

SALISBURY PARK
CONSERVATION AREA

**CHARACTER ASSESSMENT
&
MANAGEMENT PLAN**

APRIL 2013

This document is available in Welsh

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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.

Salisbury Park Conservation Area

1.2 The Salisbury Park Conservation Area was first designated in November 1996 and its boundary amended and extended to include part of Earle Street in 2013. This Assessment and Management Plan aims to promote and support developments that are in keeping with, or enhance, the character of the Salisbury Park Conservation Area. It is not an attempt to stifle change. The area is vibrant where people live, work, shop and play and it must evolve to maintain this level of activity, the aim therefore 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.

Purpose

1.3 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
- Identify ways in which their unique characteristics can be preserved and enhanced through the Enhancement Plan
- Strengthen the justification for designation
- Create a clear context for future development in accordance with conservation area policies in the development plan
- Provide a vehicle for engagement and awareness raising

Planning Context

1.4 This document forms Supplementary Planning Guidance and should be read in conjunction with the adopted Wrexham Unitary Development Plan 2005 and the Local Development Plan (in preparation), 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 Salisbury Park Conservation Area is located to the south of the historic core of Wrexham Town Centre, elevated above the River Gwefro and St Giles Way. The area overlooks the town centre and has excellent views of St Giles Church tower, one of the seven Wonders of Wales. The Conservation Area has a strong linear form connecting Kingsmills Road in the east and Pen y Bryn in the north west. Salisbury Road, Poplar Road and Chapel Street form the spine of the Conservation Area with minor roads and streets offering linkages to the later and humbler terraced streets of Talbot Road, Fairfield Road and Bryn Draw Terrace.

Geology

1.6 Wrexham town centre is located on the Wrexham Delta Terrace, a gently undulating lowland plateau of glacial sands and gravels which slope in an eastwards direction. The Conservation Area covers one of these small undulations which were incorporated into the settlement as the town expanded outwards in the 18th, 19th and 20th Centuries over the well-drained sandy loam soils which historically provided good quality farmland.

Archaeology

1.7 The historic medieval core of Wrexham, principally around St Giles Church yields a greater archaeological potential than the Salisbury Park area and there are currently no recorded archaeological finds with the Conservation Area boundary. Pen y Bryn, to the north west of the Conservation Area is also medieval in origin and nearby Chapel Street may offer a greater potential for below ground archaeology particularly on undeveloped land. Historically much of the Conservation Area was agricultural farmland although evidence of this former use is virtually undetectable due to expansion and development of the town during the 19th and 20th Centuries.

Consultation

1.8 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 during January and February 2013. Statutory bodies such as Cadw were also consulted. Public consultation was also undertaken during January and February 2013.

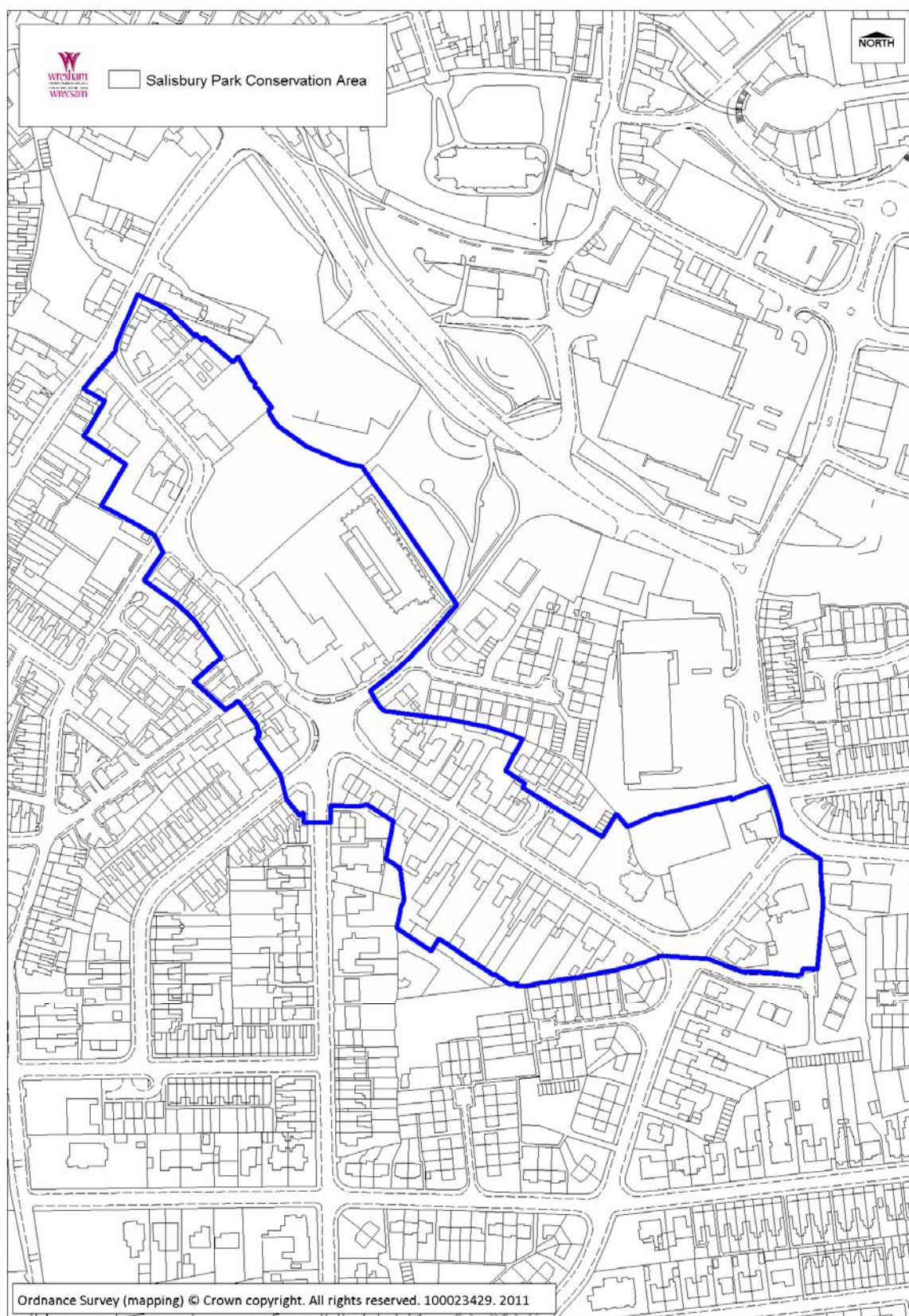


Figure 1 - Salisbury Park Conservation Area

PART I - CHARACTER ASSESSMENT

Early Development

2.1 Wrexham originates as a historic market town, prospering in the 14th and 15th Centuries. At this time the settlement was concentrated around St Giles Church which has 14th Century origins, although much of the church structure visible today dates from the late 15th and early 16th Centuries. The medieval street plan is still evident with the streets radiating outwards from St Giles to the north, east and west. Pen y Bryn, to the north west of the Conservation Area, also originates from this period, with some of the derelict buildings to the east of Bridge Street and those to the west of Pen y Bryn possibly concealing or incorporating buildings from this era.

17th and 18th Centuries

2.2 During the 17th and 18th Centuries Wrexham continued to grow, the markets and fairs making the town central to the economy of north Wales. In the 18th Century Wrexham became a centre of industry with coalmining and iron manufacture increasing in the region and bringing yet more money into the town. Chapel Street, historically known as Street Draw, was likely laid out in the 18th Century to accommodate the growing population as the town expanded outwards along the main route to Ruabon and Oswestry. Several buildings in the Conservation Area date from this time, namely Beechley, Pen y Bryn Baptist Chapel, from which the current street name derives, Poplar Cottage (also known as 12 Madeira Hill) and 1 Chapel Street.

2.3 Pen y Bryn Chapel was originally called the Chapel Street English Congregational Chapel and was opened in 1789 after the congregation broke away from the 'Old Meeting' on Chester Street. The building was remodelled in 1881 at which time the religious census recorded an attendance of 240 people. The chapel was sold to the Welsh Baptist Church in the late 19th Century following the opening of the Salisbury Park Congregational Chapel, however attendance remained high with the religious census of 1904 recording 204 people. The high attendance numbers for each denomination are indicative of the strong non-conformist movement in the area at the time.

2.4 The growth in industry in turn prompted a period of rapid population growth with numbers rising from 2,575 in 1801 and more than doubling to 5,500 by 1833. The population continued to grow throughout the 19th Century rising to 7,500 in 1857 and reaching nearly 15,000 in 1901.

