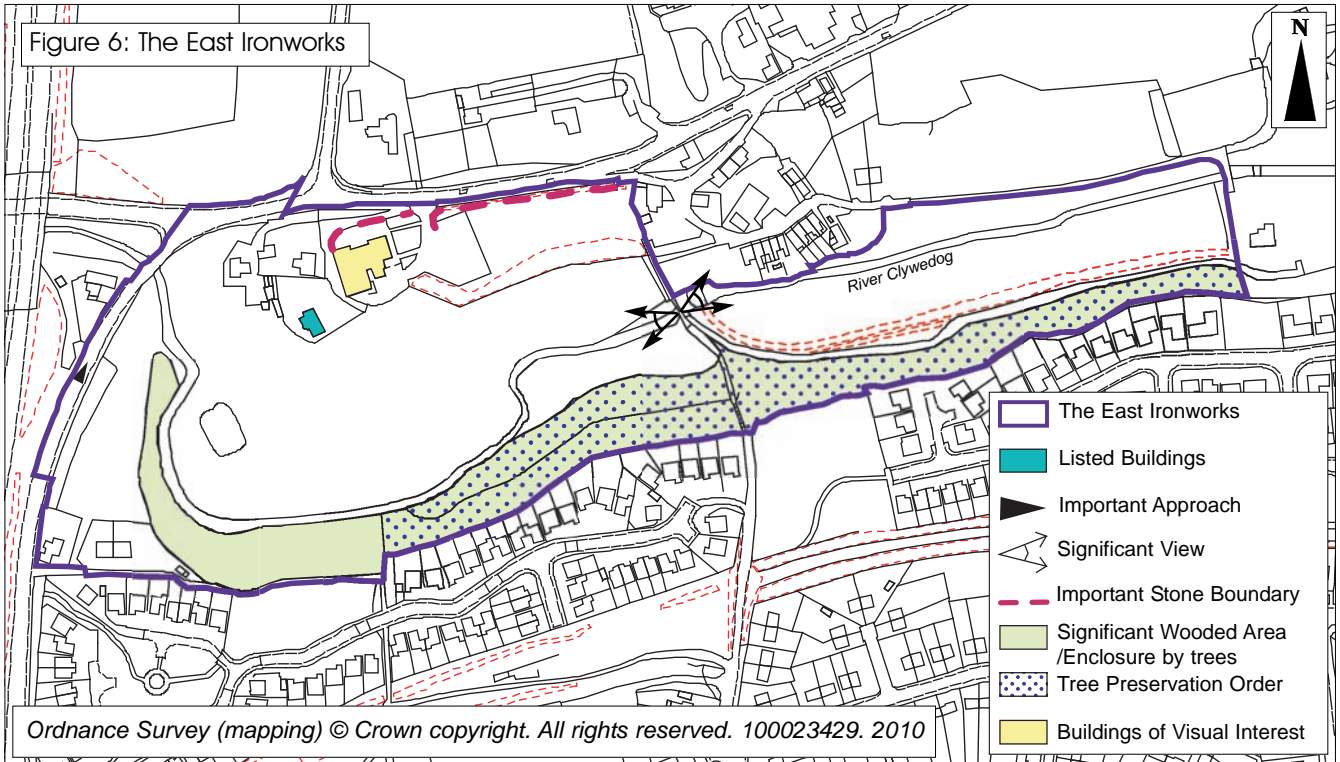


4.37 A wide meander in the River Clywedog encircles the surviving buildings of Pentre Dybenni, the original core of Bersham Village - The Smithy Shop, Squires Cottage and The Heritage Centre.

The Pentre street sign is still visible on the top right hand corner of the dwelling called The Old Smithy Shop. This building probably dates back to the early 18th century, but has been extensively modernised with replacement windows and doors and whitewashed render walling.

4.38 Pentre Dybenni Cottage is probably late 17th century in date and has a slate roof and its walls have been rendered in a similar style to The Old Smithy.

