

# Rossett Conservation Area Assessment and Management Plan

This document is available in Welsh

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It is also available on the Council's website

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Ariel View Rossett Conservation Area 2006





# Part 1 Character Assessment

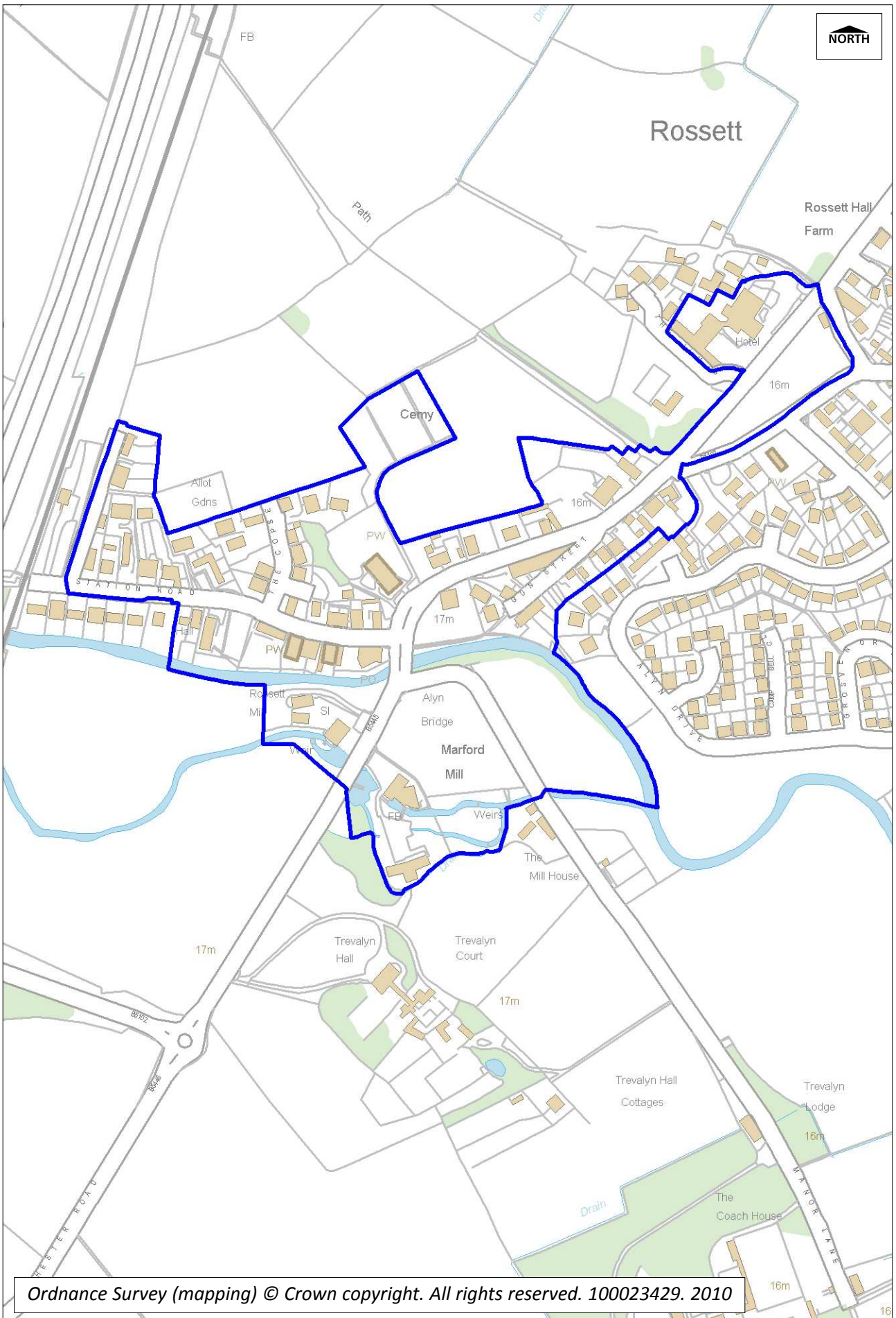


Figure 1: Rossett Conservation Area



# 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 the Conservation Area Character Assessment and Management Plan is:

- 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

## Rossett 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 Rossett 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. 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 Wrexham Unitary Development Plan (adopted 2005) and the emerging policies within the Local Development Plan, 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 Rossett is a large village located approximately 6.5 miles to the north of Wrexham and close to the Cheshire and English border. The village is bounded to the west by the A483 dual carriageway and the Wrexham to Chester railway line. To the south flows the River Alyn which loops round to the north east where it joins the River Dee, its meandering course demarcating the English and Welsh border. The surrounding countryside is typically flat and intensively farmed with an abundance of hedges and hedge row trees. Long views across the flat open farmland are achievable to the north and east where gaps in development and lower hedge rows permit. To the south and west the landscape is more dramatic against the backdrop of the Welsh Hills.



## Geology

1.6 The geology of the area has been formed from fluvioglacial drift deposits consisting of till and alluvial deposits. The principal building material within the Conservation Area is red brick although yellow sandstone can be seen in some building facades on Station Road and most prevalently within the construction of Christ Church and its boundary walls. Sandstone is also evident as decoration to later properties in the form of window sills and heads and in some boundary walls. The later 19th and early 20th Century buildings display a smoother red brick produced from fire clay and terracotta marls perhaps from the nearby Ruabon and Cefn Mawr areas.

## Archaeology

1.7 There is no evidence of early settlement within the village itself however there have been a number of prehistoric and Roman treasure finds

to the north east of the village. The Rossett Hoard is perhaps the best known and is on display in Wrexham County Museum. There are also records of a lost chapel dedicated to St Peter which was documented in the mid 17th Century and demolished in the late 18th Century. The position of the chapel is believed to be to the north of Rossett Green. The 'Holy' well associated with the chapel is recorded around 400 metres north-west of Rossett Green. Any future works within this area may allow for further interpretation of the village's history.

## Consultation

1.8 Rossett Community Council, County Borough Council members and a range of organisations and groups with an interest in the historic environment and the local area were consulted on this document. Statutory bodies such as Cadw were also consulted. Public consultation was undertaken during July and August 2011.





## *2 History and Development*







## 2 History and Development

### Early Rossett

2.1 The name Rossett appears to be a corruption of Yr Orsedd which translates to mound or hillock and could possibly refer to an ancient hill fort or meeting place on the nearby Marford Hill. It is believed that from Saxon times, meetings and gatherings were held in the area to manage the land and the people. This tradition continued into the 13th Century when the area was under the rule of the Marcher Lords.

### Medieval Rossett

2.2 Settlement in the Rossett area can be traced back to the 11th Century when the Domesday Book of 1086

records a mill on the site now occupied by the 'Lower' Marford Mill. The current building dates from



the late 18th Century and was constructed after a fire destroyed its predecessor. Marford Mill was originally the Crown Mill which meant that all 'unfree' tenants of the land had to send their corn there to be milled. The obligations of the mill were unpopular with the people and so in 1544 a private

mill was built on a site directly opposite. This mill is the famous 'Upper' Rossett Mill. The grade II\* listed building displays a date of 1661 on its façade and it is understood that this date represents the year when the mill building was extended and altered.

2.3 The description of the mills as being either Marford or Rossett Mill relates to their location within different townships. It is likely that after the construction of the upper mill in the 16th Century both mills would have been known as the Marford Mills as the settlement of Rossett at this time would likely have comprised little more than a few small cottages or farmsteads. The lower mill fell within the geographical boundary of the Marford and Hosely township whilst the upper mill was located in the township of Burton and it is from this separation that the names appear to have been formed.

### 16th to 18th Century

2.4 The 16th Century saw the erection of the grade II\* listed Trevalyn Hall by John Trevor. The property is an excellent example of Elizabethan architecture and although located in the historic township of





Marford, the building has become an important landmark feature signifying the approach to Rossett village. The construction and presence of the hall would likely have generated employment opportunities in the area but there is no evidence of smaller domestic properties of this time found within the settlement. It is believed that a bridge over the River Alyn existed around this time; John Trevor bequeathing a sum of money in his will of 1589 for the repair of Pont Melin or Mill Bridge.

2.5 Little development appears to have been recorded during the 17th Century, however at this time the upper mill was extended and altered suggesting that there was increasing demand for corn to be milled to feed a growing population. There is also reference to a knight called Richard Trevor having a chapel at Yr Orsedd Goch in Allington in 1620 known as the chapel of St Peter. It is believed this chapel was demolished in the 18th Century.

2.6 Rossett Hall, known historically as The Rossett, and Trevalyn House, located to the south of the village, both

date from the mid 18th Century and although they have been altered and extended during the



19th and 20th Centuries they still retain their original Georgian character. Rossett Hall, which lies outside the Conservation Area was built for James Boydell, whose family were prominent within the village and acted as Stewards for Trevalyn Hall and estate from the mid 18th Century until the late 19th Century. Alyn Cottage which sits opposite Christ Church also dates from this era and was the dower house for Rossett Hall.

### 19th Century

2.7 Up until the mid to late 19th Century Rossett was a very small village dominated by the large estate of Trevalyn Hall and the smaller estates of Trevalyn House and The Rossett (Rossett Hall) which surrounded the small settlement. The historic core of the village centred along Gun Street with further smaller domestic buildings located around Chapel Lane and Rossett Green following the "old road" to Chester.

2.8 The introduction of the railway and construction of a station at Rossett by Great Western Railway in 1846 acted as the catalyst for the development and growth of the village most

notably along Station Road, which was absent of development as late as 1843. The station at Rossett, designed by Thomas. M Penson, made the village a very desirable place to live with relatively easy commuting to Chester, Wrexham, Birkenhead and Liverpool.