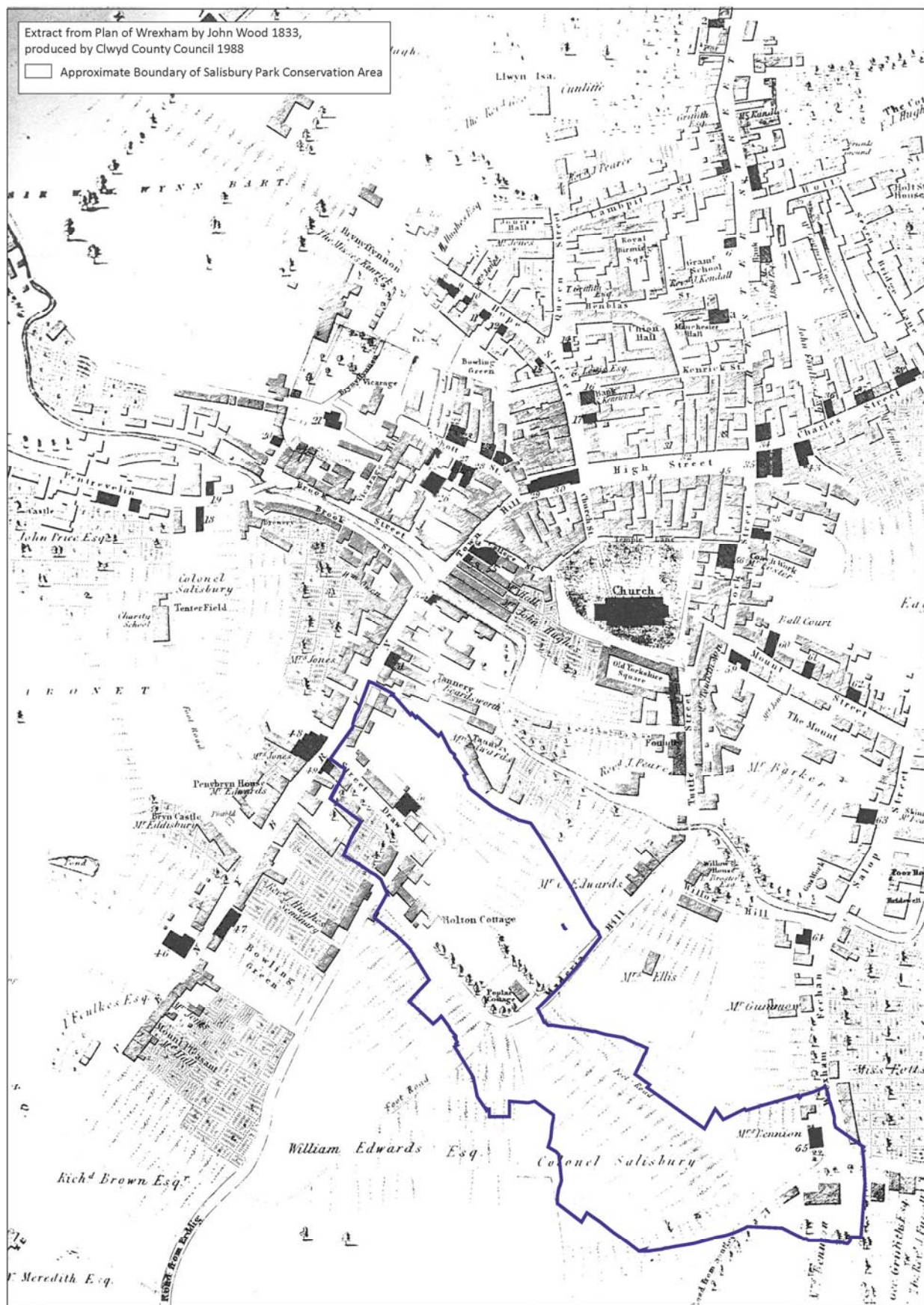


Figure 2 - Extract of Plan of Wrexham by John Wood 1833

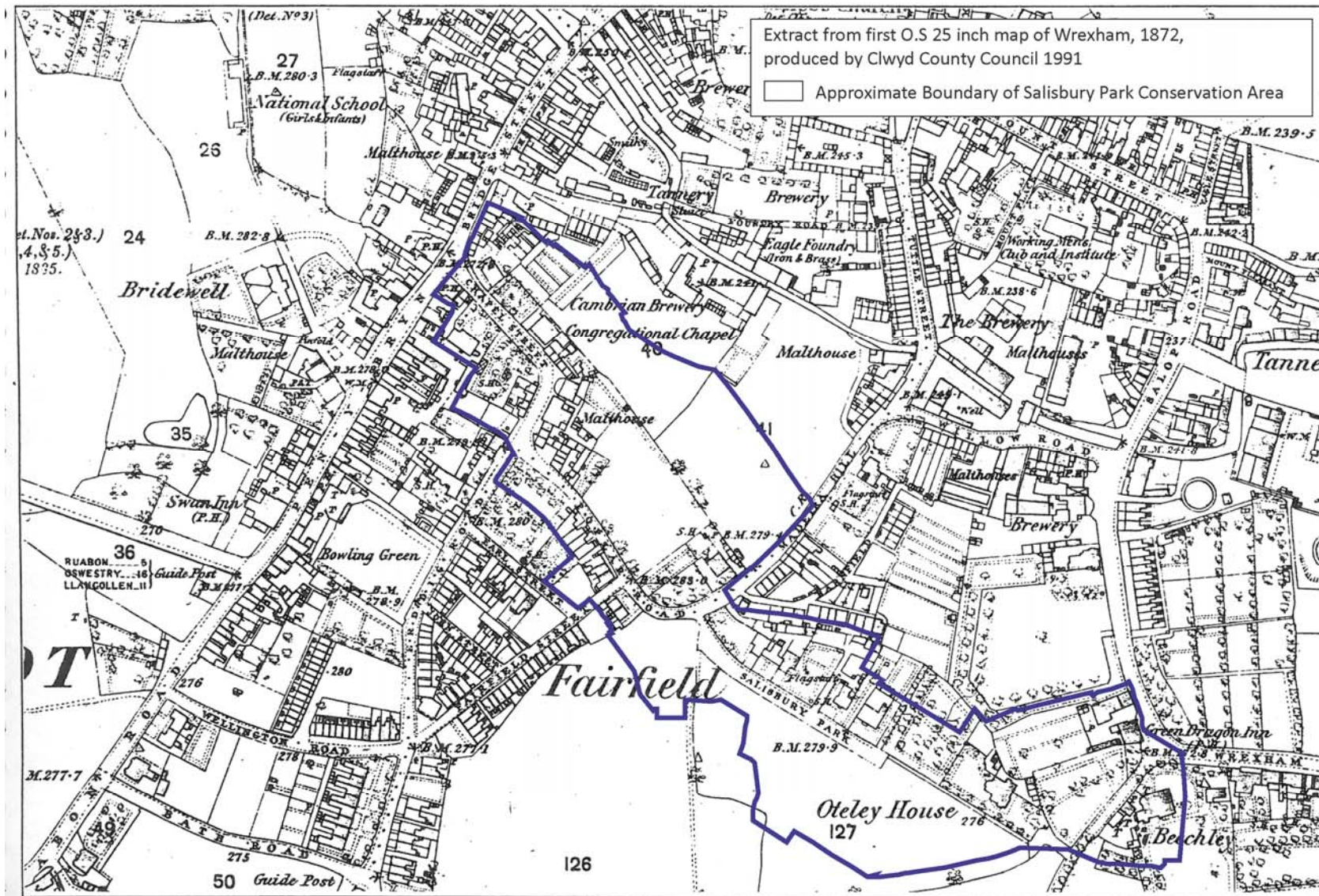


Figure 3 - Salisbury Park Historic Map 1872

19th Century

2.5 Street plans dating from 1833 and 1872, shown in figures 2 and 3 respectively, demonstrate the pattern and extent of population spread throughout the Conservation Area during the mid 19th Century. In 1833 Salisbury Road had not yet been founded with the main through-route in the area being along Chapel Street, Poplar Road and Madeira Hill. The majority of the buildings were clustered around Chapel Street, shown as Street Draw, and the junction with either Pen y Bryn or Erddig Road. A foot road which follows the route of the current Salisbury Road extends eastwards from Madeira Hill towards Beechley House and the original Green Dragon building at the head of Wrexham Fechan, now known as Salop Road.

2.6 Salisbury Road was developed in the mid 19th Century and is present on the 1872 map as Salisbury Park, the historic name from which the Conservation Area gains its title. The name Salisbury derives from Colonel Salisbury who inherited the land from his family, the Thewells, in the 18th Century, the extent of his ownership in the area is just visible on the 1833 map. Development during the mid 19th Century was concentrated to the northern side of the road with the erection of large Victorian Villas set within their own large and enclosed grounds indicating the desirability of the area at this time. More modest terraced developments were also establishing in the area, principally along Poplar Road and southwards along Fairfield Street.

2.7 The most significant phases of development in the area between 1872 and the turn of the 20th Century were the erection of St Giles School on Poplar Road and the Salisbury Park Congregational Chapel on the corner of Salisbury Road and Percy Road. The school site was developed in two phases responding to the growing population and subsequent growing educational needs. In 1881 the main National School for boys was located in the Beast Market area of the town. This school was established by Dame Dorothy Jeffries of Acton Hall in the early 19th Century and occupied a former outbuilding associated with the nearby market. By the late 19th Century the building was being criticised for its poor location and condition and David Howell, the vicar of the Wrexham, organised an appeal to raise funds to build a new, purpose built school building for boys. The school building, which currently houses St Giles Primary School, was opened in 1885 at a total cost of £5,000. The current Infants school building, towards the front of the site, was built ten years later in 1895 as the girl's school replacing the National School for Girls, which was located on Tenter's Square to the east of the Conservation Area.

2.8 The Salisbury Park Congregational Chapel is one of the most regretted losses in the Conservation Area. The Church and attached school room were designed by Ingall & Son of Birmingham and were completed sometime around 1898. The decorative design of the building reflected its prominent position facing the busy junction of Talbot Road, Salisbury Road, Poplar Road and Madeira Hill; Its Ruabon red brick octagonal corner tower and spirelet would have been dominant features at this point. The building was sadly demolished in 1981 and the site is now occupied by Church Court and 3, 5 & 7 Y Groes on Salisbury Road, and the Salisbury Park United Reform Church and numbers 1 & 3, Percy Road.

2.9 Residential development in the area saw the further expansion of terraced properties with numbers 9, 11 and 13 Poplar Road erected as a continuation of an earlier terraced row fronting Earle Street, as well the erection of more substantial and

upmarket detached and semi-detached villas with 16 & 18 Salisbury Road, 51 Talbot Road, 27 Poplar Road and 6 & 8 Chapel Street all built between 1872 and 1899. The most significant expansion of domestic properties during this time was along Percy Road, which is believed to have been laid down in the 1880's. The name Percy Road is said to be after the Percy Family who were the Dukes of Northumberland.