4.39 The grade II listed Squires' Cottage, originally known as Ivy Cottage, was once inhabited by Daniel Ivy, a manager at Wilkinson's Ironworks. The 17th century cottage is timber framed, exposed at one gable end with



infill material of whitewashed rubble stone. The thatched roof adds much charm to the building. A parallel modern extension has been built to the rear in 1980, its size, form and design respecting the character of the original building.



4.40 The Heritage Centre was originally the Bersham Boys National School. Built in 1875



it is of dressed sandstone and displays classic Victorian Gothic Revival architecture with pointed arches to windows and doors and buttresses to walls. Entrances have original doors and rectangular stone finials

above. The high pitched slate roof has coped gables with corbelled kneelers. Windows are set back in their reveals with stone mullions and hood moulds ending in square stops. A later extension has been constructed to the rear, in a similar style.

4.41 The Bersham Mill meadow (formerly called Rolling Mill Field and Croft) has been returned to nature and is an inaccessible wildlife area of grass and scrub.



To the east there is another impressive and historic stone weir. Important far-reaching views up and down river are available at the bridge next to the weir. The line of the now dry leat is visible as a low bank on the south side of the river

running all the way to Turkey Mill. This stretch of the river and meadows is unspoilt by development.

4.42 The boundary of the Conservation Area continues along the wooded south bank of the river to just short of Papermill Cottage, (formerly Turkey Mills) in the east. An important view west up river is afforded from the historic brick and stone bridge near Papermill Cottage. From here the boundary turns west into Y Ddôl along the riverbank comprising an important open and unspoilt area. A former course of the river can be seen cutting into the bank to the north where there are mature trees beyond the Conservation Area boundary.





Bunkers Hill and Y Ddôl

4.43 The overall character of this part of the Conservation Area is more urban due largely to the higher-density building layout. The properties are mostly Victorian and Edwardian in style, built of mass produced products such as Ruabon red engineering bricks and terracotta ridge tiles. The urban feeling also derives from the absence of grass verges, with bituminous road surfacing and pavements dominating the streetscape. The topography dictates the settlement pattern with buildings located on two stepped levels with Bershams Road passing in between. A feeling of enclosure is created by this landscape form, especially in Y Ddôl.



4.44 Bunkers Hill overlooks the Heritage Centre and Pentre Dybenni. A sandstone boundary wall runs the whole length of the road between Brambley House and Bershams Hall and is an important feature. At a point opposite the lane leading down to Y Ddôl there is an historic water trough in the wall, which was probably for the use of travellers and their horses. On the hill are the recently built Brambley House and the New Bungalow. Between the two is the site of Bunkers Hill Cottages, named after the first major battle in the American War of Independence. Built in



1785, the original 13 cottages housed some of the 400 strong workforce of Wilkinson's Ironworks.

4.45 Set back from the road behind a line of mature ash and poplar trees is Bershams Hall. The Hall, now named Prospects, has 16th and 17th century origins, evidenced by the discovery of the date 1584 on a staircase and the dates 1640 and 1698 found externally. It was rebuilt in 1890 with Ruabon red brick and now exhibits architectural details of the Victorian era. The initials C&M and JE and the date 1840 can still be seen carved