The next 20 years or so saw the

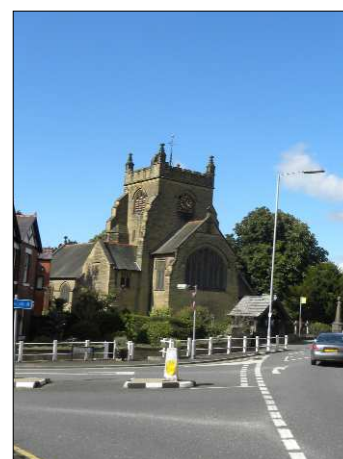


erection of large detached and semi-detached Victorian villas and mansions along Station Road, Station Lane and out towards Burton and Croshowell with the new wealthy business class needing staff for their properties and gardens and thus stimulating further employment in the village.

2.9 In 1859 the population of the village was such that a new school for the village children was erected along Station Road. The National Aided School was constructed on land belonging to the Trevalyn estate and was made larger in 1860 only one year after it opened. The school building was demolished in 1955 to make way for the public car park.

### Christ Church

2.10 The parish of Rossett which consisted of the townships of Burton and Allington was formed in 1840 when it was separated from the large parish of Gresford. The village did not contain a church and up until 1840 residents would travel to All Saints Church in Gresford for their religious services. In 1841 the first Christ Church was erected but was replaced by the existing church



which was constructed between 1891 and 1892. The plinth on which the current Church sits is said to be formed from the stone of the original church building.

2.11 The grade II listed Church was designed by the Chester architects Douglas and Fordham who also designed the Old Parsonage House which lay to the north of the Churchyard and was subsequently demolished in the late 20th Century to make way for a modern housing estate. The land on which the



Church sits was donated by James Boydell of Rossett Hall and there are stained glass windows within the Church dedicated to the family. The Church contains some fine examples of stained glass of its period designed by the artists Kempe and Burne-Jones.

2.12 Towards the turn of the 20th Century new buildings continued to be erected along Station Road and along Chester Road with the land being subdivided into individual building plots.

In 1898 an auction was held at the Golden Lion for the sale of



several building plots on Chester Road which subsequently saw the erection of Halkyn Terrace, Lochinvar, Alyndene, Bodalyn and the New Police House on Chester Road. Smaller scale domestic building was also occurring on Station Road towards the curved junction with Chester Road and around Chapel lane to the north east of the village.

### 20th and 21st Centuries

2.13 The early 20th Century saw little change to the village. The most notable additions include the Church Hall on Station Road which was designed by P H Lockwood on land donated by the Boscowen Family who had inherited Trevalyn Hall from the Trevor Family. Also of interest was the construction of the current Mill Bridge in 1921 which replaced an

earlier and narrower stone bridge. As part of improvements to the roadways the bend in Chester Road to the front of Christ Church was improved by purchasing a small section of the garden area of Alyn Cottage.

2.14 The most significant alterations to the village came during the latter half of the 20th Century which saw significant extension to the north east and east of the historic centre with the erection of large private and municipal housing estates. Rossett Station also closed during this time, unable to escape Beeching's axe in the 1960's. Within the Conservation Area itself little has altered with the historic street pattern and composition of the buildings retained.

2.15 The most recent development within the Conservation Area has included the new small residential estate called The Copse off Station Road. The retention of existing trees, several of which are protected by Tree Preservation Orders, and use of soft landscaping has helped ease the development into street-scape.

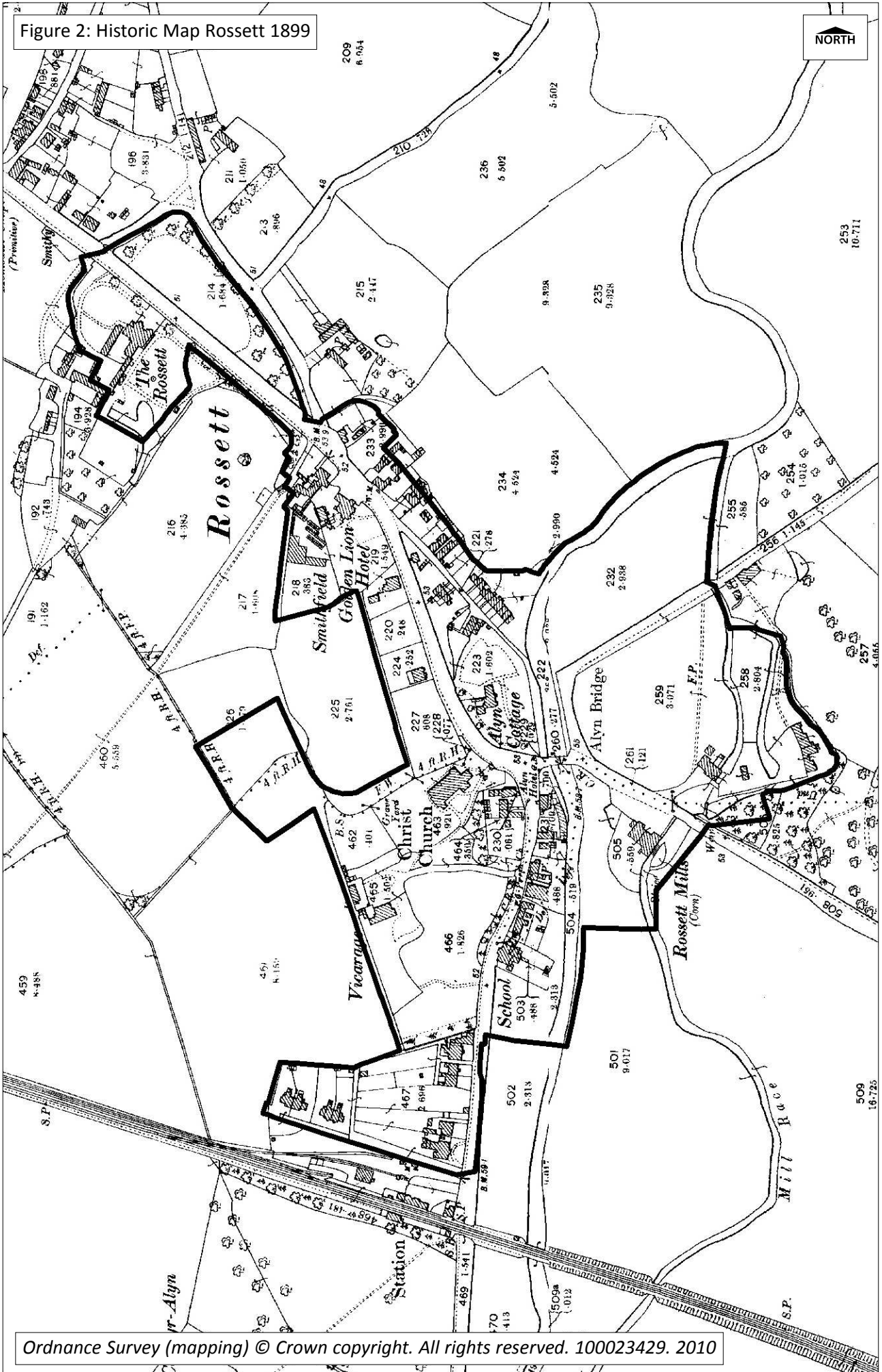
2.16 Today Rossett serves as a popular commuter village to north Wales and the north west of England offering excellent road links to the A483, A55 and M53.

Station Road and Chester Road continue to offer a small number of shops and community services.