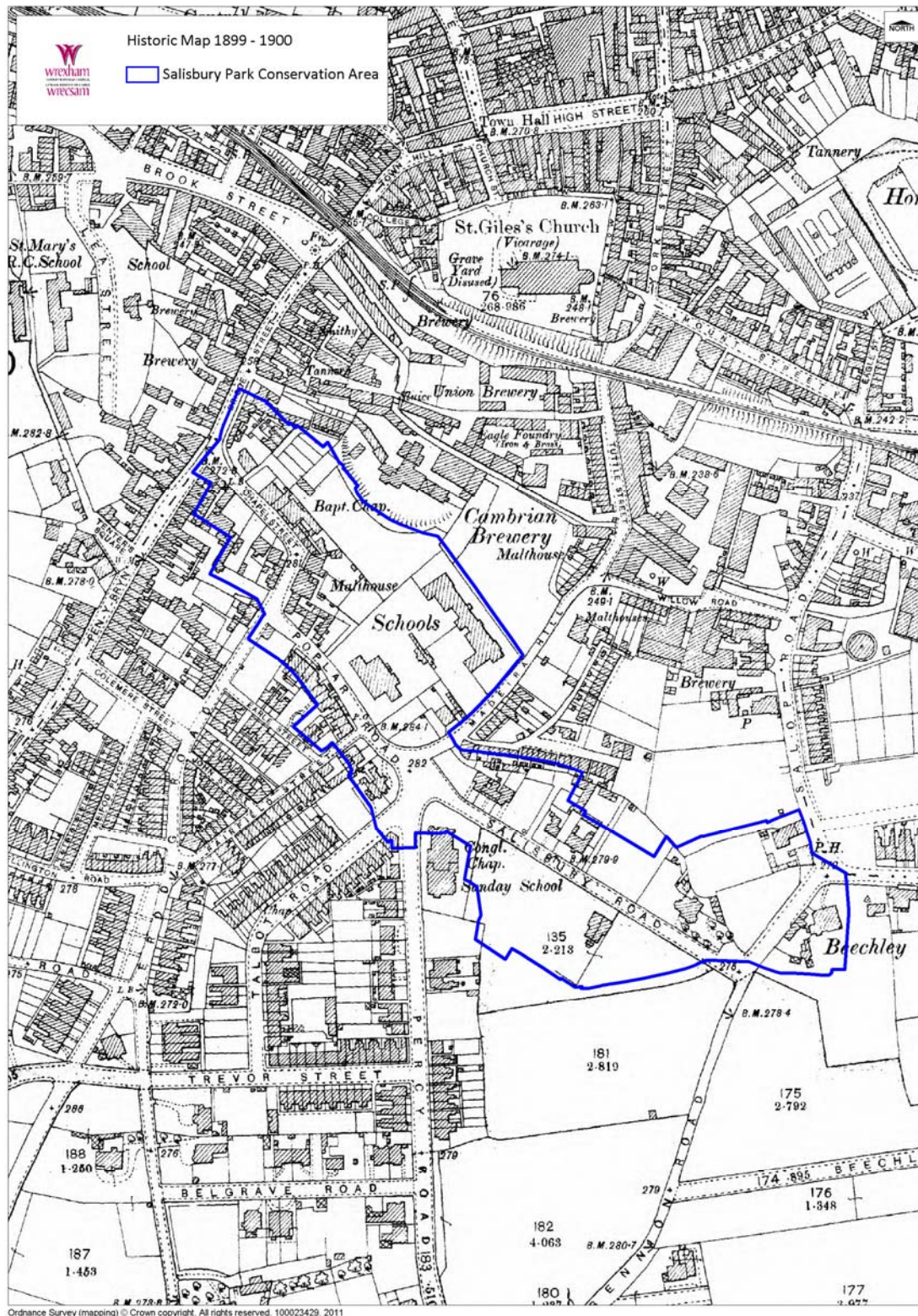


Figure 4 - Salisbury Park Historic Map 1899 to 1900

20th Century

2.10 Brewing, an industry which had flourished in Wrexham during the 19th Century, remained one of town's main industries well into the 20th Century with Cambrian Brewery situated to the rear of Chapel Street. The continuing growth of the town required yet more housing to be developed. It was during the early 20th Century that the southern side of Salisbury Road was developed with the erection of 8 additional detached and semi-detached villas, their rich Ruabon red brick work and boundary walls giving a distinct uniformity to the streetscape and evidencing their considered design and layout.

2.11 Later infill development to the northern side of Salisbury Road between Oteley House and 15b, and between number 11 and number 5 occurred in the mid 20th Century. Numbers 17 and 18 are good examples of typical 1930's housing, their hipped roofs, recessed arched porches, two storey bow windows and leaded casement windows characteristic of designs of this time. Numbers 7 and 9 are slightly later in date and are simpler in their appearance.

2.12 The 20th Century saw the demolition of many historic buildings within the area, most notably around the junction of Chapel Street, Erddig Road and Poplar Road which was densely settled with terraced properties. This area, which now forms part of St Giles School playing fields, was known as The Bonc and comprised a courtyard development where short terraces lined the sides of the yard. A dame school was also recorded at the site in the mid 19th Century and historic maps show that a Malthouse was attached to the courtyard to the north. Opposite, a short terrace lined Erddig Road extending from the rear of 8 Chapel Street. In 1934 the terrace was compulsory purchased by the Borough as part their slum clearance programme. The historic maps also indicate a terrace lining Chapel Street to the front of the Baptist Chapel School room. These cottages were also removed in the mid 20th Century and the area now has a much more open appearance.

2.13 Another unfortunate loss was numbers 1 to 4 Ar y Bryn, an attractive late Victorian terrace. The properties fronted onto Earle Street and were approached via a formal shared access and garden area. Number 3 Ar Y Bryn is reported to have been the home of A. N Palmer, the famous Wrexham historian, when he first moved into the town. The properties were demolished in the second half of the 20th Century and the site is now occupied by Earle Court.

2.14 Development in the Salisbury Park area continued into the late 20th Century with new developments mostly occupying the site of earlier demolished buildings. New development has mostly comprised residential properties with the exception of the Co-op Store on the corner of Fairfield Street and Poplar Road. Today the area remains both residential and commercial in nature with a distinct difference in character between Chapel Street and Poplar Road which offer the amenity and public services, and Salisbury Road which remains primarily residential in character.

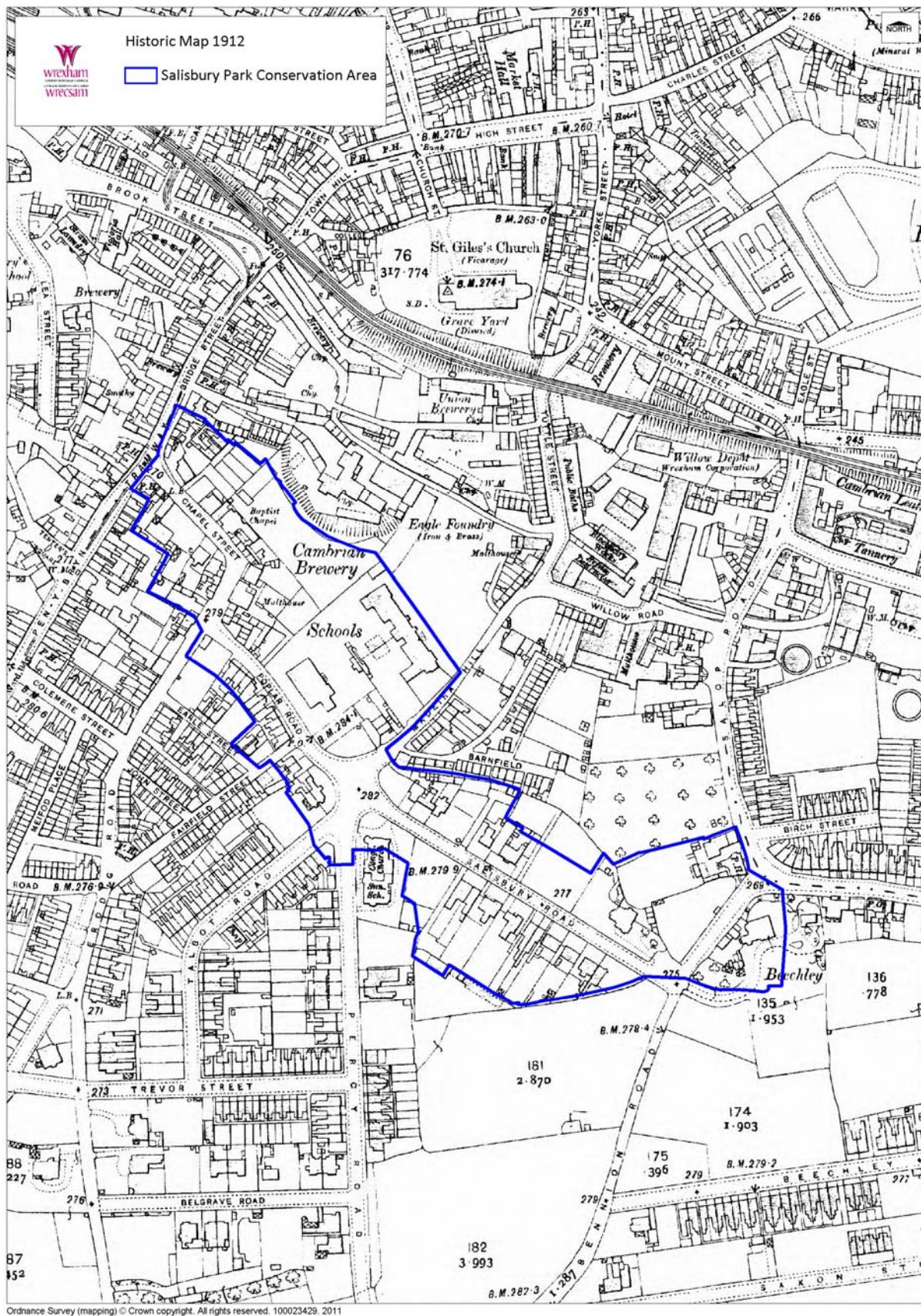


Figure 5 - Salisbury Park Historic Map 1912

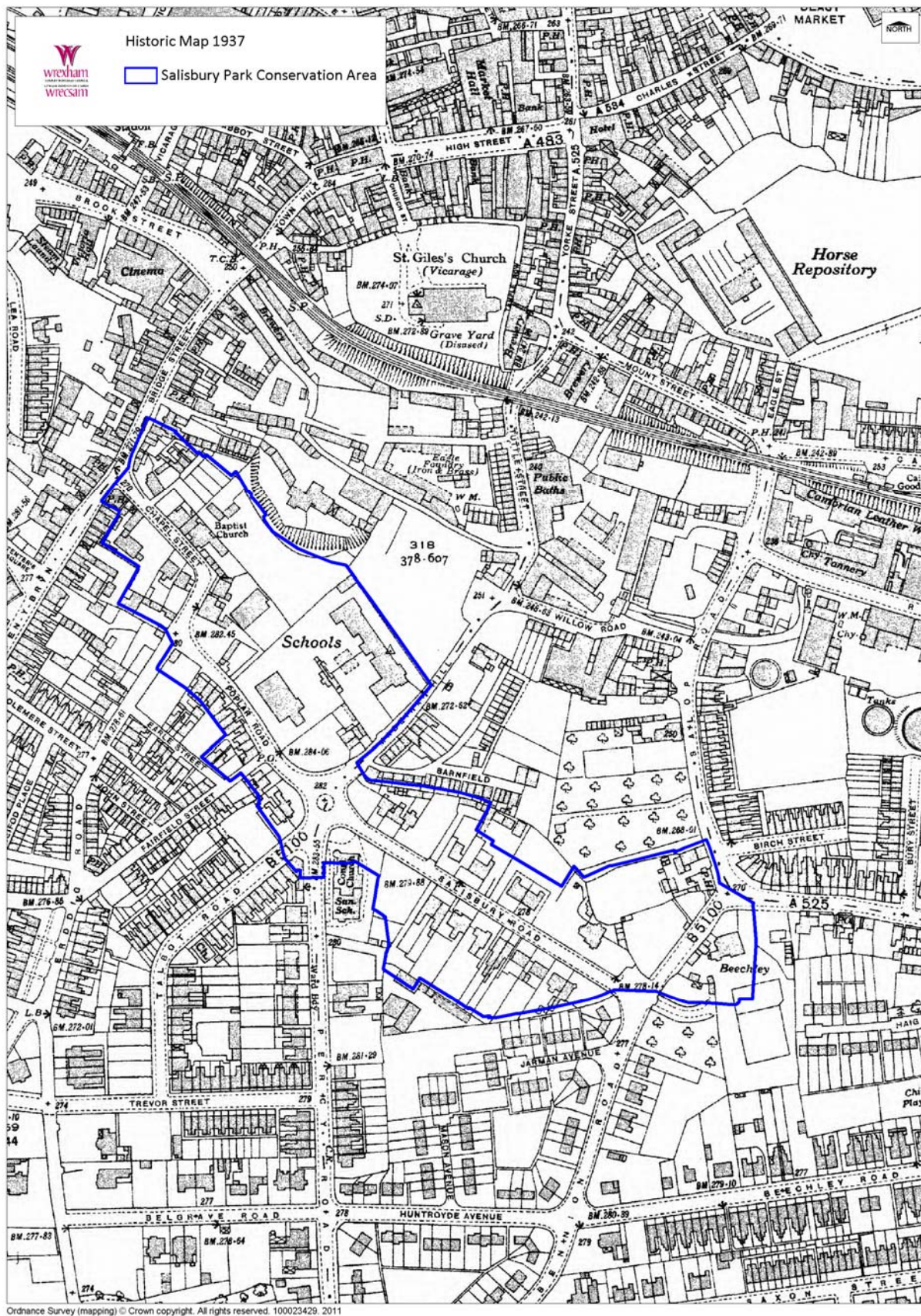


Figure 6 - Salisbury Park Historic Map 1937

3.0 SUMMARY OF SPECIAL CHARACTER

3.1 The special character of Salisbury Park Conservation Area derives from the following key features:

Building Form

3.2 The area is characterised by Victorian domestic architecture, the regularity and uniformity of the built form giving a sense of rhythm to the streetscape. This rhythm is further enhanced by the consistency of building materials as well building positions and strong front boundary lines. Buildings within the Conservation Area are typically two storeys in height and comprise predominantly short terraces or semi-detached residences, the conformity in scale adding to the townscape character. Larger detached villas are also present and typically extend over 3 storeys providing a contrast in scale and design and acting as marker buildings within the area. These larger properties predominantly are earlier in their origins dating from the late 18th to early 19th Century when the area was first being developed.