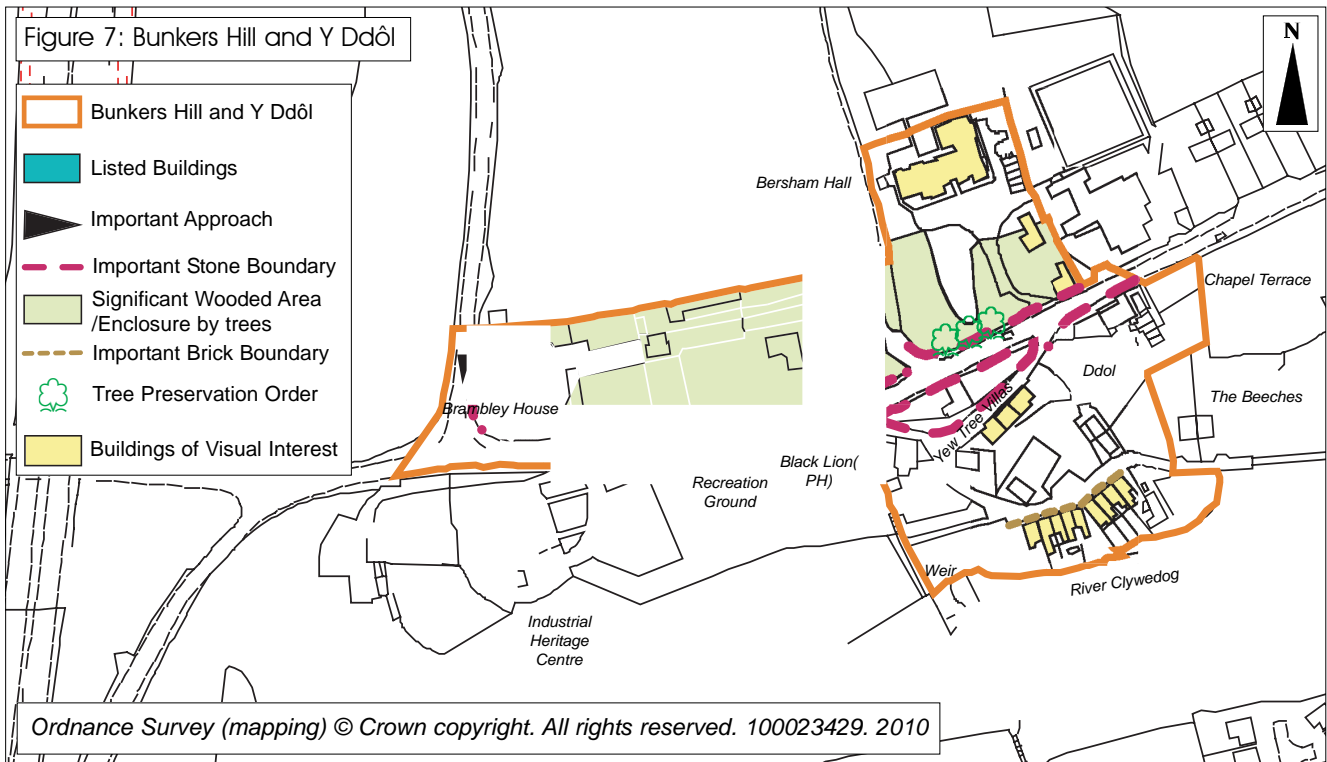
into the wall near the entrance. These are probably the initials of the Edisbury family who lived at Bershams Hall around this period.



4.46 At the entrance to Bershams Hall, seemingly acting as its lodge stands Bershams Hall Cottage. There is an inscription on the front, dated G.F. 1906. The property has been rendered but is probably of Ruabon red brick construction with mock Tudor detail to the front. Situated to the rear of the cottage is what was presumably the stable building, it is also built of Ruabon red brick with a slate roof, crested ridge tiles and decorative finials at each end.



4.47 Yew Tree House was once partly used as a Post



Office. It has been modernised and extended and now has concrete roof tiles, replacement doors and windows and modern gates.

4.48 Further along Bershams Road Penny Cottage stands on the right hand side. It is dated 1840 but has been significantly remodelled and altered and has a brick wall with timber panels to the front boundary on Bershams Road.



4.49 The unobtrusive entrance to Chapel Terrace comprises of a high sandstone wall with cock and hen coping and a wooden panelled gate. The only features of Chapel Terrace that can be seen from the road are the substantial brick chimneys and a variety of chimney pots.