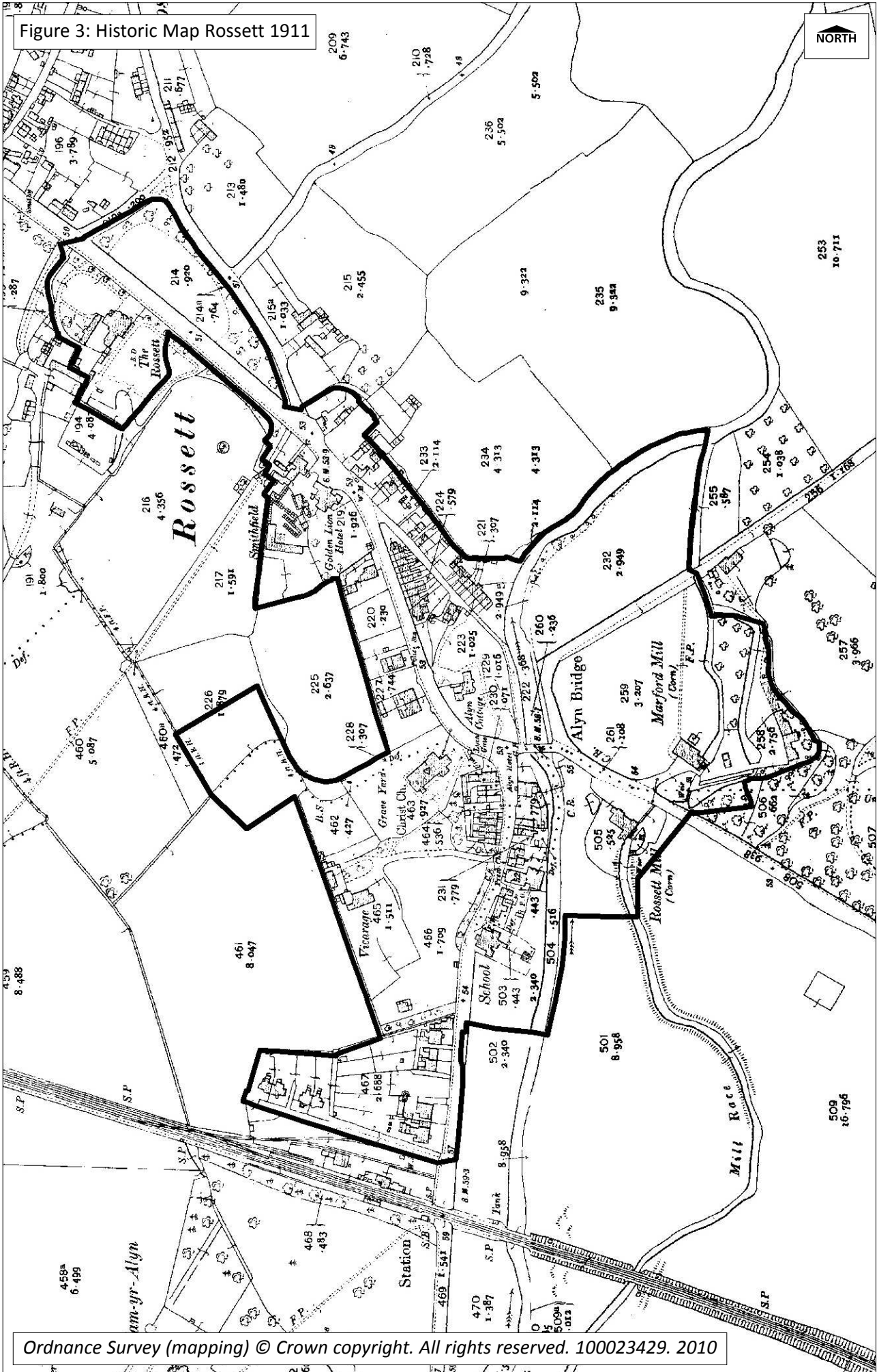


Figure 2: Historic Map Rossett 1899



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Figure 3: Historic Map Rossett 1911



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*3 Summary of  
Special Character*





## 3 Summary of Special Character

3.1 The special character of the Rossett Conservation Area is derived from the following:

### The River Alyn

3.2 The river Alyn is an important feature of the village. Historically water from the river was used to power Rossett and Marford Mills. Today the River provides an important setting with the Mill



Bridge providing an attractive gateway into the village centre. The setting of the bridge is enhanced by the presence of mature trees and to the west or east views of the surrounding agricultural landscape reinforce the rural character. Beyond Rossett Bridge the Gothic inspired Christ Church is a dominating feature sitting comfortably within large tree lined grounds. Opposite the impressive mature trees within the grounds of Alyn Cottage create a strong sense of enclosure.

### Landmark Buildings

3.3 The principal landmark structures within the Conservation Area are Rossett Mill and Christ Church which are given prominence as a result of their design, construction, position and scale.

Rossett Mill is particularly important with its distinctive crooked timber framing marking the



southern entrance to the village. Also of interest are the well proportioned stone and render Victorian villas of Station Road and Station Lane and the black and white rendered façade of The Golden Lion public house which displays distinctive window and door details and curved walling reminiscent of the picturesque Cottage Orne style prevalent in nearby Marford.

### Building Materials, Architecture and Vernacular details

3.4 The village displays a variety of building materials which all add to the special character.



Yellow sandstone is evident in the construction of the Church and some of the larger Victorian villas



along Station Road. Red brick is the most prevalent material for domestic construction with many of the original brick

facades remaining particularly along Station Road and Chester Road. The



later 19th and early 20th Century properties display both brick and rendered facades with the cottages of Halkyn Terrace, Sunny Villas and the larger semi-detached buildings of Alyndene and Bodalyn on Chester Road typical of this style. Half timbering, particularly to the gables, is also a regular feature from this era and is visible on properties on Station Road, Chester Road and Gun Street.

3.5 Architecture within the village reflects a variety of periods and influences from the 16th Century timber framed Rossett Mill to the planned Victorian and Edwardian properties of Station Lane and Station Road. Within the Conservation Area buildings predominantly relate to the 19th and 20th Centuries when the village experienced rapid growth as a result of the introduction of railway line and station. Detailing is again varied with more extravagant designs evident in the earlier Victorian villas and later 19th century public buildings. Windows typically sit upon yellow sandstone sills with the common window styles being sliding sash or more simpler timber framed casements.

### Boundary Treatments

3.6 Yellow sandstone is a common boundary treatment within the Conservation Area providing consistency and

continuity between the various streets. The sandstone wall and steps around the



wide junction of Station Road and Chester Road are also important features demarcating the highway and footpath. The red brick boundary wall to Tyn-y-Coed and Rossett Hall is a dominant feature along Chester Road, extending for around 200 metres maintaining an element of separation between the main village settlement and the former Rossett Hall estate. Hedge boundaries are also prevalent enhancing the rural character of the village.

### Contribution Made by Trees

3.7 Trees are a prevalent feature throughout much of the Conservation Area with many protected by Tree

Preservation Orders. The principal mature trees are those that form the northern boundary to



the Churchyard and those within the grounds of Alyn Cottage, which provide an important setting to the listed Church and the surrounding properties and which form an important backdrop to wider views into and within the Conservation Area. The woodland area around Tyn-y-Coed on Chester Road contributes to the rural character of the village creating a sense of enclosure with the adjacent trees within Rossett Green. Large mature trees to the west of Station Road provide an important visual barrier to both the railway line and the A483 dual carriageway.

### Traditional Street Pattern and Building Line

3.8 Gun Street has retained its narrow and intimate street plan with no footways where small cottages

and terraces are positioned close to the highway edge.

Station Road has also



followed the historic street pattern and has a more consistent and compact building line creating a strong rhythm to the street-scape. Properties are typically set behind small front gardens. Chester Road has a less consistent building line with typically larger properties set within substantial grounds. Halkyn Terrace is therefore an unusual feature and adds variety to the streetscape.

### Decorated Kerb Stones

3.9 The black and white painted kerb stones around the wide junction with Station Road and Chester Road are a unique feature of the village and add interest within the streetscape.



*4. Character  
in Detail*





## Chester Road

4.1 The Conservation Area can be sub-divided into three distinct areas of character as described below.

### Chester Road

4.2 When entering the Conservation Area from the south along Chester Road a fine view is afforded of the village centre with the

distinctive Rossett Mill and River Alyn in the foreground and the equally

impressive solid stone tower of Christ Church in the background. Opposite the Church at the heart of the Conservation Area, dense tree coverage to the garden of Alyn Cottage provides a prominent and attractive feature within the village. From here Chester Road bends eastwards where the building line becomes more consistent with a variety of terraced, detached and semi-detached properties before opening up onto the large expanse of Rossett Green.

4.3 Positioned either side of Chester Road are the two historic mills which form an attractive gateway to the village and which are separated from the more urban core of the settlement by the gentle flowing River Alyn and the ponds and streams of



the Mill Race. The buildings are set behind low sandstone walls, a prevalent boundary treatment within the Conservation Area. The crooked frame and black and white finish of the grade II\* listed



Rossett Mill has made the structure synonymous with the village and is a particularly important and prominent landmark building within the Conservation Area. Marford Mill, set back from the road, is the larger of the two mills with the current structure dating from the late 18th Century. To the rear of the mill is a large extension which complements the historic structure in terms of proportion, scale and design. The flat topography of the land surrounding the mills provides excellent views of the neighbouring countryside helping define and reinforce the strong rural character of the mills and contributing significantly to their setting.

4.4 Continuing along Chester Road the village is entered via the Alyn Bridge, a single round arched sandstone structure surmounted with modern metal railings to the western edge and cement walling to the east. The original bridge, known as Pont Melin or Mill Bridge was replaced in 1921.

Figure 4: Chester Road Character Area Boundary



Key

- Character Area Boundary
- Buildings of Visual Interest
- Traditional Sandstone Wall
- Listed Building
- Important View
- Important Approach
- Landmark Buildings
- Traditional Brick and Iron Railing Boundary
- Important Open Space
- 🌳 Tree Preservation Order
- Traditional Brick Wall
- Significant Group of Trees Contributing to Setting for Enclosure



Looking westwards from the bridge provides views to rear of the properties along Station Road where some sporadic tree planting and vegetation soften their appearance and prominence. To the east, just before the bridge a sloping route off Manor Lane indicates the historic route



through the river via a shallow ford that lead to Gun Street. Today the road offers access to the Trevalyn



Manor Estate with the trees and vegetation along the river course concealing the modern extensions to the settlement and helping to preserve the traditional rural appearance of the sub-area.

4.5 Alyn Cottage occupies a central position within the Conservation Area set behind a traditional sandstone rubble wall and within large tree-covered grounds. The building itself is mostly obscured from wider views however the white render finish and traditional sash windows are just visible through the foliage. The building, which has been significantly extended is believed to date from late 18th Century and was the dower house for Rossett Hall. The grounds of Alyn Cottage are particularly important within the Conservation Area, the dense foliage softening the streetscape offering greenery and contributing significantly to the essential setting of Christ Church which faces opposite.

4.6 Christ Church stands at the centre of the historic village on a prominent bend in the road where



its position and height make the building an important landmark feature which dominates views





into the Conservation Area from the south and from the east. The church is set behind a low sandstone block wall surmounted with metal railings, which defined the boundary of the original 1841 Church. Access into the churchyard is through a simple lych gate with carved bargeboards. The setting of the Church is further enhanced by the presence of mature trees particularly those to the northwest corner of the churchyard which help give a sense of enclosure and intimacy.