Building Materials

3.3 The predominant building material in the Conservation Area is Ruabon red brick, which is most prevalent in the later 19th Century and early 20th Century dwellings found along Salisbury Road, Talbot Road and Earle Street. Also prevalent on these dwellings is terracotta, most commonly used in dentil courses, ridge tiles and storey bands, the rich colour of this material enhancing the warmth of the local brick. Local yellow sandstone has also been used most notably in the construction of the St Giles Schools and the grade II listed Oteley House. Painted render is also present as a finish adding variety and colour to the Streetscape. Welsh slate is used consistently throughout the Conservation Area as a roofing material.

Architectural Detailing

3.4 Many of the buildings display excellent detailing to their facades which evidences the historical high status of the buildings and area in general. Detailing is predominantly in either stone, painted stone or terracotta and typically includes pedimented stone door surrounds with consoles and ball finials, terracotta corbelled or tiled dentil courses, stone and terracotta tiled storey and sill bands, advanced gables, single and two storey canted stone bays, chamfered stone door and window surrounds, label moulds and crested terracotta ridge tiles. The most decorative and extravagant detailing is present on the early 20th Century villas and the larger mid 19th Century properties found along Salisbury Road which gives this part of the Conservation a definite visual quality. Of particular interest are numbers 1, 3 and 5 Salisbury Road, which are excellent examples of Italianate inspired architecture, and Oteley House, a fine example of Victorian Gothic architecture. Their unique and differing styles are typical of Victorian architectural fashions during the mid 19th Century.

3.5 As expected, the amount of detailing to the smaller scale terraced properties is more simplified and infrequent in application and is reflective of the historical lower status of the owners. Terracotta tiles and dentil courses are still present giving coherence to the Conservation Area and reinforcing the sense of place. In addition blue and buff coloured bricks are used as window heads and banding. Windows

throughout the Conservation Area are typically timber vertical sliding sashes of either one over one or two over two compositions.

Boundary Treatments

3.6 Boundary walls are particularly important to the character of the Conservation Area providing a strong sense of enclosure and giving horizontal emphasis to the streetscape. The walls also enhance the setting of the buildings, complementing the principal construction materials and defining the public and private realms. Yellow sandstone and Ruabon red brick are the most common materials throughout, further adding to the cohesiveness of the area. Sandstone walling typically encloses the earlier buildings within the Conservation Area and is most notable along the northern edge of Salisbury Road and around Poplar Cottage on Madeira Hill. In addition sandstone is commonly used as copings to the Ruabon red brick walls. Hedgerows are also in abundance often set just behind the brick or stone walling. They are particularly prominent along Salisbury Road where they offer division between front garden areas and complement the warm red colour of the Ruabon brick work.

Buildings of significance

3.7 There are twelve grade II listed buildings within the Conservation Area, all of which reinforce the special historical and architectural significance of the area. These buildings also contribute to the sense of place of Salisbury Park, their positioning, form, scale, design and materials often making them distinctive features within the Conservation Area. Beechley House, on Kingmills Road, defines the eastern boundary of the Conservation Area, its large and well proportioned symmetrical façade make it imposing on approach. The eastern gateway is further enhanced by the Edwardian Green Dragon Public House. The position and design make the building a sound corner feature, with its scale complementing that of Beechley House opposite.

3.8 A Cluster of listed buildings mark the western entrance of the Conservation Area where Chapel Street meets Pen y Bryn. Here, numbers 1 and 4 Chapel Street and Pen y Bryn Chapel give formality to the streetscape through their well proportioned facades and scale. This entrance is further enhanced by the Albion Hotel which, like the Green Dragon on Kingmills Road, is a strong corner feature.

3.9 The majority of buildings within the Conservation Area have no statutory listing however this does not diminish their importance within the streetscape nor their contribution to the character of the area. Numbers 8 to 26 (evens only) along the southern side of Salisbury Road are particularly important, their impressive and well executed detailing, grouping and consistent boundary treatment gives them a distinct presence within the Conservation Area. In addition, the grouping of the more humble terraces of Bryn Draw, Poplar Road and Earle Street are significant in creating the regular spatial pattern giving rhythm to the Conservation Area. Also of interest are St Giles Schools. The site comprises two, purpose built, Victorian school buildings of sandstone construction in a gothic style. Their prominent siting in the heart of the Conservation Area, as well the use of building materials, strong architecture and public function give the buildings strong aesthetic and communal value and make them important landmark buildings.

Trees

3.10 Trees are an important feature of the Conservation Area adding important greenery to the urban environment. Trees are more common around the Salisbury Road, Poplar Road and Bennions Road areas where they add interest to the streetscape and enhance the setting of many of the buildings. Beechley House in particular retains some fine trees within the site which adds to its presence. The trees to the rear of the properties on the south side of Salisbury Road are also important enhancing views into the Conservation from the south.

Setting

3.11 The Conservation Area has an excellent setting, its elevated position allowing for fine views over the River Gwenfro and to the rooftops of Wrexham town centre and in particular of St Giles Church, which provides an impressive and dominating backdrop to the area. Also important is the view of the Conservation Area from the Gwenfro valley, with St Giles School and the distant chimneys and rooftops of the terraced properties being particularly important.

3.12 Percy Road, Erddig Road and Fairfield Street, which radiate southwards from the Conservation Area, also contribute to the wider setting, the built form, materials and position of the terraced rows which predominate the streets, building upon the rhythm and coherence of the Conservation Area.

Land Use

3.13 The main land use within the Conservation Area is residential and mostly comprises single dwelling houses, however a number of modern, purpose built flats and dwellings sub-divided into flats also exist. Commercial and public uses are present and these are predominantly contained to Poplar Road and Chapel Street. Current day land uses typically respect the pattern of historic land use with a clear division remaining between the residential areas of Salisbury Road and Talbot Road and with the busier, more commercial Poplar Road and Chapel Street.

4.0 CHARACTER IN DETAIL

4.1 The conservation area can be subdivided into three distinct character areas as described below:

Kingsmills Road and Bennions Road

4.2 This is the smallest sub-area within the Conservation Area comprising just 4 buildings which mark the eastern gateway into Salisbury Park. The buildings originate from different periods, the variations in their architectural styles add interest to the streetscape. The area is unfortunately dominated by the busy road junction where Bennions Road meets Kingsmills Road and Salop Road. Here the expanse of tarmac detracts from the historic character of the buildings.

4.3 Beechley House and the Green Dragon Public House are particularly significant buildings within this sub-area, their positioning, scale and design making them prominent features on the approach along Salop Road and Kingsmills Road. Beechley House is an imposing, grade II listed, early Georgian house believed to date from 1726. The large two ½ storey property is of render over brick construction with coped slate roof and end wall stacks. The main front façade is of 5 bays with 5, flush framed, six over six sliding sash windows to the first floor and 4 matching windows to the ground floor. The entrance is centrally positioned with a 6 panelled door within an attractive pedimented doorcase. Detailing to this elevation is simple with painted stone quoins, storey band, window sills and cornice adding interest. To the right of the main frontage is a two storey canted extension which was likely added in 1830 when the main building was also extended to the rear. Low stone walling, surmounted with arrow headed iron railings, encloses the front garden area and adds to the setting and presence of the building. The setting of the building is further enhanced by the presence of trees within the grounds; their greenery offering important relief within the urban landscape of the town centre.

4.4 The Green Dragon Public House occupies the opposite corner. The strong positioning, scale and design of the building make it a sound corner feature upon entry into the Conservation Area. The existing building dates from the early 20th Century however an inn of the same name was mentioned as early as 1740. The site formerly belonged to Mrs Bennion of Beechley House although was sold in 1895. The building displays detailing typical of the Edwardian period with pebbledash render and red brick walling, mock timber panelling and terracotta detailing. The corner turret is a particularly prominent feature of the building adding to its distinctiveness. Windows to the ground floor have been renewed however the first floor retains the original timber casements with attractive leaded and coloured toplights. To the rear of the pub is a large car park which allows for views northwards of St Giles Church. However the expanse of tarmac along with the lack of proper boundary detailing detracts from the setting of the building and the appearance of the wider Conservation Area.

4.5 Set adjacent to Bennions Road are 1 and 2 Beechley Stables. As their name suggests the building formerly comprised stabling for Beechley House with the roadside elevation evidencing this former function through the retention of ventilation sits and hay loft opening to the first floor. The building is of hand-made, red brick construction and displays stone copings to the left side gable reflective of

those on the main dwelling and indicative of the connectivity between the two buildings.

4.6 Yellow sandstone boundary walling with large tooled copings extends from the right side gable wall of the former stable and continues adjacent to the pavement enclosing number 2 Bennions Road. The single storey property dates from the mid 20th Century however the boundary walling is older, previously enclosing the large garden area attached to Beechley House. The retention of original boundary detailing helps to integrate the more modern design of the property within the immediate historic context.



Figure 7 - Kingsmills Road and Bennions Road Character Map

Salisbury Road

4.7 Salisbury Road forms the heart of the Conservation Area. The south side of the road comprises a coherent group of late Victorian/early Edwardian villas which although not listed still contain features of considerable quality and interest which add to the distinctiveness of the Conservation Area. To the north of the road the architecture is more diverse creating a varied and high quality streetscape. Strong building lines and consistent boundary treatments alongside effective landscaping and the residential land use all contribute to the distinctive character of Salisbury Road.