4.50 On the road leading down to Y Ddôl, Yew Tree Villas are highly prominent. The two Villas are built from Ruabon Red Brick, two storeyed to the front and three to the rear due to their positioning on the embankment. Windows are Edwardian timber casements, with four panes. They have stone cills and lintels with a decorative motif on the lintel. A terracotta



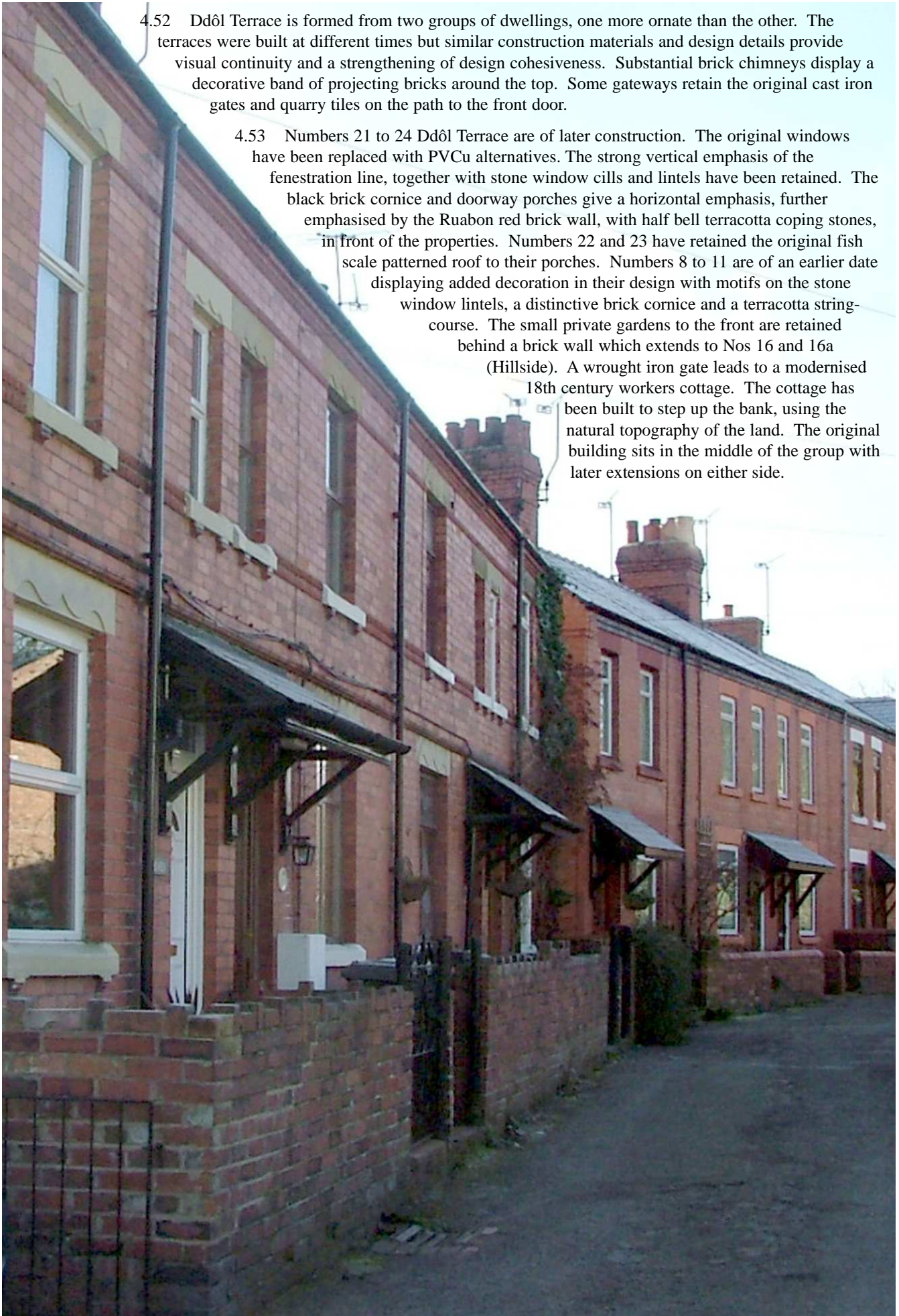
string course adds detail and character. There is a decorative timber gable over upper windows, open on number one and infilled on number two. The original doors have been lost but they retain their tall, narrow shape with fanlights above. There is an original wrought iron gate with stone pillars to number two, and red and grey quarry tiles on the short path to the doorway, which has a sandstone step.