4.7 The grade II listed Church is constructed of deeply dressed sandstone laid in irregular courses to a gothic revival design by Douglas and Fordham. The Church is built to a cruciform plan with a long nave and north aisle of five bays with a short high chancel and transepts with the large square



tower extending from the crossing. The tower has an early 20th Century clock face on the east face and is finished with a crenellated parapet with croqueted finials. The grade II listed war memorial is positioned just behind the front boundary wall, the design and materials complementing Christ Church.

4.8 To the north east of Christ Church is the church cemetery with access along a narrow tree-lined pathway which provides excellent views of the surrounding countryside linking the village to its rural past. Looking back towards the village the scale of the Church can be fully appreciated set against the trees within the grounds of Alyn Cottage. The separation of the cemetery from the Church building and the busier village creates an important and appropriate sense of intimacy and peace.



4.9 Moving beyond Christ Church, Chester Road begins to straighten with the building line becoming more consistent. To the north side, the properties are typically larger and set within substantial grounds where views of the surrounding countryside can be glimpsed between the buildings. Alyndene and Bodalyn, positioned adjacent to the

Church, form a pair of semi-detached villas. Typical Edwardian red brick, terracotta and render detailing, large chimney stacks and scalloped red tiled roofs draw attention and offer a pleasing



contrast to the yellow sandstone of the nearby Christ Church. The properties are set behind a low red brick wall with sandstone copings surmounted with metal railings. The presence of trees and vegetation within the front garden areas soften the building line. Bodalyn, the former doctor's surgery, retains its traditional timber sash windows.

4.10 Within the original curtilage of Bodalyn is the Former Surgery, a small single storey timber boarded dwelling erected during the mid 20th Century possibly as additional accommodation for the main surgery building as the house name suggests. The property is reached through a



metal gate supported by two brick piers with pyramidal stone cappings contemporary with the existing front boundary wall to Bodalyn and Alyndene. To the rear of Bodalyn, the former coach house and stable block, now converted to a single dwelling, is visible above the rear garden wall.

4.11 Adjacent is Lochinvar, a two storey red brick dwelling with slate roof and corbelled end chimney stacks erected in the late 19th Century on land purchased through an auction held at the



Golden Lion Hotel. The building displays a simple but attractive symmetrical frontage with large bay windows flanking the central entrance at ground floor. Windows are renewed within the original openings. The building sits within a large plot



behind a quaint white picket fence. The eastern half of the plot remains undeveloped, enclosed from the highway behind a native hedgerow, and offers good views northwards to the surrounding countryside.

4.12 Byewell, a large late 20th Century dwelling continues the building line to the northern side of Chester Road. Whilst its larger scale and size is respectful of the neighbouring dwellings the modern concrete tiled roof and plain design is in contrast with the more traditional slate and red tile roofs and decorative terracotta and brick detailing evident on the surrounding buildings.



4.13 The buildings at Rossett Court complete this short section of Chester Road with the principal building, a large two storey red brick dwelling, retaining much of its original detailing and



character. The building dates from 1897 as decoratively inscribed on the advanced front gable apex and also within the unusual moulded date-stone above the main side entrance door. The building formerly housed the village butchers with the original shopfront still facing onto Chester Road. The prominent side elevation displays an attractive entrance porch. The building retains its original timber casement windows with leaded and coloured toplights and a corbelled string course.

4.14 The corbelled string course is repeated on the adjacent building dating from the early 20th Century and which now houses the village pharmacy. The design and detailing is deliberately reflective of the adjacent Rossett Court, together the two buildings adding rhythm and consistency to the street-scape. To the rear



of the site are two further dwellings formerly the outbuildings associated with Rossett Court. To the north of the site the large mature trees within the garden area of the Golden Lion enclose views and soften the appearance of the large red brick boundary wall of Rossett Court.

4.15 Bridewell House and Halkyn Terrace line the southern side of Chester Road forming a consistent building line. The buildings are set behind a low red brick wall with sandstone cappings



surmounted by metal railings giving them a unified appearance which is more suburban in character than elsewhere along Chester Road. Bridewell House, the first property of the row dates from 1904 with smooth red brick walls laid in an English bond with a red clay tiled roof. The property was constructed as the new police house, from which the building gains its name, to replace the old police house which encloses the row at the opposite end. The building displays elements of the domestic revival style with mullioned and transomed windows and four centred arch over the doorway. The ground floor windows largely retain the original casements and toplights.

4.16 Halkyn Terrace consists of nine dwellings of which eight were built in 1898 after the land was sold at auction. The eight central terraces are of a roughly symmetrical design where advanced



gables with heavily timbered apices enclose the row at either end. Bay windows, blue diapered brickwork and decorated string course add distinction to the terrace. Numbers 4 and 5 retain the original windows and give an indication of the intended fenestration. The original chimney stacks have been retained adding rhythm to the streetscape.

4.17 Enclosing the row is number 1 Halkyn Terrace its diminutive scale and rendered finish contrasting with the size and warm red brick of adjoining buildings and adding variety and interest to the



wider street-scene. The building dates from the mid to late 19th Century with the symmetrical design and steep angled dormers with pointed finials typical of the Victorian era.



Attached to number 1 is Holt Cabinetry, a small building with a modern conservatory extension positioned at a prominent curve in the road at the narrow junction with Gun Street.

4.18 Beyond Halkyn Terrace, Chester Road gains a more open feeling as the road widens and the building line becomes less intense. From here Rossett Green forms an important backdrop to views out of



the Conservation Area enhancing the setting of the grade II listed Rossett Hall opposite. To the east, set back from the road behind a sandstone wall and neat lawn is Poplar Cottage a two storey red brick dwelling. This building dates from at least the mid 19th Century and has kneelered and coped stone gables with renewed windows positioned symmetrically around a new central doorway.

4.19 The white painted façade of Machine House, formerly Churton's Food & Wine Bar, demands attention within the street-scene. The building dates from at least the mid 19th Century and housed the



post office before it moved to Station Road. The original stone construction is visible on the side elevations with the principle frontage being of brick construction. Windows are renewed timber casements, the original openings to the first floor retaining painted stone sills and arched heads. To the rear of the site are a small range of stone and brick outbuildings. The black and white painted

finish complements the main building and is a pleasing contrast to the surrounding red brick properties.

4.20 Adjacent are Kenmar and The Butcher's Arms public house. Kenmar, which houses the local village store is a late 20th Century building set behind a small informal parking area with its modern



design and materials stark between two historic buildings. The Butcher's Arms occupies a prominent position within the Conservation Area orientated towards the junction with Holt Road and Chester Road. The building is believed to date from the early 19th Century and is of red brick and slate roof construction. Windows are renewed timber casements within the original openings and the south west side elevation reveals an original opening now blocked up with segmental brick arched head. Mature trees within the neighbouring garden area offer an attractive backdrop to views of the pub from Chester Road.

4.21 Opposite is the Golden Lion Hotel, its distinctive black and white colour scheme,



grand scale and curved walling making it a prominent building within the Conservation Area. The building is believed to date from the late 18th to early 19th Century but may be earlier. The organic built form and colour scheme are reminiscent of the picturesque detailing prevalent in nearby Marford. The building sits within large landscaped grounds which enhance the setting of the building, add variety to the street-scene and help maintain strong visual links with the surrounding countryside.

4.22 The adjacent Rossett Cottage assists in screening the large tarmac car park of the Golden Lion. The building, believed to have 17th origins, also displays the distinctive black and white colour scheme and is enclosed from the highway by a painted rendered boundary wall and modern stained fencing. The grounds of the property





contain several mature trees and much foliage which contribute significantly to the wider street-scape. Windows are renewed timber casements with the front entrance door positioned beneath an attractive ogee arch.



4.23 Beyond the Golden Lion Hotel and Rossett Cottage the eye is channelled along Chester Road and out of the settlement by the strong



sense of enclosure offered by the trees and foliage within the grounds of Tyn-y-Coed and Rossett Hall and Rossett Green opposite. This same effect is equally important upon entering the Conservation Area from the north where it offers the visitor a sense of arrival. A warm red brick wall with stone cappings forms a consistent boundary to the western side of road enclosing Tyn-y-Coed and Rossett Hall from the main settlement.

4.24 Rossett Hall marks the northern entrance to the Conservation Area, its scale and design making it a distinctive building. The grade II listed building dates from the mid 18th Century when it was built for the Boydell family and known as The Rossett. The three storey building is constructed of warm red brick with stone dressings and rendered parapet. To the road front a central entrance is set within a recessed central bay under a dentilled brick pediment. Full height canted bays with heavily chamfered corners and stone decoration flank the entrance. Windows are traditional near flush sash windows.



4.25 The setting of Rossett Hall is complimented by Rossett Green opposite. The area was historically known as the plantation forming part of the Rossett Hall Estate. In the 1930's the land became known as the Boydellian Pleasure Ground named after the Boydell Family of Rossett Hall. The area has retained its original open character and provides a physical and visual barrier between the more historic area of the village and the modern developments to the east.



## Gun Street

4.26 Gun Street is believed to be the earliest area of organised settlement within the village and was the 'old road' to Chester before a bridge was erected over the River Alyn. Historically, access onto Gun Street was via a shallow ford through the river that still remains distinguishable from Manor Lane. The street is said to have gained its name from 'The Gun' public house which was located half way along the road. Gun Street has retained its original narrow and intimate street plan with no footways and small cottages and terraces positioned close to the highway edge. The diminutive width of the street and the backdrop of the tree lined river course give Gun Street a unique sense of place within the Conservation Area.

4.27 Orchard House, a large modern dwelling faces the angled junction with Chester Road. The white rendered property sits within grounds formerly associated with Poplar Cottage and bears little in relation to the traditional street plan of Gun Street.



