

Overton Conservation Area Assessment and Management Plan



Adopted December 2010

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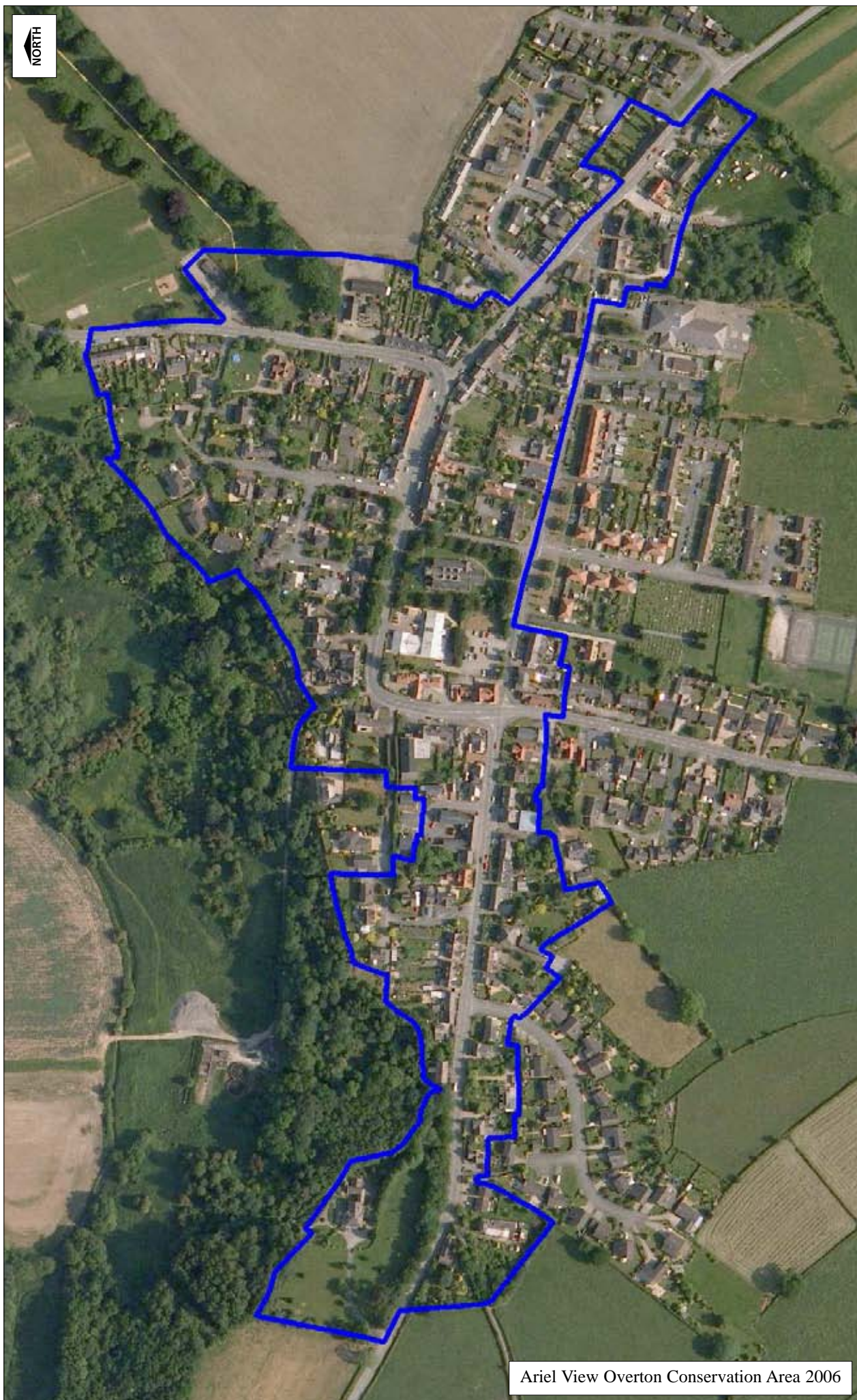
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Ariel View Overton Conservation Area 2006



Part 1 Character Assessment





1 Introduction

Conservation Area Designation

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

Purpose

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

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

Overton 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 Overton 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. Overton

Conservation Area was first designated in 1971 and its boundary amended in February 1999. This document is concerned with the reasons for designation, defining the qualities that make up its special architectural and historic interest, character and appearance. No amendments are proposed to the existing Conservation Area boundary and 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 national planning policy guidance, in particular Welsh Office Circular 61/96: Planning and the Historic Environment: Historic Buildings and Conservation Areas.

