

Erbistock Conservation Area Assessment and Management Plan

This document is available in Welsh



Adopted May 2010

Contact

For more information or advice contact:

Chief Planning Officer

Planning Department

Wrexham County Borough Council

Lampit Street

Wrexham

LL11 1AR

Telephone: 01978 292019

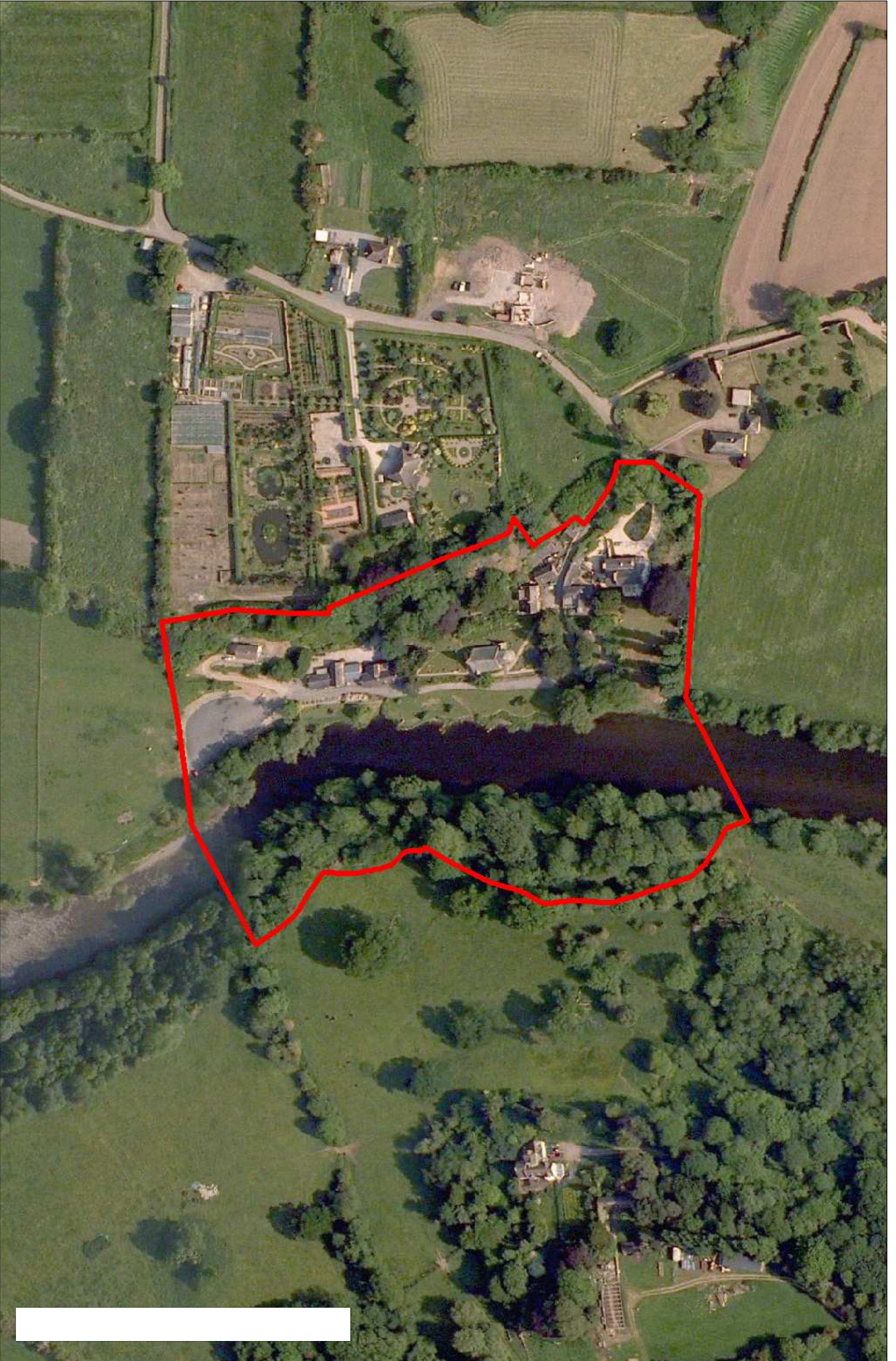
email: planning@wrexham.gov.uk

www.wrexham.gov.uk/planning

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

contents

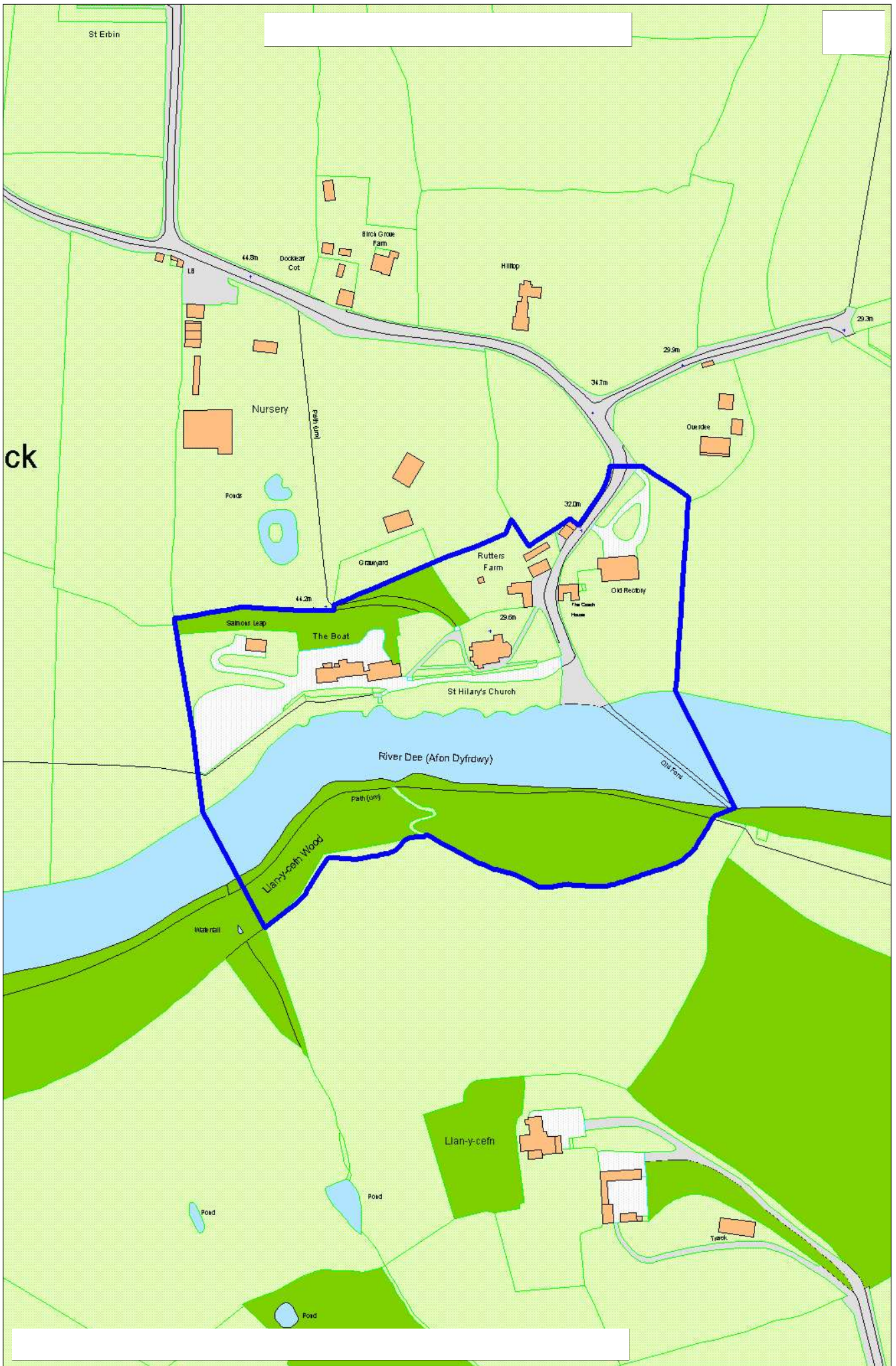
Part I - Character Assessment	1
1.0 Introduction	3
2.0 History and Development	5
3.0 Summary of Special Character	8
4.0 Character in Detail	10
5.0 Summary of Negative Features	18
Part II - Management Plan	15
6.0 Enhancement Plan	16
7.0 Design Guidance	17
8.0 Conservation Area Controls	19
9.0 Sources of Funding	21
Appendix 1	22
Listed Buildings	
Appendix 2	23
Conservation Policy Guidance	
Appendix 3	24
Glossary of Architectural Terms	
Figures	
Figure 1 - Erbistock Conservation Area	2
Figure 2 - Erbistock Historic Map 1899	5
Figure 3 - Erbistock Conservation Area Character Map	10



[Redacted]



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 the Conservation Area Assessment and Management Plan is:

- To provide a clear definition of the 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

Erbistock 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 Erbistock 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. The Erbistock Conservation Area was first designated in August 1975 and its boundary amended in April 2000. 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 Erbistock is one of many hamlets and villages which exist along the banks of the River Dee. At Erbistock the River flows through the last section of dramatic steep sided valley before it meanders north across its low lying and gently undulating floodplain towards Chester. Erbistock is 2km to the west of the village of Overton and is reached down a network of narrow winding country lanes off the Overton to Wrexham Road. Erbistock Conservation Area is centred on the area around the Church, which sits on the bank of the River Dee at the foot of a 45 metre high sandstone escarpment, set against a background of mature trees. The surrounding area is rural in character, dominated by pasture fields. The majority of the Conservation Area lies within the designated flood plain as identified by the Environment Agency.