4.8 Oteley House, now known as Bradbury House, provides an impressive introduction to the north side of Salisbury Road. The grade II listed former dwelling extends over 3 storeys and is of coursed and squared yellow sandstone construction with a welsh slate roof. The building has a strong gothic design typical of mid Victorian architecture with an asymmetrical composition, steeply pitched advanced gables, trefoil windows, tracery, embattled square bay windows and wide, four-centred arched entrance. The building is dated 1867 and is believed to have been designed by local architect J. R Gummow, for himself. The house was later owned by William Sisson's, son of the owner of the nearby Cambrian Brewery and was later used as a convent. The building is bounded to the rear by a high wall of brick and stone and to the front by a yellow sandstone wall with cock and hen copings. The setting of the building has been compromised by the tarmac car park which extends across much of the frontage.

4.9 Sandstone walling continues along the northern side of Salisbury Road giving consistency to the streetscape. Numbers 17 and 18 Salisbury Road, a pair of semi-detached, dark red brick properties, date from the interwar period, their pleasing design consisting of hipped roofs, recessed arched porches, two storey bow windows with leaded casements. The properties were built on land which formerly comprised the formal garden area of Oteley House, again the retention of the original boundary detailing helping to integrate the properties within the historic context as well evidencing historic boundary lines.

4.10 Numbers 11, 15a and 15b Salisbury Road form a small group of properties enclosed between two minor roads. Sandstone walling bounds the properties although this has unfortunately been renewed in modern materials around number 15b. Number 11, The Cottage, is a fine, unlisted, detached Victorian villa which retains much of its original character. The main frontage is symmetrically planned around the central doorway which has an attractive moulded doorcase with fluted pilasters and plain entablature. The entrance is flanked by two canted bays at ground floor level. To the first floor, windows are two over two sliding sashes within stressed architraves with keystone detailing. The painted render and contrasting white storey band, quoins, architraves and door surround give the property a picturesque appearance and compliments the appearance of nearby numbers 1, 3 and 5 Salisbury Road. Pedestrian access to the property is centrally aligned with the main entrance door and consists of a decorative iron gate enclosed between two stone piers with fielded panels and pyramidal cappings.

4.11 Numbers 15a and 15b formerly comprised a single dwelling and is of similar date to number 11. Unfortunately, much of the character of the building has been

lost through the removal of original features and sub-division which has destroyed the original composition. The shared pedestrian access to the properties matches that of number 11.

4.12 Numbers 7 and 9 Salisbury Road uphold the consistent building line. The semi-detached properties, of interwar date, are set behind a coursed and squared, large, sandstone block wall with cock and hen copings. This wall is significantly older than the buildings and historically enclosed land attached to number 5 Salisbury Road. The properties are of Ruabon red brick construction and have a simpler appearance than that of the near contemporary numbers 17 and 18 Salisbury Road. Windows are renewed however number 8 retains a traditionally detailed 1930's style door.

4.13 Enclosing development to the west of Salisbury Road are numbers 1, 3 and 5, a grade II listed terrace of three Italianate villas. The properties are symmetrically planned with numbers 1 and 5 contained within the outer, advanced hipped bays and encasing number 3 in the middle. The entrances to number 1 and 5 are set back beneath the towers with studded doors and overlights set beneath an entablature hood carried on brackets. The entrance to number 3 is centrally positioned behind an arcade of coupled and squared Tuscan columns which carry the entablature and dentilled cornice which extends the width of number 3. The end towers are a distinct feature within the streetscape, their three storey height and overhanging pyramidal roofs drawing attention. Collectively, the unique design features and subtle colouring make the terrace very distinctive and add to the overall sense of place of the Conservation Area. The boundary walls and gatepiers to the three properties are also grade II listed. The walls are integral to the design of the terrace and add to their presence within the streetscape.

4.14 The south side of Salisbury Road is characterised by a more uniform townscape created through the consistent materials, scale and massing of the properties. The properties are all set back from the road behind Ruabon red brick walls which when combined with the stone walling to the opposite side of the road give horizontal continuity to the streetscape. This horizontal emphasis is balanced through the predominance of sliding sash windows and tall chimney stacks and pots on the buildings which draw the eye upwards.

4.15 Set opposite numbers 1, 3 and 5 Salisbury Road are 1 to 4 Church Court and numbers 3, 5 and 7 Y Groes. The buildings are of late 20th Century date and occupy part of the site of the former Salisbury Park Congregational Chapel. The scale, massing and positioning of the buildings as a whole respects the rhythm and arrangement of the more historic buildings within the street.

4.16 Adjacent are numbers 4 and 6 Salisbury Road. Number 4 is of interwar period, its characteristic design complimenting that of numbers 7 and 9 Salisbury Road opposite. To the front a Ruabon red brick wall with terracotta copings and brick gate piers adds to the appearance of the building. Number 6 is of late 20th Century date however its scale, massing and positioning is respectful of the adjacent historic villas.

4.17 Numbers 8 and 10, a pair of semi-detached Ruabon red brick buildings form the first of the historic villas that line the rest of the street. The properties are enclosed behind Ruabon red brick walling with sandstone copings which extends

from the front of the buildings, decreasing in height adjacent to the roadside; that to number 10 enhanced by a native hedgerow. Pedestrian access is paired between 3 squared, sandstone piers with fielded panels, surmounted with ball finials which encase iron gates. The elaborate detailing to the properties is reminiscent of the Italianate detailing on numbers 1, 3 and 5 Salisbury Road. The pair has a distinct planned design however number 8 is larger with a symmetrically planned frontage around a central entrance. The original five panel timber doors remain encased within an elaborately detailed painted stone door case which has Tuscan pilasters and consoles supporting an entablature hood with pediment and ball finials. Windows across the properties are one over one sliding sashes with canted stone bays with Tuscan capitals and embattled parapets to the ground floor, and a tripartite window with chamfered brick jambs directly above. To the right of the entrance to number 8 is a decorated stone window surround containing a pair of sliding sash windows. Other detailing includes a Ruabon red brick modillion dentil course and crested terracotta ridge tiles and finial. Two corbelled Ruabon red brick axial stacks punctuate the roofline.

4.18 The Ruabon red brick walling continues enclosing number 12 from the highway. This wall is also enhanced by a native hedgerow boundary. The building is a large detached property with advanced gable to the left. The gable is rendered within the apex with attractive corbelled detailing along the splayed edges. Traditional sliding sash windows have recently been re-instated at the property which has significantly enhanced its appearance. The building retains many original decorative features including terracotta tiled sill and storey bands, corbelled terracotta dentil course, sandstone window heads, crested terracotta ridge and finials and decorative corbelled end chimney stacks.

4.19 Number 14 Salisbury Road is of a similar plan to number 12 with advanced gable to the left. The building is perhaps one of the most distinctive within this group of villas with its decorative wrought iron porch, swept iron balcony, two storey canted stone bay window and punched wooden bargeboards. Windows are original with a mixture of one over one sliding sashes and casement windows with leaded and coloured top-lights. The main entrance door is also original with matching leaded and coloured top and side lights. The entrance is framed by a fine iron porch on top of which is a small balcony with swept iron rails. Terracotta has also been used to add embellishment with decorated dentil course, crested ridge tiles and decorative ball finials. Three tall end stacks add further distinction to the property within the streetscape. To the front, the original boundary and entrances into the site remain intact with Characteristic Ruabon red brick walling and sandstone coping and square, sandstone gate piers with pyramidal cappings.

4.20 Continuing the building line are number 16 and 18 Salisbury Road, a pair of semi-detached Ruabon red brick dwellings with slate roof and Ruabon red brick end stacks. These properties are the earliest of the villas being present on the 1899 Ordnance Survey map. The properties have a symmetrical design with the front doors grouped in the centre and flanked by two-storey, canted stone bays to the outer side. Windows are one over one sliding sashes however both front doors are renewed. Terracotta is used to add interest to the façade with tiled banding, moulded dentil course, crested ridge tiles and continuous tiled hoodmould over the front entrances. Terracotta is also used to form copings to the Ruabon red brick wall. Gate piers are vermiculated with pyramidal cappings.

4.21 Numbers 20 and 22 are two detached, almost identical Ruabon red brick villas. The properties are symmetrically planned around the central entrance which has a shaped, painted stone lintel under a terracotta tiled hood mould. Two canted bay windows with simple stone mullions flank the entrance to the ground floor and three sash windows sit aligned across the frontage at first floor level. Windows to both properties are traditional sliding sashes of two over two or one over one compositions within stone heads and sills. Both properties retain the original 6 panel timber doors. Terracotta tiles form an attractive sill band and dentil course. Red brick boundary walling encloses the two properties with number 20 retaining the vermiculated stone gate piers.

4.22 The final group of buildings along Salisbury Road are numbers 24 and 26, two semi-detached properties enclosed behind Ruabon red brick walling with terracotta copings. Number 24 is of Ruabon red brick construction whilst 26 is mostly pebbledash render with Ruabon brick detail. A definite join in the frontage and the roof indicates that the two buildings were built separately with number 24 likely being of earlier date. Number 24 is similar in design to 22 with canted, stone bays with embattled parapets flanking the central, recessed porch which has a painted stone entablature hood above. The traditional timber door is framed by margined top light and side lights. Windows to the first floor are one over one sliding sash windows with painted stone sills and heads. Painted stone storey banding and dentil course banding offer a pleasing contrast to the Ruabon red brick.

4.23 Number 26 occupies a large plot close to the junction with Bennions Road where it's square, two-storey corner bay acts as a focal point when approaching Salisbury Road from the north east. The building is of classic Edwardian design with grey pebbledash render to the upper storey and contrasting Ruabon red brick to the lower storey. Windows are traditional one over one sliding sashes set within stone heads and sills and splayed Ruabon red brick jambs.