Location

1.5 Overton is located approximately 7 miles south east of Wrexham. The Conservation Area is at the heart of the village which has developed alongside the key routes of the A539 Wrexham to Whitchurch road and the A528 Marchwiel to Ellesmere which converge at its centre. Overton sits on top of a steep wooded bank high above the River Dee with many private residences to the western side commanding fine views across the wooded and agricultural landscapes of the Dee Valley and long distance views west to the Berwyn Mountains.

Geology

1.6 The principal building stone is local red sandstone found around the low levelled flood plains of the River Dee and most evident within the construction

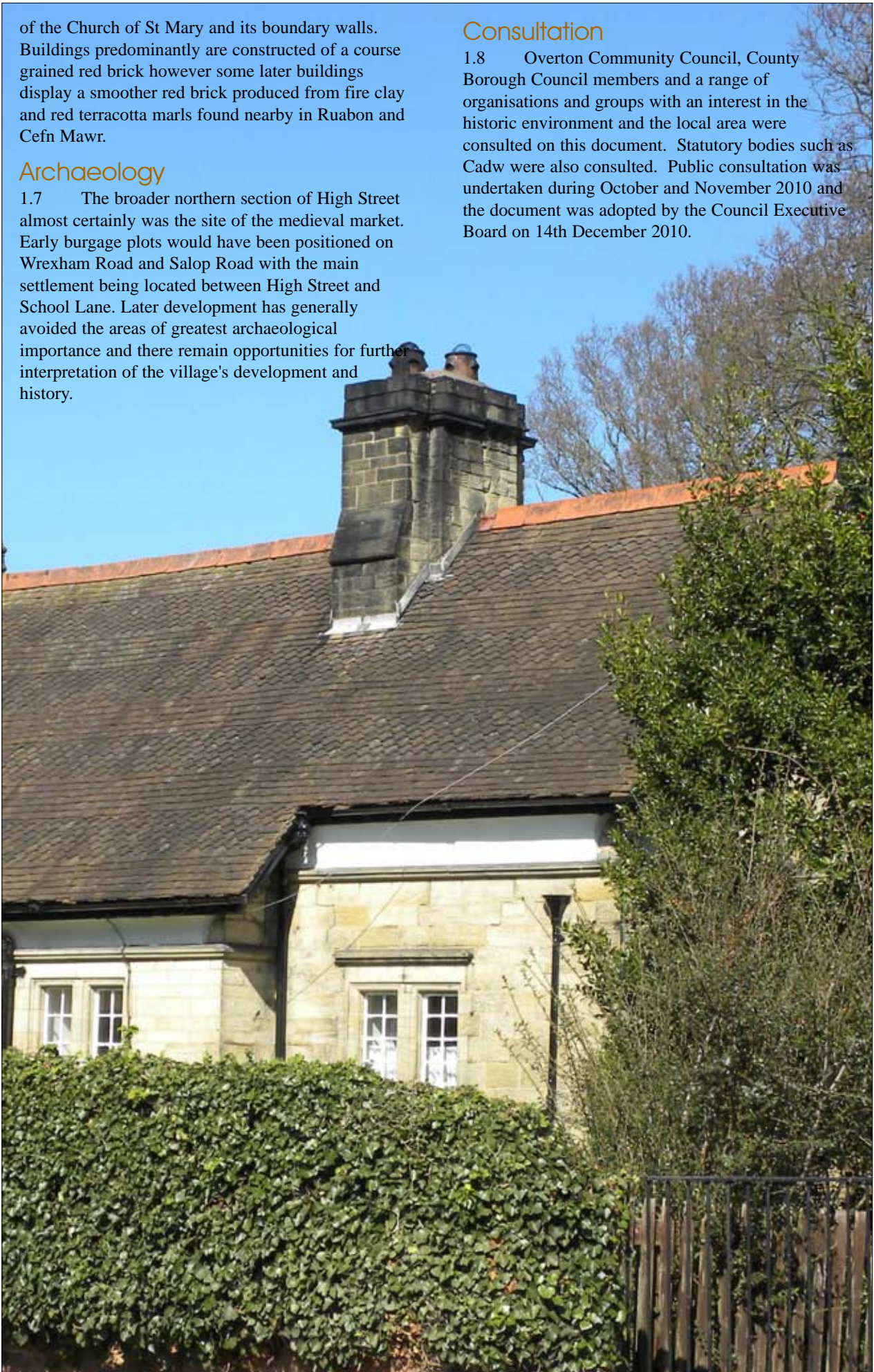
of the Church of St Mary and its boundary walls. Buildings predominantly are constructed of a course grained red brick however some later buildings display a smoother red brick produced from fire clay and red terracotta marls found nearby in Ruabon and Cefn Mawr.