4.28 Beyond Orchard House the two storey gable ends of The Cot and 1 Greenfield Cot abut the highway edge, which along with the rear out shuts of Halkyn Terrace opposite give strong Gun Street a strong sense of enclosure. The Cot and The Shanty which sits adjacent, offer a similar appearance with

white and black painted rendered facades. The buildings are present in some form on the early OS map (figure 2 above) with The Shanty being used as the Primitive Methodist Chapel.

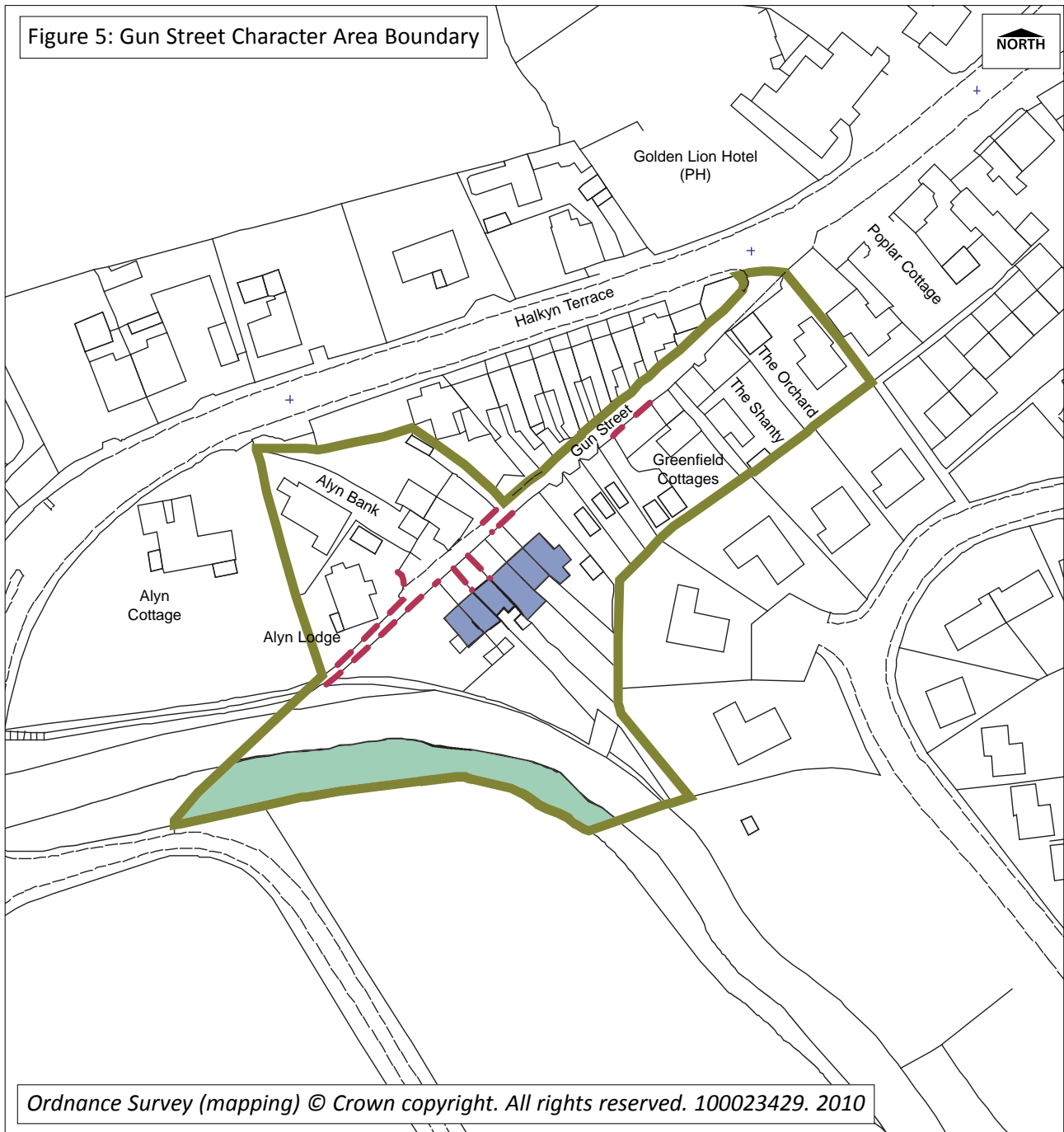


4.29 A short break in the building line leads to Numbers 1 and 2 Greenfield Cotts. The properties originally formed part of a larger row of 3 and are likely to date from the mid to late 19th Century. The rear elevation reveals the original brickwork to the first floor with an attractive saw tooth storey band. The ground floor and road side elevation are rendered although the storey band remains a feature. Windows are renewed within the original recessed openings which retain simple terracotta tiled sills. A low sandstone boundary wall extends along the highway edge enclosing the front garden area of 1 Greenfield Cot and is a consistent feature along the street.









Figure 5: Gun Street Character Area Boundary



Key

-  Character Area Boundary
-  Buildings of Visual Interest
-  Traditional Sandstone Wall
-  Significant Group of Trees Contributing to Setting and/or Enclosure



4.30 On the opposite side of Gun Street the warm red brick of Halkyn Terrace contrasts to the previous white rendered facades. The brickwork is laid in a distinct English bond with sandstone block angled quoins to the out shuts and terracotta detailing to the window sills, chimneys and boundary wall copings. The rear boundaries of the terrace follow the line of the street resulting in distinct angled walls which enhance the feeling of enclosure.



4.31 Beyond Halkyn Terrace the rendered gable end of Ivy Cottage fronts the street. Ivy cottage along with the adjoining Cottage may historically have been connected to the nearby Alyn Cottage with the linear form and remnants of a large brick archway suggesting its use as an outbuilding or coach house. The original construction is mostly obscured with modern render however a small section of un-coursed stonework is exposed to the southern elevation. The cottages, which formerly comprised 4 smaller cottages, retain a traditional slate roof and some cast iron rainwater goods although previous extensions and alterations have eroded some of the original character.



4.32 Opposite are numbers 1 to 6 Gun Street which form a short terrace of small brick and stone cottages set back from the highway behind small front yards or gardens. Traditional sandstone walling is the prevalent boundary treatment. Numbers 1 and 2, situated closest to the River Alyn, are the tallest of the row having been converted from the former Presbyterian Chapel and are believed to date from the early 19th Century. The properties are of stone construction, rendered to obscure the original composition. The proportions of the windows vary across the two cottages although number 2 retains traditional stone sills.



4.33 A short drop in ridge height leads down to numbers 3 and 4 Gun Street, which along with numbers 1 and 2 are likely to represent some of the oldest properties within the village. The original stone construction remains exposed with segmental stone arched window and door heads. Number 3 retains an original sash window at first floor level whilst at ground floor level a timber bow window, similar to those at number 5 and 6, has been inserted, although the original stone head remains visible. Windows and doors to number 4 are renewed within the original openings.



4.34 Another short drop in the ridge height extends to numbers 5 and 6 Gun Street which complete the row. The original brickwork is visible to number 5 with number 6 now rendered. Windows and doors to the cottages follow the proportions and detailing of number 3 and 4 giving the row consistency in appearance. Windows and doors are renewed within the original openings. Number 6 has been sympathetically extended to the side with a two storey extension. Three large brick axial stacks punctuate the roofline of the row.



4.35 Beyond numbers 1 to 6 Gun Street the road narrows and becomes a peaceful footway that leads down to the footpath that follows the tree lined course of the River Alyn to the Alyn Bridge. The footway is enclosed by low sandstone retaining walls and thick foliage within the garden areas of 1 Gun Street and Alyn Lodge.







## Station Road and Station Lane

4.36 Station Road and Station Lane gain their name from Rossett Station which was located to the west of the village and accessed along Station Road. Prior to the introduction of the railway and a stop at the village, Station Road was a quiet and unpopulated lane linking Rossett to Burton. Many of the buildings along Station Road were erected in the mid to late 19th century owing their construction either directly or indirectly to the railway and the road subsequently became the central hub of the village with a variety of shops, houses and public buildings. Station Road retains this diverse character today still offering the majority of the public services and conveniences to the village.

4.37 Red brick is the prevalent building material within this area with properties to the north of Station Road set behind low sandstone and red brick boundary walls. The building line is generally consistent on either side



reinforcing the urban feel of the road, although brief glimpses of the surrounding countryside, the trees within the churchyard and the Church Tower between the buildings offer an important backdrop and soften the urban character.

4.38 The Alyn Hotel sits at the head of Station Road where it's prominent and picturesque

riverside position and white rendered façade make it a landmark building within the Conservation Area. The building dates












from the mid 19th Century and is a likely by-product of the introduction of the railway to the village and the subsequent increase in visitors that this brought to the area. The original brick construction is obscured by modern render and the building displays a variety of window styles with some original sash windows retained to the northern elevation fronting Station Road. To the rear of the site an original outbuilding is retained.