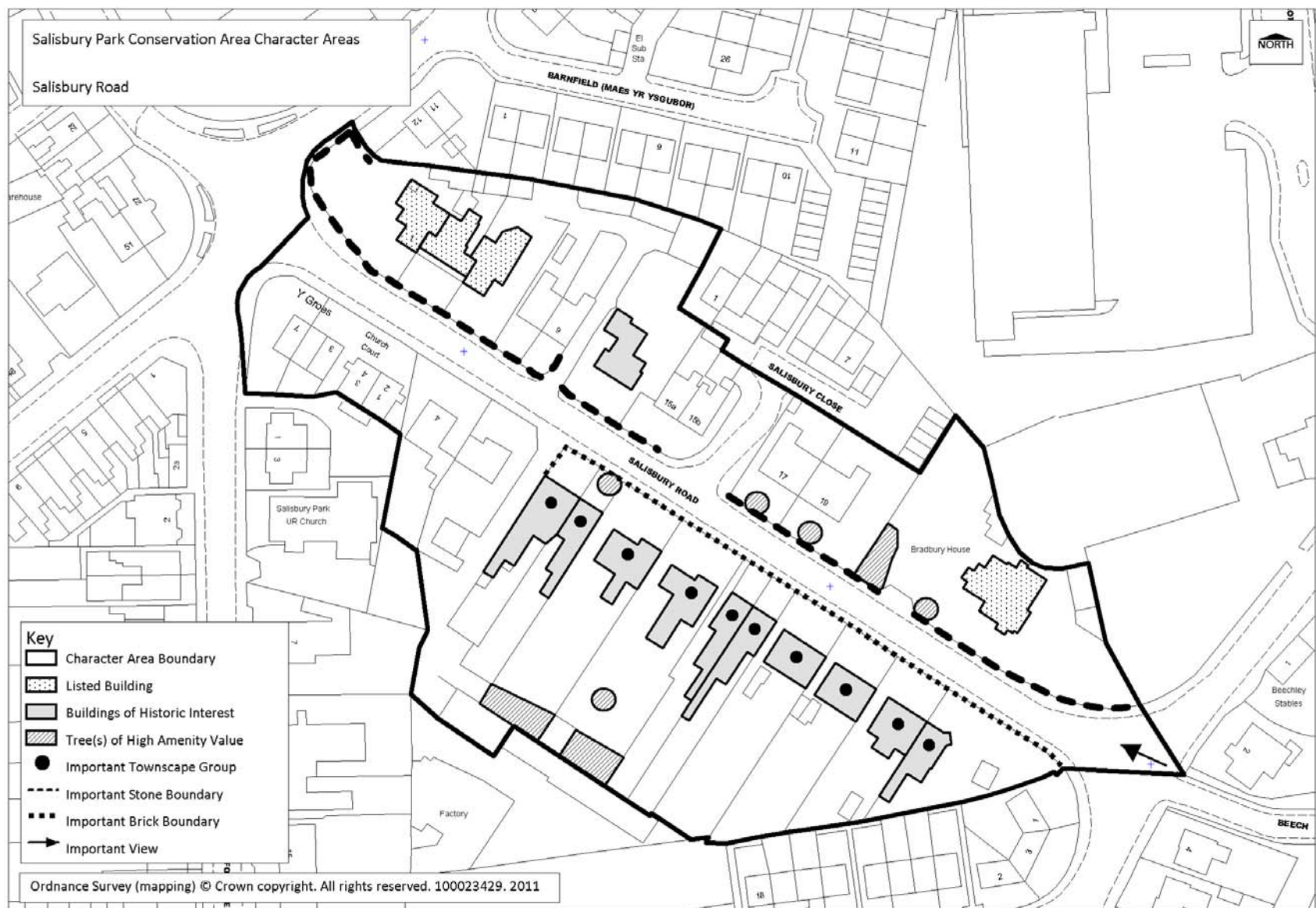


Figure 8 - Salisbury Road Character Map

Talbot Road, Poplar Road, Earle Street and Chapel Street

4.24 The busy road junction at Talbot Road marks the transition into the next sub-area. This area is the most diverse in terms of architectural periods, materials, scale of the buildings and uses, creating an interesting and varied streetscape. The presence of commercial, amenity and public services gives the area more vibrancy and adds to its sense of place. The area contains four listed buildings which are all of late Georgian origins, three of which cluster around the busy and compact junction with Pen y Bryn, and give formality to the street scape through their well proportioned facades. More humble sized terraces are also common to the area, their positioning occurring more organically than the formal, planned developments of Salisbury Road.

4.25 At the junction, Osborne House provides a sound corner feature, its polygonal shape providing a frontage to Percy Road, Talbot Road and Poplar Road. The property, now sub-divided into flats, retains traditional sash windows however the more recent alterations to the former shop frontage are incongruous and detract from the general appearance of the building.

4.26 Set opposite on the corner of Talbot Road and Poplar Road are 51 Talbot Road and 27 Poplar Road, historically known as Kingston Villas. The properties, despite later porch and garage additions form an impressive pair of late Victorian semi-detached villas; their three storey height, rich Ruabon red brick construction and architectural detailing making them particularly prominent. This prominence is further enhanced by the tall corbelled, Ruabon red brick axial chimney stacks and the decorative gabled dormer windows; those to 51 recently restored to the original designs through the Housing Renewal Scheme. Number 27 Poplar Road retains most of the original sliding sash windows with those to 57 Talbot Road recently reinstated which has significantly enhanced the appearance and character of the pair. The properties are bounded by yellow sandstone walls with cock and hen copings. The boundary to 27 Poplar Road is more intact with the squared gate piers and high rear wall retained.

4.27 Fronting the junction to the north and set on the corner of Madeira Hill is Poplar Cottage also referred to as 12 Madeira Hill. The grade II listed building is prominent from views into and within the Conservation Area, its three storey height, position and simple symmetrical Georgian façade demanding attention. The prominence of the building is slightly compromised by the wide road junction, and the property has lost its essential setting to the adjacent St Giles School. The property was built between 1817 and 1824 and is orientated towards Talbot Road rather than St Giles Church and would have historically overlooked fields and open land which had yet to be developed. The property is mostly of brick construction however the rear wall is of sandstone rubble construction. The principal frontage is symmetrically planned with multi-pane sliding sash windows set around the central pedimented door case. To the side elevations are tall multi-pane rounded arch windows.

4.28 The property is bounded to the road side by coursed sandstone rubble walling which compliments the boundary walling to 1 Salisbury Road set on the opposite side of the junction. The stone walling continues as Madeira Hill descends and defines the boundary of St Giles School which is set elevated above the road.

4.29 Adjacent to Poplar Cottage are St Giles Junior and Infant Schools. The coursed, rock-faced stone buildings sit comfortably on the north side of Poplar Road within open grounds in the heart of the Conservation Area. The playing field is a welcome open space offering relief from the built form and vistas towards the town centre where the Church tower and Tuttle Street Brewery chimney punctuate the skyline. The design, scale and public function of the buildings add to the sense of place of the area. The buildings date from the late 19th Century with the Junior school, towards the rear of the site built first. The design of the schools is gothic inspired; the juniors, which is particularly prominent in views from St Giles Way to the north of the Conservation Area, has an elongated symmetrical frontage with four gabled bays and central, elevated, gabled bell tower. The infants building, fronting Poplar Road, follows a similar design. Windows to the junior block are typically set within trefoil arches with y-tracery or of a cruciform pattern with stone mullions and transoms. To the infant block, detailing is similar with trefoil arches to the gabled bays. Other detailing includes coped gables and stone buttresses. A more recent extension to the infant block has been sympathetic to the original character of the buildings.

4.30 The south side of Poplar Road is entirely built-up creating a strong built frontage in contrast to the school site opposite. Numbers 25 and 23 Poplar Road are set opposite Poplar Cottage. The properties form a simple but attractive pair of mid 19th Century cottages set behind a later Ruabon red brick wall and hedgerow boundary. The rendered cottages are symmetrical in their design with doors set within pedimented door cases to the outer bay. Windows are renewed sliding sashes of either 8 over 8 or 4 over 4 compositions. To the roof there is a large brick axial stack with buff terracotta chimney pots.

4.31 The junction to Fairfield Road is adjacent, extending southwards before joining with Erddig Road. Extending northwestwards from Fairfield Road is Earle Street, a short road that joins back to Erddig Road close to the junction with Chapel Street. Fairfield Road, originally called Fairfield Street and Earle Street were laid down by 1872 however none of the original terraced housing remains. Numbers 8, 9 and 10 Earle Street, a short terrace, form an important group of buildings on arrival into the Conservation Area from Fairfield Street, their materials and detailing, reflective of the richness of the larger Victorian properties on Salisbury Road. The retention of many original features across the terrace, including sliding sash windows, dentilled eaves and boundary walling enhances their appearance. Number 8, the largest of the row, dates from the early 20th Century with numbers 9 and 10, which are of late 19th Century date, appearing to have been re-fronted at the same time to create a consistent and uniform appearance.

4.32 Back on Poplar Road and to the rear of 8 to 10 Earle Street is the local shop. The building has an important function in the area however its standardised and overbearing shopfront and the modern building materials and design detract from the historic character of the area. Adjacent is 1 to 14 Earles Court, a modern two storey development of flats set slightly back from the frontage. The detailing and modern building materials are again detrimental to historic character of the area; the timber fencing to the frontage is a particularly alien feature within the streetscape.

4.33 Number 9, 11 and 13 Poplar Road continue the built frontage and add historic interest to this side of the road. The properties form a short brick built terrace and are set behind characteristic sandstone walling with shaped copings and sandstone gatepiers. Of particular interest are the red and blue chequerboard quarry tile entrance paths which lead to the main entrance steps. The properties are of late 19th Century date and have canted bay windows to the ground floor. All three retain their original sash windows which adds to their historic integrity. Number 9 is the largest, its composition suggesting it formerly comprised two dwellings however this is not indicated on the historic maps. Detailing to the properties includes terracotta dentil course, blue brick banding and flat stone sills and lintels. Numbers 9 and 11 retain an impressive corbelled axial chimney stack.

4.34 Completing the development on Poplar Road is a modern building comprising 4 flats. The incorporation of blue brick banding and sandstone walling to the frontage is sympathetic to the design of the adjacent historic terrace however the use of concrete roof tiles and the inclusion of canopied and enclosed porches is uncharacteristic of the area.

4.35 The rear plots of Chapel Street and Pen y Bryn form the background as Poplar road curves sharply into Chapel Street. Poor treatment of these plots, an abundance of parked cars and poor, ad hoc boundary wall treatments produce an untidy site and reduce the quality of views from Poplar Road.

4.36 On the north side of Chapel Street the grade II listed Welsh Baptist Chapel, from which the street gains its name, is a particularly striking building and one of the oldest within the Conservation dating from 1789 and extensively remodelled in 1881. The design of the main frontage is classically inspired with a wide, two-storey, stucco render façade with a central pedimented porch. The frontage is symmetrically planned with central round arched doorway between pilasters with narrow round arched side lights. At first floor there is a raised central panel with triple arched windows with blind lunette windows and date above. Other detailing includes a heavily moulded modillion cornice and steeply arched hood moulds. The building is easily distinguishable as a chapel within the street which adds to its value within the Conservation Area.

4.37 Adjoining are number 3 and 5 Chapel Street. The unlisted properties form a bold composition with the chapel, especially number 5 where the black and white colour scheme adds prominence. The property is 3 storey's in height under a hipped slate roof with overhanging eaves. The cast iron balconies to the ground and first floor windows add interest to the frontage.

4.38 Number 3, the pharmacy provides a contrast in colour and design to the short streetscape. The property is of Ruabon red brick construction under a hipped slate roof. To the road frontage is an oriel window, a distinct feature of this building. Unfortunately the insertion of uPVC windows, new door and standardised signage has detracted from its historic character.