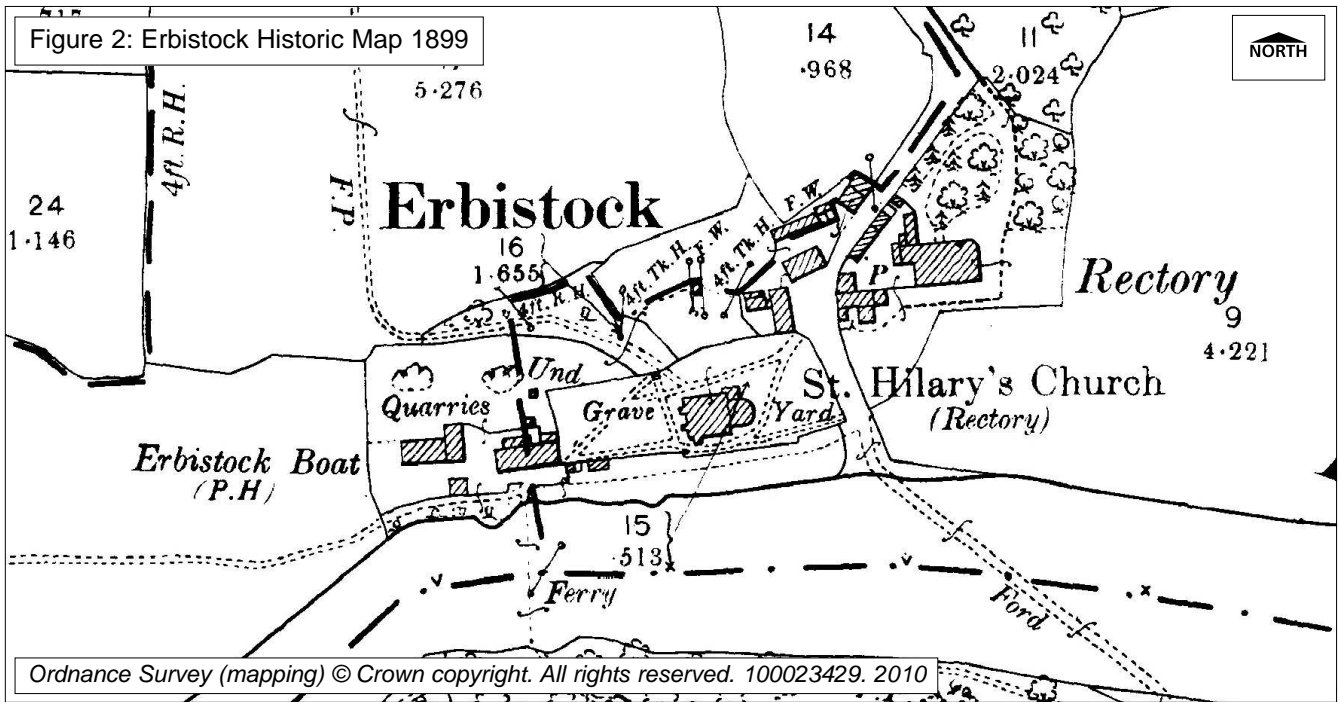
Geology

1.6 The geology is a mix of Permian and Triassic (Red Sandstone and Carboniferous Millstone grit (yellow sandstone). The dominance of the red sandstone as a principal building material within the Conservation Area creates a sense of local distinctiveness.

Consultation

1.7 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 March 2010.





2 History and Development

2.1 The area is recorded as 'Erpestock' in the Domesday Book of 1086. The name is likely to be a derivative of the old English name 'stoc' meaning 'dairy farm', combined with a corruption of Erbin, the Saint's name given to the original church. It has become 'Erbistock' with the passage of time.

2.2 The present settlement pattern has remained largely unchanged from that shown on an Estate Map of 1770-71. It shows a cluster of buildings around the church and riverbank, with other dispersed farm buildings and cottages. The stimuli for settlement may lie in the origins of St Hilary's Church, the ferry crossing over the River Dee and the good surrounding agricultural land.

2.3 The church may have been originally founded in the 6th century by a monk from the Celtic settlement at Bangor Is-y-Coed, charged with giving safe passage to



travelling monks from other nearby monasteries. The isolated setting of the Church, close to the riverbank is typical of early medieval church sites in Wales. This early church is likely to have been deserted when the Bangor settlement was sacked in the 7th Century.

2.4 A 13th century record of a church on this site states that it was dedicated to St Erbin, a Celtic Saint. St Erbin may have been connected to King Erbin of Cornwall, whose brother, Digain, is said to have founded another church in Denbighshire. It is unclear when the rededication

to St Hilary, who shares the same feast day as St Erbin, may have occurred.

2.5 The first description of the church building is in the Vestry Book of 1692, which recorded a 'building of timber frame and thatch construction.' The continuing decay and the constant need for the repair and upkeep of this church resulted in it being completely rebuilt between 1859 and 1861, through the benefaction of Mrs Caroline Boates of nearby Rose Hill, in memory of her husband Lt Colonel Henry Ellis Boates. Following her death it was completed by their daughter Gertrude and is the design of an unnamed architect.

2.6 To the east of the church is the Old Rectory, mentioned in 1685 and the Bishop's visitations of 1709. The Rectory formed part of the parish's glebe, or land belonging to the church, that provided revenue for its upkeep. Other glebe property recorded includes a tithe barn, gardens, orchards and other land and tenements. The glebe lands were divided into long narrow strips called 'quilllets,' which were marked out by meer stones with the letter 'G' on them. The quilllets and meer stones are noted on the 1844 Tithe Map to identify holders of land so that one tenth of their income or produce could be paid to the Church. The availability of prime agricultural land in the surrounding countryside contributed to the continued prosperity and growth of the area.

2.7 The Rectory was originally





considered 'an old scattered building,' too big for the Rector to maintain. However by 1876, it had been extended to include a coach house, stables, dairy, potting shed, cattle shed and pig sty. The inclusion of servants' quarters and reception rooms hints at the lifestyle of the Rector, who may have entertained wealthy landowners and visiting parish dignitaries. They also signify the growth in population and wealth of the parish in its ability to support such a large Rectory. The coach house has since been separated from the Old Rectory and is now a dwelling. The Old Rectory itself has retained much of its original character, despite later additions and remodelling.

2.8 The ford and ferry crossing are two of the few safe-crossing points along the River Dee. It would have been strategically important to local commerce and perhaps to the warring factions of earlier times. There is evidence that local people used coracles to cross the river at their own convenience. The building of the Overton Bridge, a mile and a half down stream in the 17th century reduced the importance of the ford and ferry not least because of their dependence on water levels, resulting in Erbistock retaining its secluded and rural feel right up to the present day.

2.9 The picturesque setting of the ferry crossing contributed to the area becoming a popular Sunday excursion for visitors in the Victorian era. The development of rail transport and the passing of the Bank Holidays Act of 1871 meant day-trippers from Liverpool, Manchester and Birmingham were attracted to the area, so that by 1896 the ferry carried up to 10,000 people a year. Tourists would have travelled from nearby railway stations to Erbistock by horse and cart and paid a one old penny fee to cross the Dee.