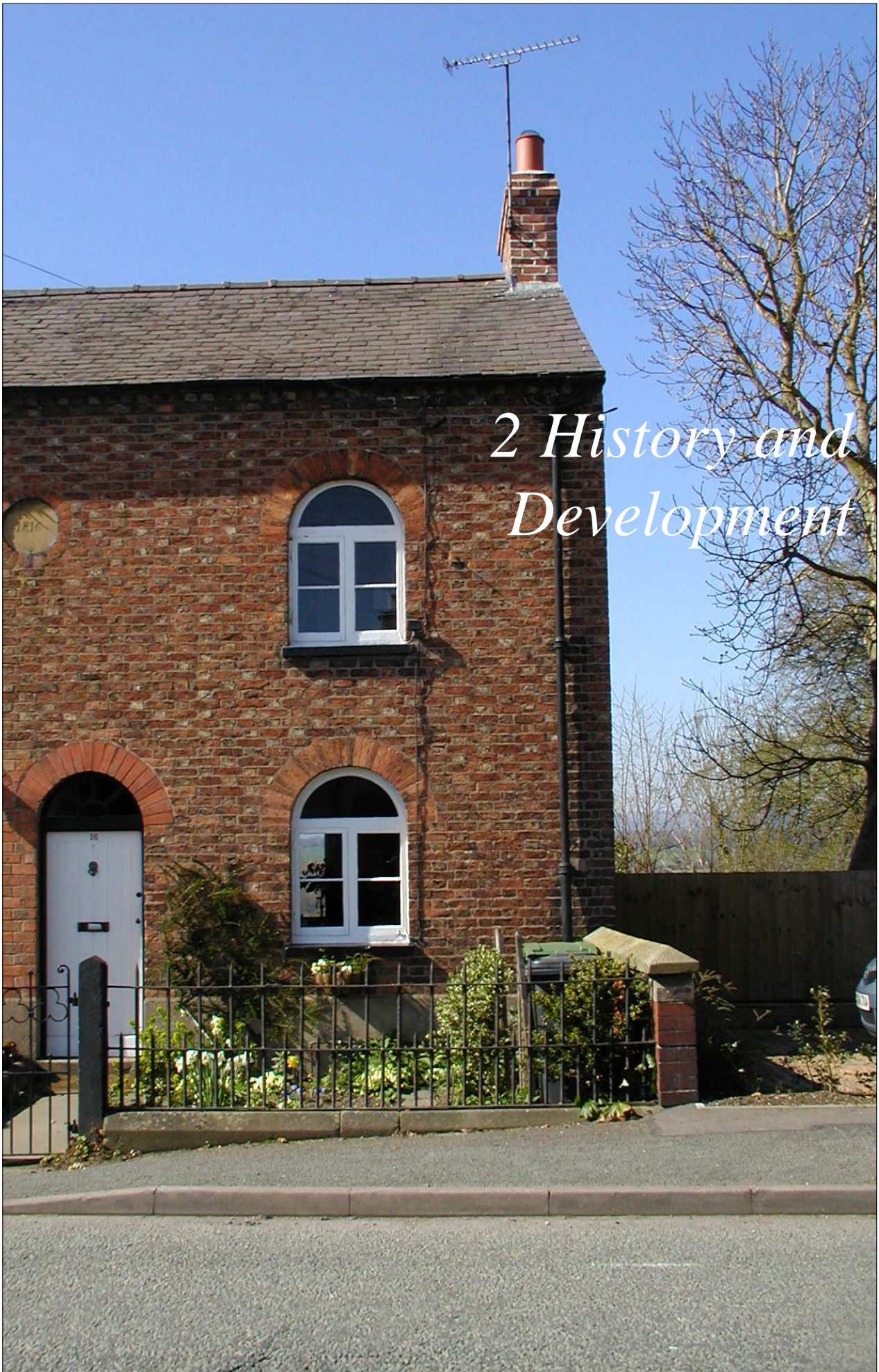
Archaeology

1.7 The broader northern section of High Street almost certainly was the site of the medieval market. Early burgage plots would have been positioned on Wrexham Road and Salop Road with the main settlement being located between High Street and School Lane. Later development has generally avoided the areas of greatest archaeological importance and there remain opportunities for further interpretation of the village's development and history.

Consultation

1.8 Overton 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 October and November 2010 and the document was adopted by the Council Executive Board on 14th December 2010.







2.1 The name of Overton appears to have derived from the old English name Ovretone with 'Ovre' meaning 'Over' or 'Above' and 'Ton' meaning 'Town'. The name describes its geographic position on a relatively high hillock above the meadows surrounding the River Dee. Little is known of the village before Norman times however given its position in relation to Holt, Bangor, Chester and Wroxeter, it is likely that a Roman road or track may have passed through the site of the village although no evidence exists to support this idea.

Early Overton

2.2 Little is known about the history of the village before the Norman Conquest in the 11th Century. It is believed that a small settlement existed that was controlled by the nearby monastery at Bangor on Dee. The monastery was destroyed in AD 616 by Aethelfrith, King of Northumbria following his victory at the Battle of Chester, after which the village and the surrounding area fell under Mercian influence. Around the time of the first millennium the Saxons occupied the site of the village, evidenced by Saxon coffin lids found within the churchyard where it is believed that an early Saxon church structure stood.

Mediaeval Overton

2.3 Following the succession of William I to the throne after his victory at the Battle of Hastings in 1066, the village was given to Robert Fitzhugh, a strong follower of William.

2.4 During the 12th Century Overton returned to Welsh Rule when in 1130 Powys was divided into two parts, with Overton being part of Powys Fadog. Soon after this date it is believed that Madoc ap Meredydd, Prince of Powys built a castle near to the village. The precise location of the castle is not known but it is supposed to have been on a cliff edge overlooking the