4.51 The Black Lion Public House was built pre 1840 by William Thomas as a private dwelling but by 1851 it was in use as a public house. The yellow brick chimneys with polychromatic corbelling and decorative pots are unusual for the area and are signs of later remodelling. The black painted cill band and quoins gives definition to windows and corners. Windows are 16 paned sashes with the top right window displaying a later horn detail. The open porch has a fish scale patterned roof, mirrored in other buildings in the area, a decorative finial and an open gable, similar to that on Yew Tree Villas. A Ruabon red brick wall with half bell copings lines the roadside and links to a footpath, which leads to a bridge over the weir. Steel railings along the remainder of this boundary detract from the appearance of the lane.



4.52 Ddôl Terrace is formed from two groups of dwellings, one more ornate than the other. The terraces were built at different times but similar construction materials and design details provide visual continuity and a strengthening of design cohesiveness. Substantial brick chimneys display a decorative band of projecting bricks around the top. Some gateways retain the original cast iron gates and quarry tiles on the path to the front door.

4.53 Numbers 21 to 24 Ddôl Terrace are of later construction. The original windows have been replaced with PVCu alternatives. The strong vertical emphasis of the fenestration line, together with stone window cills and lintels have been retained. The black brick cornice and doorway porches give a horizontal emphasis, further emphasised by the Ruabon red brick wall, with half bell terracotta coping stones, in front of the properties. Numbers 22 and 23 have retained the original fish scale patterned roof to their porches. Numbers 8 to 11 are of an earlier date displaying added decoration in their design with motifs on the stone window lintels, a distinctive brick cornice and a terracotta string-course. The small private gardens to the front are retained behind a brick wall which extends to Nos 16 and 16a (Hillside). A wrought iron gate leads to a modernised 18th century workers cottage. The cottage has been built to step up the bank, using the natural topography of the land. The original building sits in the middle of the group with later extensions on either side.





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:

The Poor Condition of the Cast Iron Park Railings

5.2 Sections of the Estate railings are missing, rusting or damaged. As an important boundary feature lining the approach into the Conservation Area from the west, their repair and reinstatement would significantly enhance the appearance of this character area as well as the setting of the neighbouring listed buildings.



Loss of Original Features

5.3 Traditional materials and architectural details are being lost through their removal or replacement with inappropriate modern alternatives. For example, original or traditionally detailed timber windows and doors have been replaced with poorly detailed joinery or PVCu alternatives, slate roof coverings have been replaced with concrete tiles and original lime finishes or previously exposed masonry have been covered with hard cement renders or pebble dash. These are all examples of inappropriate alterations that slowly erode the character and diminish the quality of the area.