2.10 The ferry was hauled by a two-rope windlass system. Although the service ceased in 1939, it was temporarily

revived as a tourist attraction in the 1990's by the Boat Inn's gardener. The winch that pulled the original ferry can still be seen in the gardens at the front of the Inn. The landing stage and river wall have been replaced by gardens after a high flood in 1947. Originally consisting of two stepped levels, the stone steps leading down to the river are still visible on both sides of the riverbank.

2.11 The ferry gives its name to the Boat Inn, which stands above the banks of the Dee. It is likely to have been established to provide refreshment for ferry passengers, local agricultural workers and possibly churchgoers. The Inn originally comprised two dwellings with a barn built at right angles to the river. One of these dwellings may have been used as a workhouse for a short period of time in the early 19th century. An additional single storey, thatched roofed building existed in front of the barn, may have been used as a waiting room for ferry passengers.

2.12 The two original dwellings are now incorporated into a single structure, housing the pub and restaurant; however the original frontage has remained largely unchanged. A further 20th Century extension links the main building to the barn.



2.13 The character of the area is significantly drawn from the continued use of the Boat as an inn serving travellers, tourists and the local community through the centuries. It remains a popular pub and restaurant today, with its image little changed from the scene depicted on postcards of the area from the 1870's.





3 Summary of Special Character

3.1 The special character of Erbistock Conservation Area



derives from its unspoilt rural setting and the easy integration of the historic buildings into the picturesque and dramatic riverside landscape. The area has barely changed over time with very little modern development. Arriving along a narrow winding country lane with high grass verges and hedgerows, there is a strong sense of enclosure further

accentuated by the topography of the landscape with high and wooded sandstone escarpments on the north and south banks of the river. There is an atmosphere of quiet isolation and seclusion with the grand flow and curve of the River Dee through the valley and around Llan y Cefn Wood creating a certain sense of tranquillity.

Llan y Cefn woods

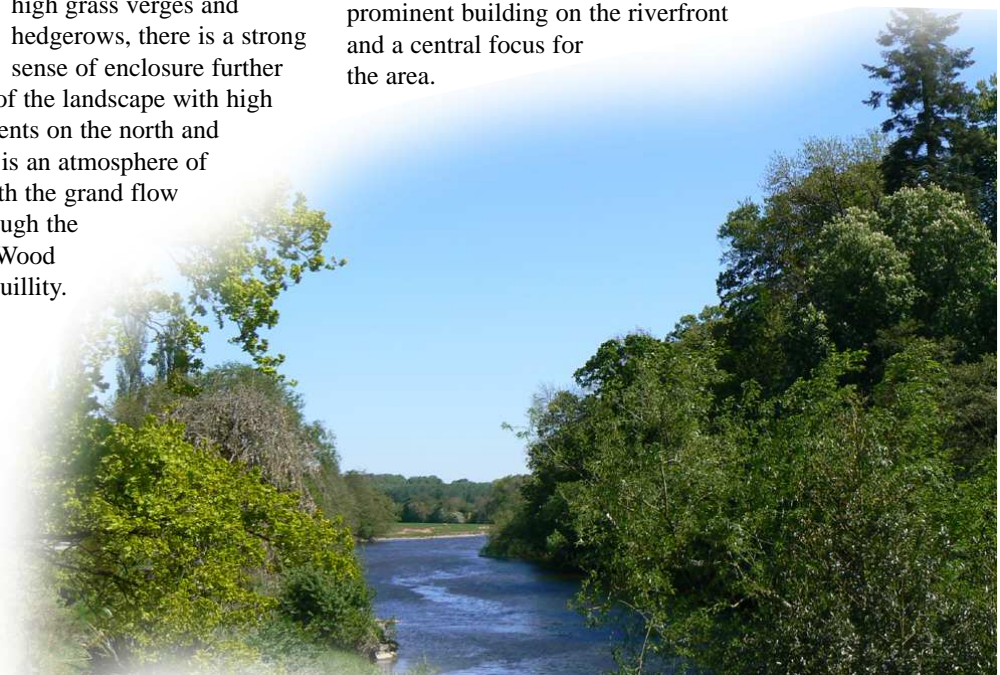
3.2 This area is a protected woodland and designated wildlife site containing important tree species such as ash, oak and sycamore and important habitats for wildlife. The woods form an important backdrop to the conservation area.

The River Dee

3.3 The River Dee is a designated Site of Special Scientific Interest (SSSI) and a European Special Area of Conservation (SAC). The open green banks on the north side of the river contribute to the setting of the Church, and allow views of the river valley to the east and west and the Llan y Cefn Woods. The mature oak, lime, willow, birch and yew trees within the Conservation Area further enhance the setting and provide an important backdrop to the settlement.

St Hilary's Church

3.4 Sited on elevated ground, the church is the most prominent building on the riverfront and a central focus for the area.



Buildings

3.5 Erbistock Conservation Area is very small. Its few buildings are, with one exception, historic and three are listed. Individually the buildings have special character and as a group they add strength and cohesiveness to the area.



Red Sandstone

3.6 The use of local red sandstone as a building material, quarried from the embankment behind the Boat Inn adds to local distinctiveness of the area and contributes greatly to the sense of place and integration of the built with the natural environment. This is further enhanced by the predominance of sandstone boundary walls to enclose public and private spaces. The use of cobbles in surface detailing retains the unspoilt rural feel of the area.