Dee. In the 1530's Leland, a Tudor traveller wrote the castle to be ruinous and about to fall into the Dee. It was likely that the castle was close to the river in the Asney area to the north-west of the village. The castle would likely have comprised a Motte and Bailey with later stone fortifications. One probable theory for the demise of the castle is a change in the course of the River Dee leading to erosion of the river bank and subsequent collapse of the castle remains.

2.5 In 1278, Overton was made a borough by Edward I and a market was established the following year. The market instigated wealth and the village grew. Overton was created a free borough by Royal Charter in 1292 when 56 taxpayers are recorded as living in the village. Incentives to encourage further people and trades to the village continued but the revolt of Madog ap Llywelyn in 1294 structurally damaged part of the village which affected planned growth.

2.6 The market and Royal charter meant Overton became an important centre in the region. Burgage plots developed along High Street, Wrexham Road and the northern part of Salop Road. These plots, comprising narrow strips of land typically consisting of



a house with stalls to the front, would have traded directly onto the street which helps to explain why the village's main street is so wide. Unfortunately the growth of the village and the market was halted when Owain Glyndwr sacked the village in 1403-04. It appeared that the village took many years

to recover with Leland writing in Tudor times that there were "not twenty houses" present.

St Mary's Church

2.7 Situated centrally within the village on High Street and enclosed by a sandstone boundary wall and a group of magnificent Yew trees is the Church of St. Mary the Virgin. It is believed that the first stone church on the site was built in the 12th Century. No trace of this original structure remains bar a portion of a Norman stone cross contained within a circle that has been built into a pillar on the western side of the Church.



2.8 The tower of the grade II* Listed Church dates from the late 14th Century when a larger stone church was erected. Several alterations were carried out during the 15th and 18th Centuries which saw a larger nave and Hanoverian chancel added respectively. The most extensive alterations to the Church came in the late 19th Century with the addition and widening of the north aisle, a new vestry and clerestory and significant alterations to the roof of the nave and north aisle.