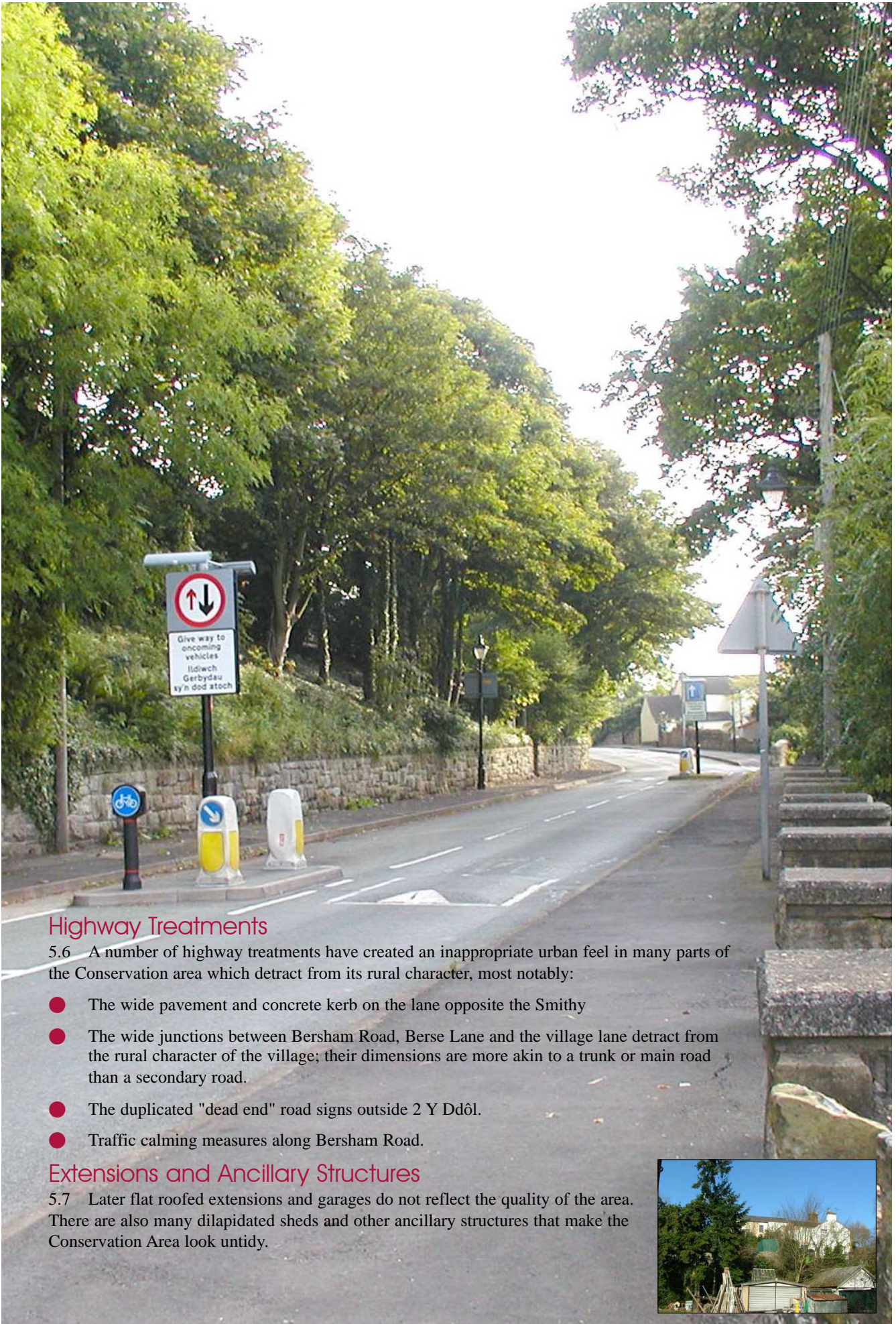
Inappropriate Repair and Replacement of Boundary Features, Gates and Railings

5.4 The removal or rebuilding of original or traditional boundary walling, removal of hedges, railings and gates and their replacement with modern brick or timber fencing or galvanised alternatives have had a detrimental impact on the character and appearance of the area. A modern post and rail fence runs for the whole length of the grassy river bank from the bridge near the entrance to The Smithy to Bridge Cottages under the fly-over. This fence is visually intrusive, made of galvanised posts and rails. Many modern replacements can create a more urban appearance, inappropriate in the greater part of the Conservation Area, whilst poorer quality substitutes can diminish the special appearance of the area. In some instances, walls have been repaired using a hard cement mortar, rather than a softer, traditional lime and sand mortar. Over time this will increase the rate of decay of the original masonry.



The A483 fly-over

5.5 The A483 fly-over is obviously a monumental intrusion into the village and has a negative effect on the character, appearance and tranquillity of the Conservation Area. This modern bridge is testament to the sometimes-brutal necessities of strategic planning. Surprisingly and thankfully its visual impact is reduced by the fact that certain views of it are concealed by the curvature of the road and the trees along the riverbank when approaching from the west.



Highway Treatments

5.6 A number of highway treatments have created an inappropriate urban feel in many parts of the Conservation area which detract from its rural character, most notably:

- The wide pavement and concrete kerb on the lane opposite the Smithy
- The wide junctions between Bersham Road, Berse Lane and the village lane detract from the rural character of the village; their dimensions are more akin to a trunk or main road than a secondary road.
- The duplicated "dead end" road signs outside 2 Y Ddôl.
- Traffic calming measures along Bersham Road.