Vernacular Detail

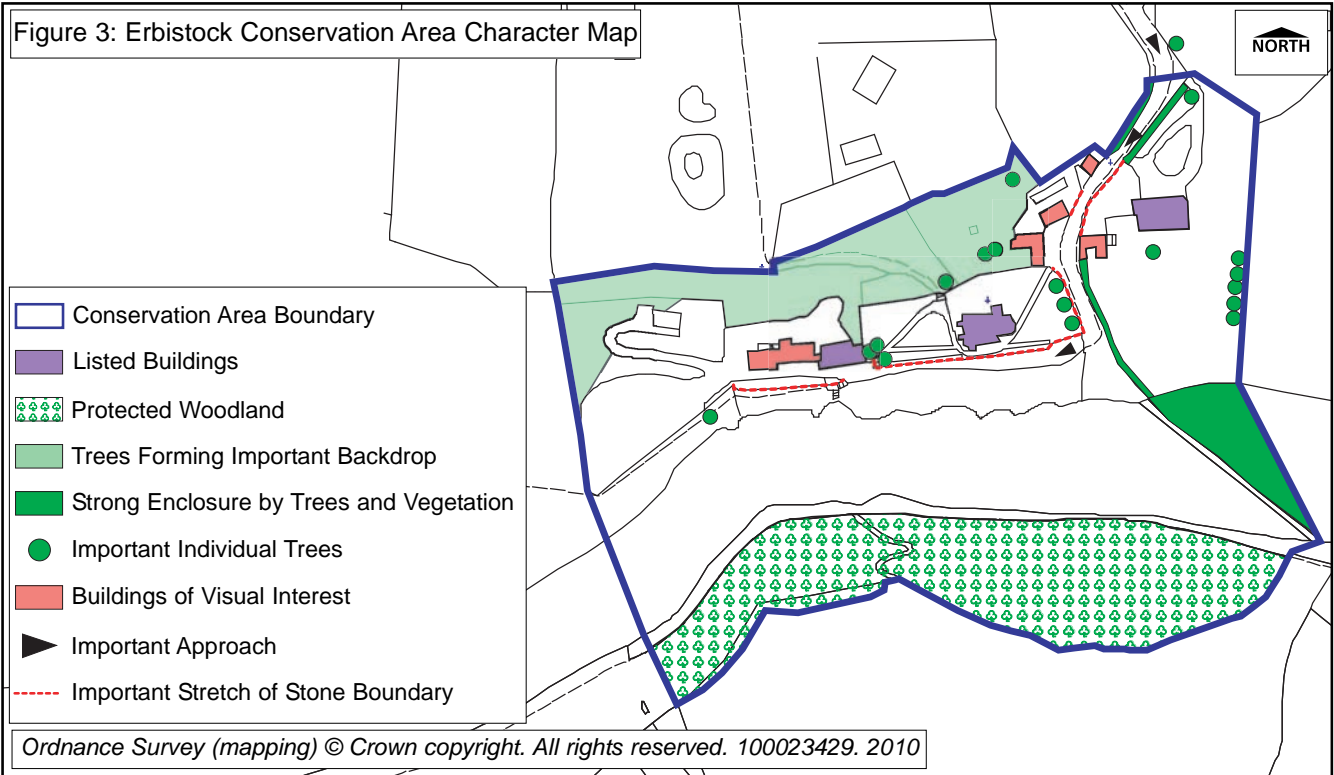
3.7 Building details such as pitched slate roofs with flush eaves and verges, dressed sandstone quoins, and sandstone copings and kneelers provide a visual link between buildings, increasing the sense of harmony between structures and further increasing local distinctiveness.



The Boat Inn

3.8 The continued use of the Boat Inn over the centuries as a meeting place adds an element of stability and permanence to the area. It is this use which provides a certain ambience, transforming the area from a quiet backwater on weekdays, to a popular location for visitors at the weekend.





4 Character in Detail

The Old Rectory and Rutters Farm

4.1 The Conservation Area is approached from the north



east down a narrow country lane with grass verges and hedgerows. A dog-leg bend in the lane marks the start of the Conservation Area, the

enclosure this affords providing the visitor with a sense of arrival. On the right hand side of the entrance into the Conservation Area, there is a sandstone rubble wall, overhung with mature vegetation after which the lane is bounded by mature hedges on both sides of the road. There is a magnificent mature specimen sycamore tree at the entrance to the Old Rectory and further examples in the grounds. The drive entrance has a simple wooden gate and post and rail fence typical of its quiet rural setting.



4.2 Further along the lane, the gable end of the stable building at Rutters Farm creates a strong focal point. A further stone barn and attached carthovel, are positioned directly onto the lane and together with the high sandstone wall to the former Rectory Coach House immediately

opposite, increases the sense of enclosure and intimacy and directs the eye towards the farmhouse and Church beyond. Built from local red sandstone, the appearance of the farm buildings has largely remained unaltered. Both buildings have slate roofs with sandstone ridge tiles, flush eaves and verges, ventilation slits and hay doors in the gable ends. However the stable building nearest to the house is more prestigious, having carved sandstone copings and kneelers. This structure probably housed the trap horse for the family transport. The other building is more simple and utilitarian in design, probably built to house the plough and carthorses.

4.3 The Rutters Farmyard forms a picturesque group of late 18th and early 19th Century stone and late 19th



Century brick farm buildings. The cobbled yard is enclosed by a sandstone wall with soldier course coping, which enhances the setting of the stables and pigsties. The farm buildings are of an intimate small scale, which is very much a part of their special charm.

4.4 Rutter's Farmhouse circa late 18th/early 19th century is set back from the road with an open frontage and gravel and cobbled yard. The absence of a front boundary fence or wall creates an open feel which contributes to the intimate setting of the Conservation Area. The house is built on a fine sandstone plinth with brick walls of English Garden Wall bond, a dentilled eaves line and, like the barns, stone coping and kneelers to the gable ends. Windows have timber

casements with cast iron transoms and are flush to the external wall. The boarded, wooden front door, is reached by worn sandstone steps beneath a canopy porch on curved brackets. A sliding sash Georgian window is seen in the southern gable.