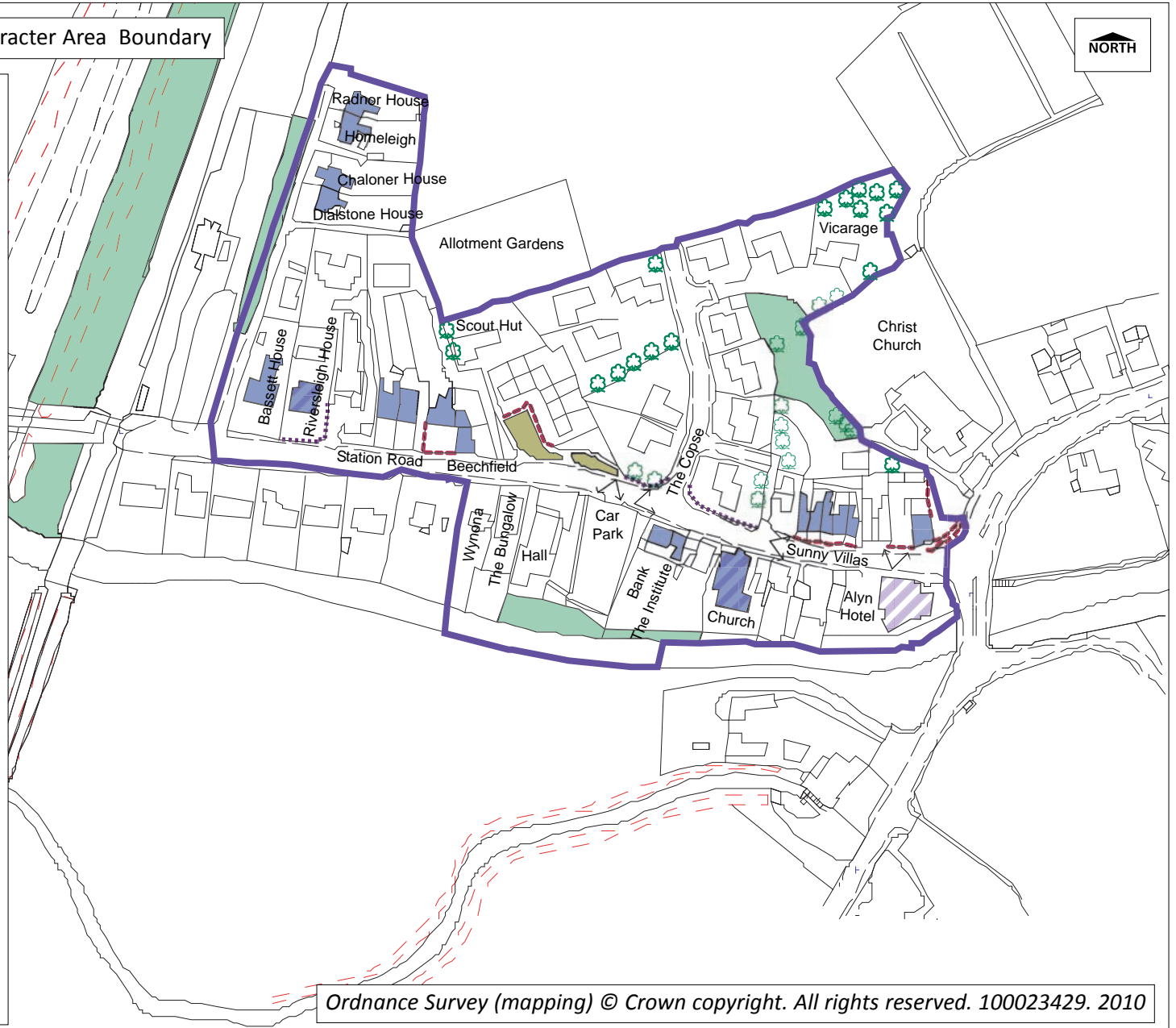
4.39 Sitting opposite The Alyn Hotel is Bridge House, a late 19th Century red brick building set within a large corner plot where the gabled front and



Figure 6: Station Road and Station Lane Character Area Boundary

Key

-  Character Area Boundary
-  Buildings of Visual Interest
-  Traditional Sandstone Wall
-  Significant Group of Trees Contributing to Setting for Enclosure
-  Important View
-  Landmark Buildings
-  Traditional Brick Wall
-  Important Open Space
-  Tree Preservation Order



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character in detail



side elevations along with the black and white decoration to the gable apex, windows and shop front draws attention to the building and adds to its prominence within views from both Chester Road and Station Road. The Chester Road frontage has a symmetrically designed façade with a central doorway containing the original panelled door flanked by a combination of single and tripartite sash windows. To Station Road there is a later simple painted timber shop front with sash window above. The building is enclosed by a traditional sandstone wall topped with sandstone copings.

4.40 Adjoining Bridge House to the north is 3 Mews Cottage which forms part of a small residential development of three modern designed brick buildings.

The buildings originally formed part of the ancillary outbuildings associated with Bridge House however they have been much



altered and rebuilt losing much of their traditional character. Numbers 1 and 2 are set back from Station Road where their diminutive scale is highlighted by the Church tower which rises up behind.

4.41 Adjacent is the former ironmongery shop, now occupied by Pure Perfection Beauty Lounge, Hair by Nia and Essence of Beauty. The building dates from the early 20th Century, the date 1913 is depicted in the central console above the



archway which was formed in the late 20th Century as part of larger scheme of alterations. The shopfronts have been altered and are plain in their decoration with the original canopy winding gear retained either side. At the upper level dentilled eaves and string courses define the gable apex with an oriel window sitting on moulded timber brackets below.

4.42 Maintaining the same building line are Sunny Villas, a terrace of 5 early 20th Century dwellings which evidence the continued growth of the village at this time. The row is typical of Edwardian design with a mixture of smooth red brick and pebble dashed render offering a pleasing

contrast in materials. The properties have a planned symmetrical appearance with square bay windows with a continuous roof over the adjacent front doors at ground level with two sash windows above. Numbers 2, 4 and 5 retain their original 6 over 1 sash windows. The row is set behind a simple sandstone block wall with attractive cast iron gates leading to each property.



4.43 Sitting beyond Sunny Villas are numbers 1 and 2 Vicarage Mews, a small modern infill development on the site of the former

telephone exchange building. Vehicular access to the mews is through the former entrance to the Vicarage building, which was demolished in the late 20th Century. The curved entrance brick walls are finished with sandstone copings with a cast iron gate pier retained to the right side. This entry also provides pedestrian access to the Church Hall and churchyard to the north where a variety of Holly, Hawthorn, Sycamore and Oak trees create an attractive backdrop to the surrounding buildings.



4.44 To the southern side of Station Road, opposite Sunny Villas, is the Spar store and post office. The modern and stark shop frontage is an incongruous feature of the road. The main building has been



significantly extended and altered with the insertion of modern proportioned windows and the use of modern materials disguising the traditional core of the building which dates from the late 19th Century.

4.45 Adjacent are The Manse and Chapel House, a pair of semi detached late Victorian buildings. The buildings have attractive round arch window and door head to the front elevation. It is likely that the two properties originally formed one large dwelling which had a symmetrical frontage with the 2nd ground floor window from the left possibly

providing the original doorway. The roofline to chapel House is original, that to The Manse raised presumably to incorporate the rear extension, with the dentil course to the front elevation added to make up the height. Windows are renewed although Chapel House contains the original panelled door. At roof level the properties retain the original polychromatic end and central stacks.



4.46 The Presbyterian Church is another landmark building within the Conservation Area with an imposing steep angled gable frontage and fleche spire. The church was designed by Chester architects Douglas and Fordham in 1875 to replace the original Presbyterian Church on Gun Street which had become too small for the growing non-conformist movement in the village. The church is gothic inspired with pointed arch openings with sandstone surrounds. The entrance is enclosed by a timber porch with slate roof. Cast Iron railings demarcate the front boundary.



4.47 Beyond the church The Nook, the adjoining shop unit and the Nat West Bank building form a short and varied row. The Nook dates from the mid to late 19th Century with the original brick construction now painted white. Windows are renewed within the original openings with the segmental arch heads still visible. The square bay window to the ground floor is likely to be a later 19th Century/early 20th Century addition. The side gable elevation reveals decorative bargeboards. The adjoining shop unit is of similar date but has undergone some significant alteration to the façade and roof.



4.48 Completing this row is the former Cocoa Rooms and Rossett Institute, another design by Douglas and Fordham. The building dates from

1881 and was built as a coffee house for the Liverpool merchant and shipowner Alexander Balfour, who was a noted philanthropist and temperance campaigner. The front elevation is in a Neo-Tudor style with mock timber framing with decorative



quatre-foil panels at first floor level, mullioned and transomed windows with leaded lights and depressed arch doorway. At ground floor level, disabled access has been sympathetically achieved and is set behind a dwarf sandstone wall. The design, scale and height of the building make it an obvious and distinctive building within the streetscape.

4.49 To the north of Station Road lie the modern developments of The Copse and Burton Close. The small estates are situated on the former grounds of the Vicarage and contain many of the original trees some of which are now protected by Tree Preservation Orders. The prevalence of trees, shrubs, hedge rows and grassed areas soften the appearance of the developments within the streetscape, provide an important backdrop to views of the Church to the east and retain an element of the historic rural character of Station Road.



4.50 The public car park, which was the site of the former national school, provides an important break in the building line and allows for views out over the River Alyn and the surrounding farmland. The trees and thick foliage along the eastern boundary with the Nat West building offer important greenery within the streetscape.



4.51 The adjacent Church Hall encloses the car park to the west. The building, which was designed by P H Lockwood in 1911, follows the same Neo-Tudor influences as the Presbyterian Church and the Rossett Institute with large stone mullioned and



transomed windows, stone hoodmoulds and diapered brickwork. The gable frontage, which has coped verges and kneelers surmounted by ball finials, along with the large brick porch adds to the prominence of the building with streetscape.



4.52 Beyond the Church Hall are the Dental Surgery and Wynona, two single storey buildings originating from the interwar period.