Extensions and Ancillary Structures

5.7 Later flat roofed extensions and garages do not reflect the quality of the area. There are also many dilapidated sheds and other ancillary structures that make the Conservation Area look untidy.



summary of negative features





Part 2 Management Plan

GENERAL PROPOSALS FOR PRESERVATION AND ENHANCEMENT

Preservation and Reinstatement of lost Features	Traditional architectural details and local materials are important to the architectural interest and value and should be retained, repaired or reinstated where lost.
Boundary Details	The total demolition or removal of traditional boundary details will be resisted. The use of traditional methods of construction and materials including the use of lime mortar is encouraged in all schemes of repair, reinstatement or new work.
Grass Verges	Future Highway works should seek to retain these features and where possible reinstate where lost. New works to be designed in accordance with guidelines as set out in Section 7.0 of this document.
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. Detailed design guidance is provided in Section 7.0 of this document.
Highway Improvements	Highway work 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 3-7 of this document. The unnecessary removal or works that may be considered detrimental will be resisted. Where removal is essential then an appropriate re-planting scheme will be encouraged.
Archaeology	Varying levels of 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.
Street Clutter	An Audit of road signage, markings and street furniture will be undertaken during late 2010 to assess the number of unnecessary elements as well as those detrimental to the setting of important buildings and the street-scene in general.

6.2

ENHANCEMENT OPPORTUNITIES

The following have been identified as opportunities for the enhancement of the Conservation Area. The undertaking of these works is dependent upon the availability of funding or grant assistance:

6.2.1

The Lane from the West Boundary to Mill Farm

ENHANCEMENT OPPORTUNITIES	RESPONSIBLE BODY
Repair of park railings - This is an important boundary treatment that adds significant character to this area within the Conservation Area and would benefit from a comprehensive scheme of repair.	Private land owner
Enhancement of Car parking area - The area of the Church car park to the north and west of Bersham Bank is one which neither enhances nor detracts from character of the Conservation Area, but where there might be some potential for further interpretation and enhancement.	Private land owner

6.2.2

The Area of the West Ironworks Site

ENHANCEMENT OPPORTUNITIES	RESPONSIBLE BODY
Improvements to Bridge Railings - The appearance of the bridge would be enhanced by the replacement of the steel railings with ones of more appropriate appearance, preferably set to a lower level than currently existing to provide continuity with the boundaries serving Mill Farm and Mill Terrace.	Transportation and Asset Management Department, WCBC
Enhancement of Roadside lay-by - Whilst it is essential to retain an informal appearance, the current churned up and muddy surface would benefit from some low-key landscaping improvements.	Transportation and Asset Management Department, WCBC
Tree Planting between East Weir and fly-over - The planting of native tree species within this area would enhance the appearance of this currently overgrown area of land whilst at the same time assist in screening of the fly-over.	Private land-Owner



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 in the design of elevations is crucial. Traditional proportions should be emulated in new development.

Building Line

7.4 Development will be required to 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. Typically within the Conservation Area, stacks are positioned at the gable ends of properties. 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. Dormers set within the buildings eaves are common features within the Bershams Conservation Area.

External Walls

7.6 Any alteration or repair to external walls should



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 must not 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. Modern hard cement renders prevent the evaporation of moisture, which can accumulate between the wall and the render, causing damp internally and should be replaced with a lime alternative.

Rainwater Goods

7.7 Rainwater goods should be repaired if original or reinstated in original materials. 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 should be correctly proportioned, well related to each other and respect the existing openings. Any repair or replacement should 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 recessed depth within the reveal and the sections of glazing bars. Sash and casement windows would have been the typical style within this Conservation Area with windows almost always having a vertical emphasis. Replacement of timber or iron windows in a PVCu alternative, no matter what the pattern or finish, 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 should 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, boundary details, etc. should 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 or railings will not be viewed favourably. 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 materials, their colour, texture and pattern in sympathy with the character of the area and sensitive to adjacent buildings. Existing areas of setts, stone kerbs and brick and clay pavements, etc should be retained and repaired.