4.5 The Old Rectory is a Grade II listed building, originally dating from the late 17th/early 18th century. The oldest part was probably built originally in red sandstone rubble and later refaced in red brick; this is the two-storey block at the rear facing the road which is now covered in painted rough render. In the late 18th century an extension was added at the front (the riverfront elevation) in Flemish bond brickwork, then in the mid 19th century it was considerably remodelled with an attic storey and three 18-paned sliding sash windows added. In the 18th century the canted bay was also constructed in sandstone and brick. Originally the bay was single storey with three open arches, two of which are now blocked up or 'blind' and the central one has been converted to a doorway. The upper floor windows contain two blind windows and one 16 paned sash window.

4.6 The Rectory is set in substantial grounds, which contain a variety of mature trees including a yew close to the south elevation subject to a tree preservation order and a particularly fine sycamore at its entrance gate. The gravel drive enhances its attractive setting.

St Hilary's Church

4.7 St Hilary's Church, listed Grade II is built in the Gothic Revival Style with Decorated and Early English elements. It was erected between 1859 and 1861 in red sandstone ashlar with a slate roof and red clay crested ridge tiles, which are unusual for this area. The bellcote at the west end has 3 bells and a crucifix finial, and this together with the polygonal apsidal chancel make the Church particularly distinctive. The cast iron guttering, downspouts and hoppers have been retained and are dated



1861. There is a decorative cornice freeze under the overhanging eaves of the apse. The nave windows have Decorated style

tracery and hoodmoulds with foliated stops. Chancel windows are cusped lancets with hoodmoulds with stops in the form of male and female heads. These may be images of people who were patrons of the Church.

4.8 Inside the nave and aisles are under one roof of an



exposed scissor braced timber construction. There is a Norman Caen stone pulpit with recessed quatrefoil designs and incised texts and an octagonal font of similar design. The patronage of the Boates family is recorded in the many memorials visible in the church today; and others of particular note are the list of parish Rectors, and the broken obelisk to Ann Vaughan of 1791.

4.9 The Church is approached via a gravel path from the north-eastern corner of the churchyard and by sets of worn sandstone steps from the south-west, and south-eastern corners. Wooden gates and mature yew trees act as sentinels at each entrance. The Church is set in an elevated position within its terraced graveyard which is almost rectangular in shape. Fine views of the river are afforded from its elevated position. A sandstone wall surrounds the churchyard, which is overgrown with vegetation, softening its appearance and once again assisting in the integration of the built with the natural environment. The wall is integral to the setting and views of the church.



4.10 Other features of interest are the Victorian metal shoe scraper which remains at the entrance to the south porch as well as the nearby sundial, which has a 19th century stone pillar and plinth and a modern metal gnomon. To the rear of the churchyard sandstone steps and a wooden gate invite you to a public footpath, which gives rear views of the buildings and river and leads to the graveyard extension. The footpath continues its course through to the nursery and gardens of Garden House, which are open to the public.



4.11 From the north-eastern entrance into the Churchyard, the lane takes a tight right angled bend, bounded on the east by the high Coach house wall, to reveal the remaining part of the Conservation Area. From this point the Conservation Area opens out to offer impressive views of the River Dee and the steep sided escarpment of Llan y Cefn woods in direct contrast to the narrow confines of the lane.



The Boat Inn

4.12 Early O.S. maps show the lane continuing straight ahead at this point down to a ford in the river. Today the area is grassed over but it is possible to see where the ford crossed to the opposite river bank.

4.13 A separate entrance with wooden gates has been created to The Coach House. At the entrance of the driveway to the Boat Inn, a 5 bar wooden gate and post and rail fence have been erected. These simple



boundary treatments reflect the rural character of the area. The Boat Inn is a Grade II listed building set in a wonderful position overlooking the River Dee. Formerly two cottages of 17th Century origin it is built of random courses of red sandstone rubble. The pitched slate roof has flush verges and sandstone ridges. The east building has 19th century additions in the form of brick chimneys and dormer

windows. Windows are cast iron multi-paned casements with cills flush to the external wall and later low brick arches on the lower storey. The brick arch is mirrored



above the original central entrance, which has a panelled door and is reached by sandstone steps. A low entrance to the basement lies to the left of the steps. The left hand building also has cast iron multi-paned casements, with cills flush to the external wall with 19th century additions including



a wooden, six panelled door and a box bay window to the ground floor.

4.14 The setting of the Inn is enhanced by the cobbled frontage. An historic stone mounting block survives at the front right hand corner of the Inn which would



have been used by guests and ferry passengers mounting or dismounting their horses or carts. Landscaped gardens lead down to the River, with topiary bushes which add formality without detracting from the rural feel. The outdoor seating area is sympathetic to its surroundings due to its low-key appearance and the use of natural materials such as wooden benches, gravel pathways and sandstone edgings. Interesting features include the original windlass for the ferry located at the top of the original stone ferry steps which lead down to the river on both riverbanks.

4.15 The exposed, locally distinctive red sandstone escarpment to the rear of The Inn creates a dramatic backdrop, which enhances the setting.

4.16 The Boat Inn has been extended by linking the public house to the adjacent 19th century barn with a glass and sandstone extension. It has been designed to be in sympathy



with the original buildings, respecting their character scale and detailing. The two-storey barn is set at right angles to the other buildings, built of sandstone rubble with quoins, pitched slate roof, flush verges and sandstone ridge tiles. Windows are a mixture of cast iron casements and timber frames. A single storey extension runs at 90 degrees to the barn with two box bays and a third box bay French window.

4.17 The adjacent open fields are important in retaining views of the valley and the River Dee. They can be crossed by a public footpath running alongside the riverbank. A wooden post and rail fence marks the southern boundary of the car park once again reflecting the rural character of the area.