The Dental Surgery, a large brick and pebble dash render building, has a double gable frontage with characteristic decorated gable apices under which are two traditional, simple shopfronts, that to the left appears to retain the original timber and iron shopfront whilst the right is partially renewed all in timber. The lean-to canopy extending across the frontage unfortunately obscures the original design intention. Wynona is of a much humbler scale and set back from the highway by a large front garden bounded by a thick hedge. The building is constructed of corrugated metal sheeting and although quite different in character and appearance to the older properties in the Street, Wynona still adds to the sense of place of the Conservation Area due to its unusual design.



4.53 To the northern side of Station Road, beyond the access to the Scout hut and The Gables, the street is characterised by larger and grander detached and semi-detached dwellings. Historically many of the buildings



were constructed for wealthy businessmen who were drawn to the village by the railway and the easy commuting that it afforded. These properties were located very close to the railway station with far reaching, uninterrupted views southwards of the River Alyn and the surrounding countryside up until the later 20th century when the southern side of Station Road was developed. The wealth and status of the original owners is expressed through the

attractive detailing of the buildings, the planned symmetrical facades and the enclosed front garden areas.

4.54 Beechfield, recently renovated and extended, sits close to the highway edge with the crisp white rendered façade giving it prominence within the streetscape. The building originates from the mid 19th



Century and was the former home of the village post office. The extension and alterations have attempted to be sympathetic to the character of the area however the render obscures evidence of the position of original openings and proportions. Adjoining Beechfield to the rear is Beechfield Cottage, created when the main dwelling was subdivided.

4.55 Burton Gate sits back from the road enclosed by a traditional sandstone wall and hedge boundary. The

building dates to the mid 19th Century and was originally known as Burnside after the family who lived there. The building displays a rather grand façade with windows flanking a centrally positioned panelled doorway with radial fanlight, enclosed by a classically styled flat roof porch. To the first floor the original sash windows are retained. At ground floor level two canted bays are likely late 19th Century additions. The roof is of half hip construction with brick chimney stacks and traditional Welsh slates. The side elevation reveals the original sandstone construction.



4.56 Alyn View and Southbank, a pair of semi-detached sandstone properties, maintain the building line.

The white rendered façade and stone and hedge boundary adds an element of unity with the nearby Beechfield and Burton Gate. Alyn View, dating from 1850, and Southbank, dated 1852, are likely to be some of the first dwellings erected on Station Road for the



wealthier inhabitants of the village and whilst their frontages are plainer than their historic neighbours they have a pleasing well proportioned design. Southbank retains traditional sash windows whilst Alyn View, now a doctor's surgery, has modern PVCu alternatives. Rendered chimney stacks break up the roofscape.

4.57 Elm Court, a modern development of 16 apartments, interrupts the historic building line of the street being set back significantly from the highway edge.



4.58 Riversleigh House is an impressive smooth red brick building of mid to late 19th century date. The rich red brick and unusual gabled roof stand out against the render and stone facades and hip roofs typical in this section of Station Road and were likely an expression of wealth of the original owner. The front elevation is symmetrically planned with central recessed entrance porch with tripartite sash window at first floor. The sash window is enclosed by brick pilasters that support a small pediment that contains pargetting within the tympanum. This feature is repeated in the side gable apexes. Flanking windows at first floor are groups of 3 slim sash windows with square brick jambs and sandstone sills and heads. The ground floor has two square bays with continuous parapet roof enclosing the entrance. Decorative terracotta tiles adorn the parapet below a sandstone coping. Two corbelled red brick chimneys project from the modern concrete tile roof. The building is enclosed behind a red brick wall topped with sandstone copings with serpentine edges.



4.59 Bassett House is positioned on the corner of Station Road and Station Lane and is another reminder of the wealth that the railway brought to the village. The building is of sandstone construction laid in random courses and



would likely have been lime rendered to obscure the stonework, similar to Burton Gate, Alyn View and Southbank. Again symmetry of the façade is typical with central advanced gable containing the doorway. The ground floor has two canted bays and traditional sash windows have been retained throughout. Fretted bargeboards with timber pendants and finials at each gable end add to the status of the building. Large hedges along the western and southern boundaries enclose the property and create a sense of seclusion and intimacy.

4.60 A right turn after Bassett House leads onto Station Lane, a narrow private track with development concentrated to the eastern edges. Thick, tall hedges and trees line the lane creating a strong sense of enclosure and seclusion and help offer separation and screening from the railway line and dual carriageway. The lane has definite rural character in contrast to the more urban setting of Station Lane and remains little altered from the interwar period.

4.61 Bassett Cottage is an attractive interwar property with white render finish and hipped roof typical of the western reaches of Station Road. Windows are timber casements with black surrounds and sills adding interest to the symmetrical façade. A decorative curved cast iron gate demarcates the boundary.

4.62 Beyond Bassett Cottage, trees become more prevalent offering screening to the modern infill

developments to the east on Station Road and enhancing the rural character of the lane. The final



properties along the lane are a small group of mid Victorian villas which form two groups of semi-detached houses. The properties are surprisingly urban in their appearance with the original planned handed facades almost unaltered. All the properties have been extended to the side in the late 19th Century with Radnor House, at the end, having been extended earlier. Detailing is consistent across the villas with sliding sash windows at first floor level with sandstone sills and heads and shallow canted bays at the ground floor. At Radnor House and Dialstone House, which is named after a sundial fixed to the corner of the dwelling, the original, simple classically inspired timber porches are intact. Large corbelled brick chimney stacks sit within the traditional slate roofs. Holmleigh and Chaloner House retain the original cast iron gates.



# *5. Summary of Negative Features*







## 5 Summary of Negative Features

5.1 Not all buildings, spaces, boundaries etc that are to be included within the proposed

Conservation Area boundary are considered to add to the visual quality or special character of the area. Features that are located



outside of the proposed boundary can also detract from the visual quality of the area and a summary of the main negative features is provided below.

### Loss of Architectural Detail

5.2 The rendering and continued painting of brickwork facades has in some instances obscured traditional architectural features and destroyed the original design intention. This is most evident along Gun Street and to some properties on Station Road.

### Unsympathetic Alterations and Use of Inappropriate Materials

5.3 Inappropriate alterations strip away the original historic character and fabric. In particular the replacement of original windows and doors with modern and inappropriately detailed alternatives such as PVCu, the enlarging of original openings to suit modern glazing styles and the replacement of slate and clay roofs with heavier concrete tile

substitutes are just some examples of the small changes which are gradually eroding the special character of the Conservation Area.



### Inappropriate Repair and Replacement of Boundary Features

5.4 The removal or rebuilding of original or traditional boundary walling, railings and hedges and their replacement

with inappropriate timber fencing or modern brick/concrete alternatives has



had a negative

impact upon the character and appearance of the area and are in contrast to the traditional yellow sandstone, brick and iron railings used elsewhere within the Conservation Area.

5.5 The repair of traditional boundaries, particularly stone boundaries, can significantly



impact on the original appearance and character. Many of the stone boundaries throughout the Conservation Area have been repaired using a strong cement mortar which detracts from its appearance and accelerates the decay of the original stonework.

### New Development and Extensions

5.6 Modern cul-de-sac housing developments such as The Copse are very suburban in character and layout and do not reflect the traditional linear layout of the village and the strong street frontages.

5.7 New infill and back land development, such as that along Station Road around Gun Street, removes important open spaces and gaps between the buildings affecting views into and out of the proposed Conservation Area and disrupts the consistent and traditional building lines. Often the proportions and detailing of the new buildings neglect the local vernacular styles and appear incongruous features within the streetscape.

5.8 Inappropriate and unsympathetic extension has in some cases resulted in the loss of original detailing. Front extensions, including porches, in particular can cover up original design features. Where a building forms part of a terrace or distinct row extensions can have an unbalancing affect on the original appearance and detract from the wider streetscape.

### A483 Dual Carriageway

5.9 The A483 Dual Carriageway has dissected Station Road and has severed vehicle links with Burton village. A concrete bridge maintains pedestrian access but is an unfortunate prominent feature of Station Road with views out of the proposed Conservation Area terminated abruptly. The no-through Road has left the western section of Station Road with an uncharacteristic urban feel.

### Public Car Park on Station Road

5.10 Whilst the car park area allows for views out of the Conservation Area the concrete bollards along the front boundary and the bright yellow vehicle height restrictor detract from these views. The use of stark modern materials and colour introduces a more urban feel and erodes the traditional character of the street.





## Part 2 Enhancement Proposals



# 6.1

## GENERAL PROPOSALS FOR PRESERVATION AND ENHANCEMENT

Reinstatement of lost features and preservation of traditional and original detailing	Traditional architectural details, local materials and vernacular features are important in creating the special character of the Conservation Area and should be retained, repaired or reinstated where lost.
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.
Highway Improvements	Highway works should be designed in accordance with guidelines as set out in Section 7.0 of this document.
Trees	Trees contribute greatly to the character and appearance of the Conservation Area and those which are considered to make a significant contribution have been identified on Figures 4 and 5 of this document. The unnecessary removal or works that may be considered detrimental will be resisted. Where removal is essential then an appropriate replanting scheme will be encouraged to mitigate any detrimental affects on the character of the Conservation Area
New Development and Alterations	It is possible to successfully incorporate new development into a historic settlement but it is essential that the development respects the scale, design, proportions and materials of surrounding architecture to strengthen the cohesion of the street. It is crucial that an imaginative and high-quality design is employed to reinforce the cohesion of the street and give continuity to the scale, rhythm and rich detailing of the architecture of the existing streetscape. Planning applications for alterations and new development may be refused if they fail to preserve or enhance the special character of the Conservation Area. Detailed design guidance is provided within Section 7.0 of this document.