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 and sign-posts, etc must be carefully integrated within the streetscape and respect 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 and 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.

Listed Buildings

8.2 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 (whether or not mentioned in the listing description). The listing also extends to 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.

8.3 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.

8.4 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 as the carrying out of works without the necessary consent is a criminal offence with significant penalties for those involved following a successful prosecution.



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 undertake and oversee the works and 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 undertake 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

Listed Building	Grade
Bersham Lodge	II
Bridge and railings to Bersham Lodge	II
Bersham Mill/Former Foundry including cast iron feed pipe	II
Bridge Cottages	II
Bunkers Hill Cottages	II
Caeau Weir	II
Caeau Bridge	II
East Weir on River Clywedog	II
Mill Farmhouse	II
No 2 Mill Terrace	II
No 3 Mill Terrace	II
No 4 Mill Terrace	II
No 5 Mill Terrace	II
No 6 Mill Terrace	II
Octagonal Barn	II*
Single Storied building to SE of Octagonal barn	II*
St Mary's Church	II*
Squires Cottage	II
The White House	II
Scheduled Ancient Monuments	
Bersham Ironworks	

Appendix 2

Conservation Policy Guidance

Main Legislation	National Policy Guidance	Local Policy
Town and Country Planning Act 1990	Planning Policy Wales	Wrexham Unitary Development Plan (LDP in preparation 2008/09)
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
	Technical Advice Note 12: Design	
	Welsh Office Circular 60/96: Planning and the Historic Environment: Archaeology	

Appendix 3

Glossary of Architectural Terms

Abutment	Solid part of a pier from which an arch springs, or the extremities of a bridge
Architrave	The lower part of a moulded cornice. Commonly used for the moulded surround of a door or window
Ashlar	Cut stone worked to even faced, used on the front of a building
Balustrade	Upright support of a top rail, commonly used in staircases and fencing
Bargeboards	A timber piece fitted to the outer edge of a gable, sometimes carved for decorative effect
Buttress	A support built against a wall
Camber	Slight rise or upward curve in place of a horizontal line or beam
Canted	Angled at the sides, as in bay windows
Casement	A window where the opening lights are hung on hinges
Coping	A sloping or curved overhanging section of stone on top of a wall or parapet, designed to protect the masonry from rain water
Corbel	Projecting piece of timber, stone or brick supporting an overhanging structure, such as an arch or balcony
Dentil	Small cubic projections under the roof line
Dormer	A window projecting from a roof
Eaves	The lower, overhanging section of a pitched roof
Fanlights	A glazed opening over a door
Fenestration	the pattern of windows
Finial	A decorative piece to finish off a building element, commonly used on railings and roofs
Meander	A bend in the course of a river
Mullion	Vertical piece of stone or timber dividing a window into sections
Parapet	Feature used to conceal a roof
Piers	Isolated mass of construction
Polychromatic	Different coloured
Purlins	Horizontal roof timbers which supply immediate support to rafters
Quoin	Dressed stone which are bonded to the corners of buildings
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)
Stringcourse	Horizontal stone course or moulding projecting from the surface of the wall
Stucco	An exterior plaster finish, lines to resemble ashlar
Tracery	Delicately carved stonework usually seen gothic style windows
Transom	Horizontal glazing bar in a window
Trefoil	"Three leaves", relating to any decorative element with the appearance of a clover leaf
Vernacular	Based on local and traditional construction methods, materials and decorative styles

Reference Material

Buildings of Wales series: Clwyd

The List Descriptions: Cadw

Bersham Ironworks: A history of John Wilkinson's renowned 18th century ironworks.

Lost houses in and around Wrexham by R.Lowe

Guidance on Conservation Area Appraisals, English Heritage, 2005

Guidance on the Management of Conservation Areas, English Heritage, 2005