5 Summary of Negative Features

The Boat Inn Car Park

5.1 The large macadam surfaced car park to the Boat Inn marks the western edge of the conservation area. Unfortunately, the unbroken expansiveness of the area neither preserves nor enhances the special character of this part of the conservation area, and represents an opportunity for enhancement.

property is largely screened from the approach into the Conservation Area by vegetation and the curvature of the access. The car park which it overlooks is an expansive area of macadam, inappropriate in this predominantly natural environment.

Salmons Leap

5.2 The 20th Century design and materials used in the construction of this building and the floodlighting attached to the front elevation are unsympathetic to its historic rural setting. The property, located at the western edge of the Conservation Area, stands in a prominent elevated position which unduly raises its status within the wider views of the Conservation Area. It is a benefit that the



summary of negative features





Part 2 Management Plan

6.1

GENERAL PROPOSALS FOR PRESERVATION AND ENHANCEMENT	
Trees	Trees which are considered to make a significant contribution to the character and appearance of the area have been identified on Figure 3 of this document. Tree works that may be considered detrimental to local character will be resisted. Where removal is essential then an appropriate re-planting scheme will be encouraged.
Archaeology	Archaeological mitigation may be required in response to development proposals within the Conservation Area. 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.
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 and reinstatement or new work.
Alterations and New Development	Proposals must be designed in accordance with Design Guidance as contained within Section 7.0 of this document.
Highway Improvements	Highway works should be designed in accordance with guidelines as set out in Section 7.0 of this document and must have special regard to the desirability of retaining the special rural character of the area through the preservation of grass verges and by limiting the use of hard surfacing, kerbs, road signage and road markings.

6.2

GENERAL PROPOSALS FOR PRESERVATION AND ENHANCEMENT	
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:	
ENHANCEMENT PROPOSALS	RESPONSIBLE BODY
Boat Inn Car Park - The car park could benefit from some simple, informal landscaping or tree planting to break up the expanse of hard surfacing. A softer or more natural surface treatment to both the car park and driveway would enhance the setting of both the Boat Inn and the Church and be more sympathetic to the rural surroundings.	Private land owner
Waste/Service Area to the rear of the Boat Inn - This area would benefit from screening in order to hide the skips and waste bins.	Private land owner
Salmons Leap - The two large floodlights could be removed and replaced with much more subtle lighting in the car park itself. Salmons Leap would benefit from either redevelopment of the site or from a sensitive landscaping and planting scheme.	Private land owner



7 Design Guidance

7.1 The character of the individual buildings, 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:

Proportion

7.2 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.



Roofs

7.3 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 of the void is required, this should be achieved by inconspicuous means. Under eaves ventilation would be acceptable, but visible roof vents would not.

External Walls

7.4 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 should 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 mortar and renders prevent the evaporation of moisture which can accumulate within the wall causing damp internally. When appropriate, hard cement renders should be replaced with a lime alternative.



Rainwater Goods

7.5 Rainwater goods should be repaired if original or reinstated in original materials. Plastic guttering is not appropriate on 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

7.6 These are important features which should be correctly proportioned, well related to each other and adjoining buildings and should respect the existing openings. Any repair or replacement should always match the original. This includes not only structural elements of the window but also the 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. Vertically sliding sash or side hung casement windows are the most typical style of window within this Conservation Area. Replacement of timber or iron windows in a PVCu alternative, no matter what the pattern, is unacceptable. All windows must have a traditional painted finish rather than a modern stained alternative.

Doors

7.7 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. 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.

Boundary Treatment

7.8 The removal or alteration of boundary walls 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, increasing the rate of deterioration of sandstone in particular.

Surfaces

7.9 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 cobbles should be retained and repaired.

Highway Works

7.10 Redundant or unnecessary street furniture such as signs or poles should be removed to reduce the effects of street clutter. Any new items such as 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

7.1 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 Department 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.

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.

Special Landscape Area

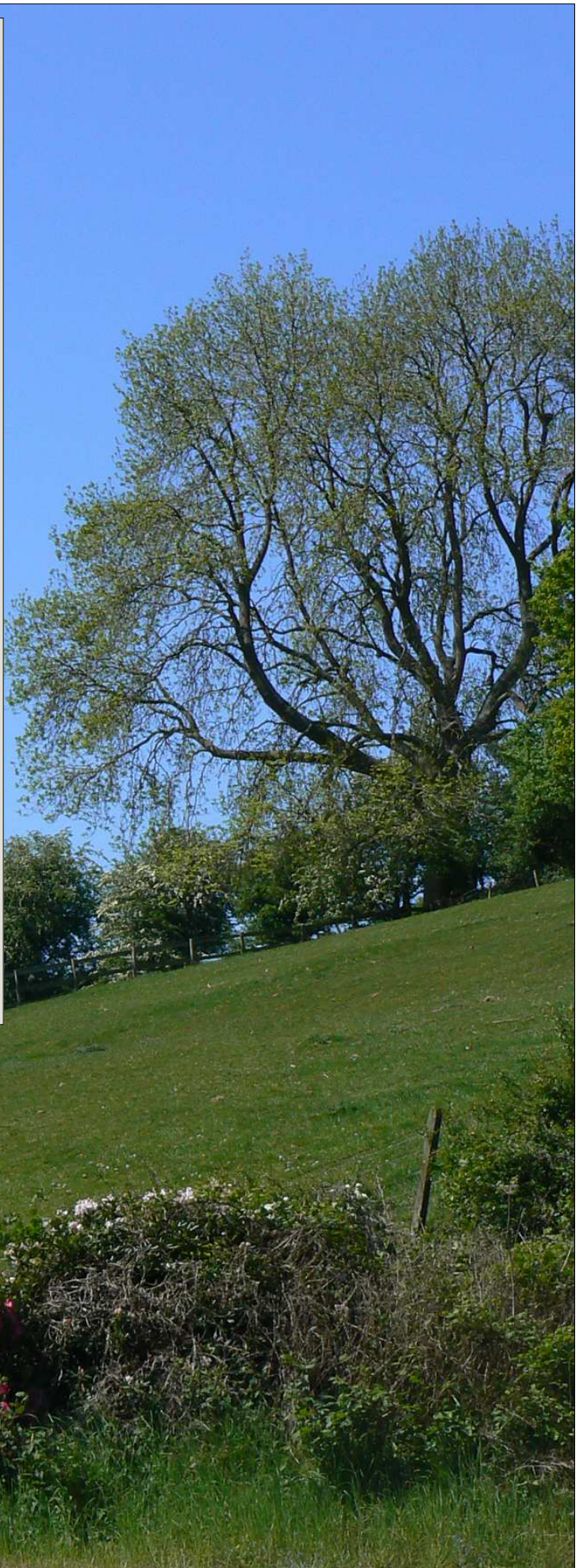
8.6 The area is part of a Special Landscape Area, within which priority is given to the conservation and enhancement of the landscape. Development other than for agriculture, small-scale farm based and other rural enterprises, and essential operational development by utility service providers, will be strictly controlled. Development will be required to conform to a high standard of design and landscaping, and special attention will be paid to minimising its visual impact both from nearby and distant viewpoints.