4.39 Beyond the entrance to the chemist car park is 1 Chapel Street and Bryn Draw Terrace. The terrace of 3 cottages is set back off the main street and accessed via a narrow road which offers excellent views across to St Giles Church. The row originally comprised four dwellings however number four was demolished in the late 20th Century. The properties are perhaps the earliest row of

terraces within the Conservation and are of red brick construction under Welsh slate roofs. The loss of original windows and doors has eroded much of their original character however the recent re-instatement of the corbelled brick chimney stacks has added to their overall appearance, particularly when viewed on the approach from Pen y Bryn and St Gile's Way.

4.40 Number 1 Chapel Street is an attractive grade II listed cottage set back from the highway and within its own gardens and elevated above the junction with Pen y Bryn. The brick house is of late 18th Century date and is a pleasing addition to the more commercial streetscape. The cottage has a simple symmetrical façade with four over four sash windows flanking the central entrance. The door is set within a moulded timber architrave with steep pediment, a common feature throughout the Conservation Area. The slate roof is enclosed behind coped gables with end wall stacks. A red brick wall encloses the garden area to the front and adds to the setting and prominence of the building.

4.41 Chapel Street descends steeply as it approaches the junction with Pen y Bryn. Numbers 27 to 39 Bridge Street line the road as it curves around the junction and continues to descend towards the town centre. The properties, which likely date from the 18th Century, form an interesting group of buildings however unsympathetic alterations, inappropriate shop fronts and neglect have eroded their historic character.

4.42 The Albion Hotel is set on the opposite side of the junction. The scale and attractive façade of the former public house make it a prominent building that marks the western approach into the Conservation Area. The ground floor windows are most attractive with round arched heads and decorative radial bars. Windows to the first floor are set within moulded architraves with keystones, with two windows set under a plain entablature supported on consoles. Along with the Bridge Street properties, the Albion Hotel draws the building line smoothly around the junction through its curved façade.

4.43 Adjacent to The Albion is Plas y Bryn Medical Centre, a grade II listed, two storey, red brick building. The former house was built in 1808 and has a simple classical façade comprising a three window range with central entrance which contains a fielded panelled door with tracery fan-light. The decorative door-case has a pediment supported on ionic columns. Flanking the entrance are two canted bays with a beaded cornice. Windows are sliding sashes, those to the first floor formerly of 16 panes however the glazing bars have mainly been removed to the bottom sash. The roof is enclosed between impressive corbelled end stacks and has a moulded parapet to the front. To the right of the main building is a former outbuilding, now used as part of the medical centre, which has round arched windows and tiled sills. The site is enclosed from Chapel Street behind rendered brick walling which adds to its setting within the street.

4.44 The final properties to the southern side of Chapel Street are numbers 6 and 8. Number 6 is an impressive two storey late Victorian property with two storey canted bay to the right side. The property is of Ruabon red brick construction usually laid in a stretcher bond, and retains the traditional sash windows and the original timber panelled door with coloured lead fan-light above. The windows and door are set within moulded terracotta surrounds with terracotta tiles used to embellish the bay window. Number 8 is more simple in its design with renewed

modern windows set under alternating red and blue brick segmental arches. The removal of the original boundary treatments to the frontages has eroded some of the character however.

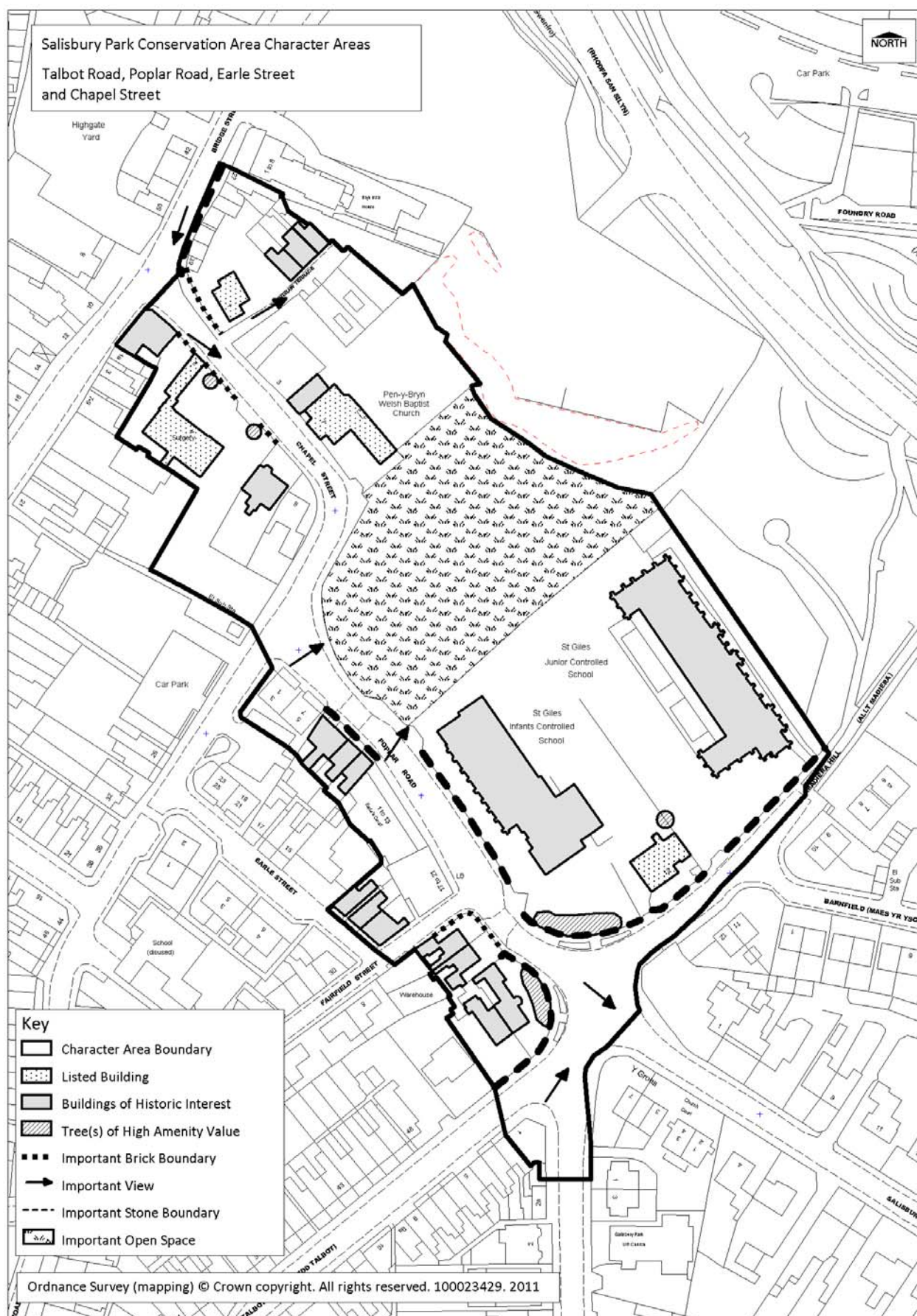


Figure 9 - Talbot Road, Poplar Road, Earle Street and Chapel Street Character Map

5.0 SUMMARY OF NEGATIVE FEATURES

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

Loss of Architectural Detail through Unsympathetic Alterations and Use of Inappropriate Materials

5.2 Inappropriate alterations strip away the original historic character and fabric of the buildings. Replacing original and traditional windows and doors with modern and inappropriately detailed alternatives such as uPVC and the enlarging of original openings to suit contemporary glazing styles is particularly damaging, eroding the special character of the area.

27 to 39 Bridge Street

5.3 Unsympathetic alterations and neglect to these properties has significantly diminished their historic character. The prominent position of the buildings on entry into the Conservation draws attention to their poor condition and detracts from the quality of the surrounding environment in general.

Rear of Chapel Street and Pen y Bryn properties

5.4 The geometry of the street unfortunately makes this site a very prominent backdrop when travelling through the Conservation Area. Poor treatment of these plots, an abundance of parked cars and poor, ad hoc boundary wall treatments produce an untidy site and reduce the quality of views out of the Conservation Area

Galvanised Steel Fencing to St Giles School field

5.5 The modern galvanised steel fencing around the school playing field is particularly prominent. It is industrial in character and detracts from wider views and the setting of the historic school building.

Traffic

5.6 The Conservation Area is subject to relatively steady traffic flows, particularly during school term time. The level of traffic passing through is damaging to the historic character and diminishes the sense of the place of the area. In addition the wide road junctions and expanse of tarmac at Bennions Road and Kingsmill Road and Talbot Road and Poplar Road dominates views and detracts from the setting of the surrounding buildings.

New Development

5.7 New development within the Conservation Area has upheld the building line and typically is of a scale in keeping with the historic built form. However many use modern materials and finishes, such as concrete tile roofs, plastic windows and doors which are not appropriate to the character and appearance of the area.

Alterations to Boundaries

5.8 Boundaries within the Conservation Area have suffered mainly due to the desire to create hardstandings and vehicular access. This has also involved the loss of some hedges and garden areas and has impinged upon the sense of enclosure in

some instances. In addition, the use of inappropriate hard cement mortars to repair existing boundaries is accelerating the rate of decay of the original stone and brick work and detracts from their appearance.

| 6.0 ENHANCEMENT PLAN | |
|---|---|
| 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 Salisbury Park Conservation Area and should be retained, repaired or reinstated where lost. Detailed design guidance is provided within Section 7.0 of this document. |
| 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 and take account of the potential enhancement proposals detailed below. |
| Trees | Trees can contribute greatly to the character and appearance of the Conservation Area and some of those which are considered to make a significant contribution have been identified on Figures 7, 8 and 9 of this document. Their 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. 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 |
|--|--------------------|
| St Giles School Railings – These industrial railings are in stark contrast to the historic character and appearance of the Conservation Area and would benefit from painting in a recessive colour in the short term to improve their appearance. In the long term replacement with a more traditionally detailed metal railed boundary should be considered. | WCBC |
| Re-use and upgrading of the Bridge Street properties – The potential contribution of these buildings to the character of the Conservation Area is high and a scheme of sympathetic shop front treatments and general maintenance would significantly improve their appearance and add to the vitality of the area. | Private Landowners |
| Shop Signage Improvements - If the opportunity arises in the future then a more sympathetic and traditional shop-front and signage schemes would help the Co-op store and Rowlands Pharmacy integrate into the traditional streetscape and enhance their appearance. The use of timber fascias and external illumination should be considered. Further guidance on shop-front design is detailed within section 7.0 of this document | Private Landowner |
| Improvement of the Public Realm – The introduction more traditional streetscape elements, such as standard design street furniture and road name plates, and resurfacing of paths in more traditional materials, in particular would enhance the quality and vitality of the environment. Regular maintenance of existing features such as the raised flower beds at the junction of Talbot Road, Madeira Hill and Poplar Road would also be of benefit as would additional, sympathetically designed litter bins in the area. | WCBC |
| Improvement of Highway Features and Finishes – The rationalisation and consolidation of highway signage would benefit the general streetscape and reduce visual clutter. In addition the removal of redundant posts and a powder-coated finish to lighting columns would also improve the streetscape. The use of conservation kerb stones and alternative surface treatments would improve the appearance of the wide and busy road junctions. | WCBC |

7.0 DESIGN GUIDANCE

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

Proportion

7.2 Older building styles follow traditional systems of proportion. In most of the older 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. In Salisbury Park Welsh slate is the prevalent roofing material and should be used in new developments and additions. 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. Chimney-stacks are important features of the roof-scape and should be retained even if no longer required. The inclusion of chimney stacks within new development will be encouraged where appropriate.