## 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:

ENHANCEMENT PROPOSALS	RESPONSIBLE BODY
Improvement of the boundary treatment to the public car park on Station Road - replacement of the concrete bollards with a more appropriate and traditional boundary treatment, such as railings, stone or brick walls, would benefit the wider streetscape and create a more pleasing environment. Also the removal of the vehicle height restrictor or its painting in a more recessive colour would again improve the appearance of the streetscape significantly.	Wrexham County Borough Council
Introduction of heritage interpretation boards - the use of interpretation boards in public areas would help reinforce the special character of the Conservation Area.	Wrexham County Borough Council
Improvement of the signage and shopfront at the Spar Store, Station Road - If the opportunity arises in the future then a more sympathetic and traditional shopfront and signage scheme would help the Spar store integrate into the traditional streetscape and enhance the appearance. The use of timber fascias and external illumination should be considered. Further guidance on shopfront can be found online at <a href="http://www.wrexham.gov.uk/planning">www.wrexham.gov.uk/planning</a>	Private landowner.
Painting of the stark railings along the railway boundary at the end of Station Road would soften their visual impact within views out of the Conservation Area	Private landowner - Network Rail
Trees are a particularly important and prevalent feature within the Conservation Area, contributing significantly to the setting of many buildings and views both into and out of the area. Successional planting of new trees, to replace existing trees, which may need replacing in the near future should be considered so that the new trees are well established prior to the removal of the existing trees, thus helping to preserve the special character of the Conservation Area.	Private landowners & Wrexham County Borough Council





*7 Design  
Guidance*





## 7 Design Guidance

7.1 The character of the individual buildings, which together form the Conservation Area, derives from a number of factors. The following design guidance seeks to enhance that character:

### 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 are generally unacceptable. Chimney-stacks are important features of the roofscape 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 are acceptable, but visible roof vents are not.

### External Walls

7.4 Any alteration or repair to external walls must respect the existing building materials and match them in texture, quality and colour. Every effort should be made to retain or re-use facing brickwork or stonework, which 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 installed and maintained.

### Windows

7.6 Windows are important features of a building which should be correctly proportioned, well related to each other and adjoining buildings and should respect 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. Replacement of timber or iron windows in a PVCu alternative, no matter what the pattern, is unacceptable and almost always distorts the original proportions and design intentions. All windows should 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 traditional 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 be resisted. 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 and will increase the rate of deterioration of sandstone in particular.



### Surfaces

7.9 The overuse of insensitive and impermeable macadam and concrete finishes should be avoided. The opportunity should be taken to lay traditional materials, where colour, texture and pattern are in sympathy with the character of the area and sensitive to adjacent buildings.

### 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 recessive in colour such as grey or black. Luminous yellow must be avoided. Where road lines are essential they must be of a restricted width.

### Micro Energy Generation

7.11 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*







## 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.

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

### Article 4(2) Direction

8.3 Small-scale and piecemeal change can cause the greatest damage to the character and appearance of a conservation area. The replacement of traditional materials with inappropriate alternatives or the removal of original features may seem to have insignificant effect but it is the cumulative effect of these small alterations

that gradually erodes the special character of an area. Such changes are normally not controlled as they are considered 'Permitted Development' under the Planning (General Permitted Development) Order 1995.

8.4 As a result of the Article 4(2) Direction additional controls apply to dwelling houses, as such Planning Permission will also be required for the following alterations:

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

insofar as the development would front onto a highway, waterway or open space.



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

### Direction

8.5 It is always advisable to discuss your proposals with the Council's Planning Department prior to submitting an application. In planning alterations to your dwelling every effort should be made to retain original features and materials. Where possible features such as original windows should be repaired and only where this is no longer possible should they be replaced and then on a like for like basis only. The re-instatement of lost features is to be encouraged based on accurate historical evidence. The replacement of traditional materials with modern is unlikely to be acceptable, in particular the replacement of traditional timber windows with a PVCu alternative.

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

### Listed Buildings

8.6 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.

8.7 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.

8.8 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

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



# *9 Sources of Funding*





## 9 Sources of Funding

9.1 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

9.2 Cadw is the historic environment division of the Welsh Assembly Government. One element of their activities is to offer grants to owners for the repair or restoration of historic buildings. The key grant schemes summarise as:

#### Historic Buildings Grant

For the repair and restoration of historic fabric of buildings of 'outstanding' architectural or historic interest. Grants are normally paid in instalments or on completion of the work.

9.3 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.

9.4 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

<b>Listed Building</b>	<b>Grade</b>
Rossett Mill	II*
Christ Church	II
Rossett War Memorial	II
Rossett Hall Hotel	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)
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
	Technical Advice Note 12: Design	Local Planning Guidance Note 12 - Shopfronts
	Welsh Office Circular 60/96: Planning and the Historic Environment: Archaeology	



# APPENDIX 3

## GLOSSARY OF TERMS

<b>Bargeboards</b>	A timber piece fitted to the outer edge of a gable, sometimes carved for decorative effect
<b>Canopy</b>	Projection or hood
<b>Canted Bay</b>	A projecting semi-octagonal window
<b>Casement</b>	A window where the opening lights are hung on hinges
<b>Coping</b>	The top course of a wall, parapet or chimney
<b>Corbel</b>	Projecting piece of timber, stone or brick supporting an overhanging structure, such as an arch or balcony
<b>Cornice</b>	Moulded ledge, projecting along the top of a building. Also a decorative moulding in the angle between a wall and ceiling
<b>Dentil</b>	Small cubic projections under the roof line
<b>Eaves</b>	The lower, overhanging section of a pitched roof
<b>Edwardian</b>	Dating from or typical to the period 1901 to 1918
<b>English Bond</b>	Method of brick laying consisting of roughly 2 to 3 courses of stretchers followed by a course of headers
<b>Façade</b>	The front of a building
<b>Fanlights</b>	A glazed opening over the door
<b>Finial</b>	A decorative piece to finish off a building element, commonly used on railings and roofs
<b>Flemish Bond</b>	Method of brick laying consisting of alternating headers and stretchers along each course with the headers centred on the stretchers above and below
<b>Fleche</b>	Also known as spirelet, slender spire at centre of a roof
<b>Fretted</b>	A decorative pattern
<b>Ford</b>	A shallow part of a river or other body of water that can be crossed by wading, etc
<b>Gable</b>	Area of wall, often triangular, at the end of a pitched roof
<b>Gablet</b>	Small Gable
<b>Georgian</b>	Dating from or typical of the period 1714 to 1820
<b>Gothic</b>	Period of medieval architecture characterised by the use of the pointed arch
<b>Hoodmould</b>	Projecting moulding shown above an arch or lintel to throw off water
<b>Interwar</b>	The period of time between the end of the First World War and the Beginning of the Second World War (1918 - 1939)
<b>Kneeler</b>	Horizontal projecting stone at base of each side of a gable to support inclined coping stones
<b>Lintel</b>	Horizontal beam used as a finishing piece over a door or window
<b>Mediaeval</b>	Dating from or typical of the Middle Ages (1042-1485)
<b>Mullion</b>	A vertical bar dividing a window
<b>Nave</b>	The main body of a church
<b>Ogee</b>	Double curve, bending first one way and then the other
<b>Out shut</b>	A smaller, lower section of a building extending from the rear
<b>Quoin</b>	Dressed stone which are bonded to the corners of buildings
<b>Parapet</b>	Feature used to conceal a roof
<b>Pargetting</b>	Exterior plaster decoration, either in relief or incised
<b>Pediment</b>	A formalised gable derived from that of a classical temple, commonly used over doors and windows

<b>Pendant</b>	Hanging decorative feature
<b>Polychromatic</b>	Multi-coloured
<b>Render</b>	The plastering of a surface with plaster, stucco or another finish
<b>Sill</b>	Structural member consisting of a continuous horizontal timber forming the lowest member of a framework or supporting structure
<b>Sash</b>	A window which moves on vertical grooves, either with one frame fixed (single hung) or both moving (double hung)
<b>String/storey course</b>	Horizontal stone course or moulding projecting from the surface of the wall
<b>Terracotta</b>	Moulded and fired clay ornament or cladding, usually unglazed
<b>Transom</b>	A horizontal bar dividing a window
<b>Tympanum</b>	The surface between a lintel and the arch above it or within a pediment
<b>Vernacular</b>	Based on local and traditional construction methods, materials and decorative styles
<b>Victorian</b>	Dating from or typical of the period 1837-1901



# APPENDIX 4

## REFERENCES - USEFUL CONTACTS

### References

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 Cadw - Conservation Principle for the Sustainable Management of the Historic Environment in Wales, 2011

### Useful Contacts

The Institute of Historic Building Conservation - [www.ihbc.org.uk](http://www.ihbc.org.uk)  
 Cadw: Welsh Historic Monuments - [www.cadw.wales.gov.uk](http://www.cadw.wales.gov.uk)  
 The Royal Institute of British Architects - [www.riba.org](http://www.riba.org)  
 The Society for the Protection of Ancient Buildings - [www.spab.org.uk](http://www.spab.org.uk)  
 The Royal Institution of Chartered Surveyors - [www.rics.org.uk](http://www.rics.org.uk)  
 The Georgian Group - [www.georgiangroup.org.uk](http://www.georgiangroup.org.uk)  
 The Victorian Society - [www.victorian-society.org.uk](http://www.victorian-society.org.uk)  
 Clwyd Powys Archaeological Trust - [www.cpat.org.uk](http://www.cpat.org.uk)  
 Royal Town Planning Institute (RTPI) - [www.rtpi.org.uk](http://www.rtpi.org.uk)  
 Royal Commission for the Ancient and Historical Monuments of Wales - [www.rcahmw.gov.uk](http://www.rcahmw.gov.uk)