Site of Special Scientific Interest and Special Area of Conservation

8.7 The River Dee at Erbistock is designated as a Site of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC). SSSI's are the country's very best wildlife and geographical sites and are legally protected under the Wildlife and Countryside Act 1981, as amended by the Countryside and Rights of Way (CROW) Act 2000 and the Natural Environment and Rural Communities (NERC) Act 2006. This legislation gives The Countryside Council for Wales powers to ensure better protection and management of SSSIs and safeguard their existence into the future.

8.8 SACs are strictly protected sites designated under the EC Habitats Directive, and are of European importance. Particular features of importance on the River Dee include the migration route and breeding areas of Atlantic salmon, the presence of floating water-plantain, three species of lamprey, otters and bullhead.

8.9 Watercourses such as the River Dee form important wildlife corridors, allowing the movement of species between fragmented areas and connecting different riverbank habitats.





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
The Old Rectory	II
The Church of St. Hilary	II
The Boat Inn Public House	II

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 2009)
Planning (Listed Buildings and Conservation Areas) Act 1990 Areas	Welsh Office Circular 61/96: Planning and the Historic Environment: Historic Buildings and Conservation	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	
	Technical Advice Note 12: Design Welsh Office Circular 60/96: Planning and the Historic Environment: Archaeology	

Appendix 3

Glossary of Architectural Terms

Ashlar	The best grade of masonry comprised of blocks of accurately dressed stone with extremely fine bed and end joints
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
Coracle	A small round boat which is made by stretching animal skin over a wooden frame
Cornice	Moulded ledge, projecting along the top of a building. Also a decorative moulding in the angle between a wall and ceiling
Cusped Lancets	Slender single-light pointed-arched window with decorative edging
Dentilled Eaves	Small cubic projections at the top of the wall under the roof-line under the roof line
Dormer	A window set in a sloping roof often with its own sloping or pitched roof
Escarpment	A steep slope or cliff, such as one which marks the edge of a range of hills
Fanlights	A glazed opening over a door
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, especially carved with leaves
Ford	Stream or river which crosses over a road
French Windows	A pair of glazed doors, usually opening from the back of a house into its garden
Gnomon	The part of a sundial that casts the shadow in order to tell the time
Gothic	Period of medieval architecture characterised by the use of the pointed arch
Hoodmould	Projecting moulding shown above an arch or lintel to throw off rainwater
Kneeler	Horizontal projecting stone at the base of each side of a gable on which the inclined coping stones rest
Obelisk	Tapering pillar of square plan and ending pyramidally
Pastiche	A piece of architecture which intentionally copies the style of another period
Quoin	Dressed stones which are bonded to the corners of buildings
Render	The plastering of a surface with plaster, stucco or another finish
Sash Windows	A window with opening parts (sashes) moving vertically in grooves, either with one frame fixed (single hung) or both moving (double hung)
Soldier Course	Method of bricklaying where the bricks are stood end on
Topiary	Hedges, usually 'box' or 'Yew', which are trimmed into shapes
Tracery	Delicately carved stonework usually seen in gothic style windows
Transom	A Horizontal bar dividing a window

Reference Material

- The St Asaph Diocesan Resource Centre. St. Hilary's Church Erbistock, Nr Wrexham.
W J Britnell, March 2003. Maelor Saesneg Historic Landscape Characterisation. Clwyd-Powys Archaeological Trust.
Gordon Emery, 1994. Curious Clwyd. A Photographic Album of Oddities from Northeast Wales.
Gordon Emery, 1996. Curious Clwyd A Second Photographic Album of Oddities from Northeast Wales.
Sunter Harrison, 1988. Erbistock.
Edward Hubbard 1986. The Buildings of Wales Clwyd (Denbighshire and Flintshire).
Cadw Listing Descriptions
Royal Commission on the Ancient Historic Monuments of Wales. National Monuments Record of Wales.
www.cpat.demon.co.uk/projects/longer/churches/wrexham/16776.htm Wrexham Churches Survey, Church of St Hilary, Erbistock.

Guidance on Conservation Area Appraisals, English Heritage, 2005

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

Useful Contacts

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

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

The Royal Institute of British Architects - www.riba.org

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

The Royal Institution 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