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 historic brickwork and stonework, which should 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 only. 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. New developments will be expected take account of the local building materials and detailing.

Rainwater Goods

7.5 Rainwater goods should be repaired if original or reinstated in original or traditional materials. UPVC 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 form one of the most significant constructional elements of a building and their style and proportions are essential to the character and appearance of the building and its surroundings. Vertical Sliding sash windows are most common throughout the Conservation Area and are typically of two over two or one over one composition, although variations do exist. New or replacement windows 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 in terms of material, design, size and pattern of glazing. This includes not only structural elements of the window but in the case of listed buildings 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 windows in a PVCu alternative, no matter what the pattern, is unacceptable and will be resisted in both existing and new buildings. All windows must have a traditional painted finish rather than a modern stained alternative. Further guidance is available within the Council's information sheet entitled The Repair and Replacement of Traditional and Historic Windows.

Doors

7.7 Original door-cases, doors and door furniture are prevalent throughout the area and should be retained wherever possible. Replacements must match the original in proportion, style and materials and should have a painted finish. External porches are an uncommon feature of the Conservation Area and will be difficult to integrate sympathetically within the streetscape; however where their addition is appropriate they should be designed within the overall context and architectural style of the building and in reference to any appropriate nearby styles in the surrounding area. They should not dominate the front elevation.

Boundary Treatment

7.8 The removal or alteration of historic brick and stone 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, increasing the rate of deterioration of sandstone in particular as evident along Salisbury Road. The use of stone and brick boundaries as well as native hedgerow boundaries will be encouraged in schemes for new developments over close boarded fencing or similar modern treatments.

Surfaces

7.9 The overuse of insensitive macadam finishes should be avoided and the opportunity taken to lay traditional materials, where colour, texture and pattern are in sympathy with the character of the area and sensitive to adjacent buildings. Traditional surface finishes can help identify private and public realms as well as offer an alternative to additional road signage.

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 positioned to respect adjacent buildings and the area as a whole. Traditional painted or powder-coated finishes to sign posts and lighting columns will be encouraged over the standard galvanised finish. The number and size of road signs must be kept to a minimum and only illuminated where essential. Consolidation of signage should be considered to prevent additional street clutter. 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 and in primrose yellow.

Micro Energy Generation

7.11 Whilst the use of micro energy generation systems is to be encouraged, careful consideration as to the most appropriate location for such equipment is required to ensure that the character and appearance of the Conservation Area is preserved. The installation of micro energy equipment will not be supported 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.

Shop-fronts and Signage

7.12 Modern shop windows with large areas of unrelieved glass can be difficult to integrate successfully within a historic street. The retention of original shop-fronts and/or associated features is essential and they should be repaired or replaced like for like. Replacement or new shop fronts must reflect the vertical proportions of the elevation. Careful consideration as to the incorporation of new signage is essential to ensure that they are sympathetically integrated into the design and composition of the building. New or replacement signs should be discreet and unobtrusive. Display signs will be restricted to fascia level and fascia boards and lettering must be in scale with the building as whole and not obscure traditional elevational features. Corporate styles will be accommodated where possible and where they are sympathetic to the historic character of the area. Hand painted signs or the application of individual lettering will be encouraged above plastic, aluminium or vinyl signs. Discreet external illumination of both fascia and projecting signs is encouraged. Internal illumination must be avoided.

8.0 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.
- Provisions which apply restrictions to the felling and pruning of trees with a stem diameter of 75 mm or above, when measured at 1.5 metres from ground level. Six weeks advance notice is required to be submitted to the Local Planning authority for such tree works within the Conservation Area. Failure to comply is a criminal offence and may result in significant penalties for those involved following a successful prosecution.

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.

The Salisbury Park 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 within the Conservation Area. 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 Services 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.

9.0 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 of its 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 building's 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

| Building | Grade |
|---|--------------|
| Beechley House, 2 Kingsmill Road | II |
| Oteley House, Salisbury Road | II |
| 1 Salisbury Road | II |
| 3 Salisbury Road | II |
| 5 Salisbury Road | II |
| Gate piers and boundary walls to 1 Salisbury Road | II |
| Gate piers and boundary walls to 3 Salisbury Road | II |
| Gate piers and boundary walls to 5 Salisbury Road | II |
| 12 Madiera Hill (Poplar Cottage) | II |
| Plas y Bryn Surgery, 4 Chapel Street | II |
| 1 Chapel Street | II |
| Pen-y-Bryn Welsh Baptist Chapel, Chapel Street | II |

APPENDIX 2

| Main Legislation | National Policy Guidance | Local Policy |
|---|---|--|
| Town and Country Planning Act 1990 | Planning Policy Wales | Wrexham Unitary Development Plan in particular policies EC7, EC8, EC9, GDP1 and PS2 (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 12 – Shopfront Design and Security |
| 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 | Wrexham LANDMAP |
| | Welsh Office Circular 60/96: Planning and the Historic Environment: Archaeology | |

APPENDIX 3

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| Arcade | Series of arches supported by piers or columns |
| Architrave | Moulded frame of a door window |
| Ashlar | Cut stone worked to even faced, used on the front of a building |
| Axial Stack | A chimney which is set on the axis between two rooms and equally between the lateral walls |
| Bargeboards | A timber piece fitted to the outer edge of a gable, sometimes carved for decorative effect |
| Bay | Division of an elevation as defined by regular vertical features such as arches, columns or window etc |
| Bow Window | A curved window of one or more storeys projecting from the face of a building at ground level. |
| Buttress | Vertical members projecting from a wall to stabilise it or to resist lateral movement. |
| Cambered Arch | A slight rise or upward curved arch in place of a horizontal line or plane |
| Canopy | Projection or hood |
| Canted Bay | A projecting semi-octagonal window |
| Capital | Head of crowning feature of a column or pilaster |
| Casement | A window where the opening lights are hung on hinges |
| Chamfer | Surface formed by cutting off a square edge usually at an angle of 45 degrees |
| Classical | Term referring to Greek and Roman architecture and styles derived from it subsequently |
| Column | An upright structural member of round section with a shaft and capital – common in classical architecture |
| Console | Ornamental bracket of compound curved outline |
| Coping | The top course of a wall, parapet or chimney |
| Corbel | Projecting piece of timber, stone or brick supporting an overhanging structure, such as an arch or balcony |
| Cornice | Moulded ledge, projecting along the top of a building. Also a decorative moulding in the angle between a wall and ceiling |
| Cresting | Ornamental finish along the top of a screen etc |
| Dentil | Small cubic projections under the roof line |
| Dormer | Window projecting from the slope of a roof, having a roof of its own and lighting a room within it |
| Eaves | The lower, overhanging section of a pitched roof |
| Edwardian | Dating from or typical to the period 1901 to 1911 |
| Embattled | Furnished with battlements |
| Entablature | In classical architecture, the collective name for three horizontal members (architrave, frieze and cornice) carried by a wall or a column |
| Façade | The front of a building |
| Fanlights | A glazed opening over the door |
| Fielded | Part of a wooden panel which has a raised square of rectangular central area (the field) surrounded by a narrow moulding. |
| Finial | A decorative piece to finish off a building element, commonly used on railings and roofs |

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| Frieze | The middle member of the classical entablature or a horizontal band of ornament |
| Gable | Area of wall, often triangular, at the end of a pitched roof |
| Georgian | Dating from or typical of the period 1714 to 1820 |
| 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 water |
| Ionic | In classical architecture, one of the orders which each had their own rules for design and proportion. |
| Jamb | One of the vertical sides of an opening |
| Keystone | Central stone in an arch or vault |
| Kneeler | Horizontal projecting stone at base of each side of a gable on which the inclined coping stones rest |
| Lintel | Horizontal beam used as a finishing piece over a door or window |
| Louvre | One of a series of overlapping boards or panes of glass placed in an opening to allow ventilation but to keep out rain |
| Mediaeval | Dating from or typical of the Middle Ages (1042-1485) |
| Modillion | Small consoles placed at regular intervals along the underside of a cornice |
| Mullion | A vertical bar dividing a window |
| Oculus | Circular opening or window in a wall or vault |
| Ogee | Double curve, bending first one way and then the other |
| Oriel Window | Form of bay window which does not start on the ground and rests of corbels or brackets |
| Quatrefoil | The four lobes formed by the cusping or circular of other shape in tracery |
| Quoin | Dressed stone which are bonded to the corners of buildings |
| Parapet | Feature used to conceal a roof |
| Pediment | A formalised gable derived from that of a temple |
| Pilaster | Flat representation of a classical column in shallow relief against a wall |
| Polychromatic | Multi-coloured |
| Render | The plastering of a surface with plaster, stucco or another finish |
| Rock-faced | Term used to describe masonry which is cleft to produce a natural rugged appearance |
| Segmental | A form of arch where bricks rise incrementally to form a shallow arch |
| Sill | Structural member consisting of a continuous horizontal timber forming the lowest member of a framework or supporting structure |
| Sash | A window which moves on vertical grooves, either with one frame fixed (single hung) or both moving (double hung) |
| Stretcher | The long face of brick |
| String/storey course | Horizontal stone course or moulding projecting from the surface of the wall |
| Stucco | A fine lime plaster worked to a smooth finish, finest rendered external finish characteristic of many late 18 th and 19 Century buildings |

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| Terracotta | Moulded and fired clay ornament or cladding, usually unglazed |
| Tracery | Intersecting rib work in the upper part of a window or used decoratively in blank arches or vaults |
| Transom | A horizontal bar dividing a window |
| Trefoil | A three sided lobe formed by cusping |
| Tuscan | In classical architecture, one of the orders which each had their own rules for design and proportion |
| Vermiculated | Exaggerated worm cast like treatment of masonry to give an effect of strength |
| Vernacular | Based on local and traditional construction methods, materials and decorative styles |
| Victorian | Dating from or typical of the period 1837-1901 |
| Voussoirs | Wedge shaped stones forming an arch |

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Cadw Listing Descriptions
Cadw, 2011: Conservation Principles for the Sustainable Management of the Historic Environment in Wales
Royal Commission on the Ancient Historic Monuments of Wales: National Monuments Record of Wales.
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English Heritage, 2005: Guidance on the Management of Conservation Areas

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
Royal Town Planning Institute (RTPI) – www.rtpi.org.uk
Royal Commission for the Ancient and Historical Monuments of Wales
www.rcahmw.gov.uk