16th to 19th Century

2.9 Growth during the 16th and 17th Centuries centred mainly along High Street and around the northern end of the village. Not many properties from this era remain having been either demolished to make way for new development or adapted and incorporated into newer structures, hidden behind modern facades. Buildings of this era were generally of timber frame construction and would have been small in size. Church Cottage located on High Street adjacent to Dark Lane and Quinta Cottage, School Lane are rare and mostly intact examples of 17th Century vernacular construction.



2.10 The 18th Century saw the erection of larger three storey properties within the village, again mostly concentrated along High Street with some extension of the settlement southwards along Pen Y Llan Street and westwards along Wrexham Road. The larger Georgian properties of Pendas House, Gwydyr House, St. Marys

House and Bryn Y Pys Estate Office are indicative of the wealth of the village at the time and occupy prominent positions creating impressive views into and from within the Conservation Area.



2.11 In the 19th Century many smaller brick terraced cottages and workers dwellings were erected along Salop Road. The early 19th Century also saw the erection of substantial middle class housing with Pen Dyffryn, Fairfield, Pen Y Llan, Ty Gwernen and The Brow all constructed from 1800 to 1830. The Brow, which sits just outside the Conservation Area boundary, was the home of Edward and Marianne Parker from 1824 to 1858. Marianne Parker was the elder sister to Charles Darwin the 19th Century Naturalist and author of the book the "On the Origins of the Species by Means of Natural Selection" who spent much of his childhood years in Overton.



2.12 The Tithe map of 1838 shows Overton to have at least eight public houses, the largest being The White Horse on High Street, The Bryn Y Pys Arms on Salop Road and The Bowling Green Hotel on Pen Y Llan Street. By 1889, The Bowling Green Inn, had been converted into a single residence assuming its current title of Gwydyr House. Some of the smaller Inns in the village included The Cross Keys and The Blue Bell Inn on Salop Road and The Plough on Willow Street. At this time there were also two chapels, the Primitive Methodist Chapel on Salop Road and the United Methodist Chapel on Turning Street. Both are now private residences.

2.13 The more rapid expansion of the village during this time can mostly be contributed to the importance of Overton as a market centre and its position on the main trade route from Ellesmere to Wrexham. Markets were held weekly on a Saturday until well into the 19th Century and larger fairs were also held quarterly in the village. A Market hall was established in the 19th Century on High Street on land that now forms the south western edge of garden area of the Quinta and the

pavement in front. Howson's book entitled "Overton in Days Gone By" seems to suggest that the Market hall and weekly market had lost popularity having disappeared from village life by the late 19th Century.

2.14 As well as the markets, agriculture and farm labour would have offered employment to the villagers with many working for the growing estates of Bryn Y Pys and Gwernheylog to the north west of the Village.

2.15 The Cambrian Railway, Wrexham to Ellesmere line, which opened in 1895, had a stop at the small hamlet of Lightwood Green about 1.5 miles east of Overton. The passenger service was discontinued in 1962 and the lines and the railway buildings were removed. The site of the former station is now occupied by Lightwood Green Industrial Estate.

20th and 21st Centuries

2.16 The 1912 map shows little increase in the size of the settlement from the Victorian times. The most notable changes are the Memorial Home on Wrexham Road constructed in 1905 in memory of Edmund Peel of Bryn Y Pys and the short row of terraces erected close to the junction of School Lane and Turning Street. The most significant alterations to the village came

during the later half of the 20th Century which saw significant extension to the north, east and south with private and municipal housing estates. Within the Conservation Area itself the most noticeable change was the demolition of Overton Hall in 1965 to make way for the Sundorne housing estate. The Hall, of 18th Century origin, stood opposite Dark Lane on the corner of the junction of High Street and Willow Street and would have been a dominant feature on the High Street being 2½ storeys high with towering brick chimney stacks. The original red brick boundary wall fronting High Street remains as a reminder of the former house.

2.17 More recent development within the Conservation Area has included the Medical Centre and pharmacy located adjacent to the Church on High Street. Its modern design sits comfortably within the historic core of the village winning a design award from the Wrexham Area Civic Society following its completion in 2006.

2.18 Today Overton serves as a popular commuter village to the nearby towns of Wrexham, Chester and Shrewsbury. High Street and Penyllan Street continue to offer a small number of shops and community services.



Figure 2: Historic Map Overton 1899

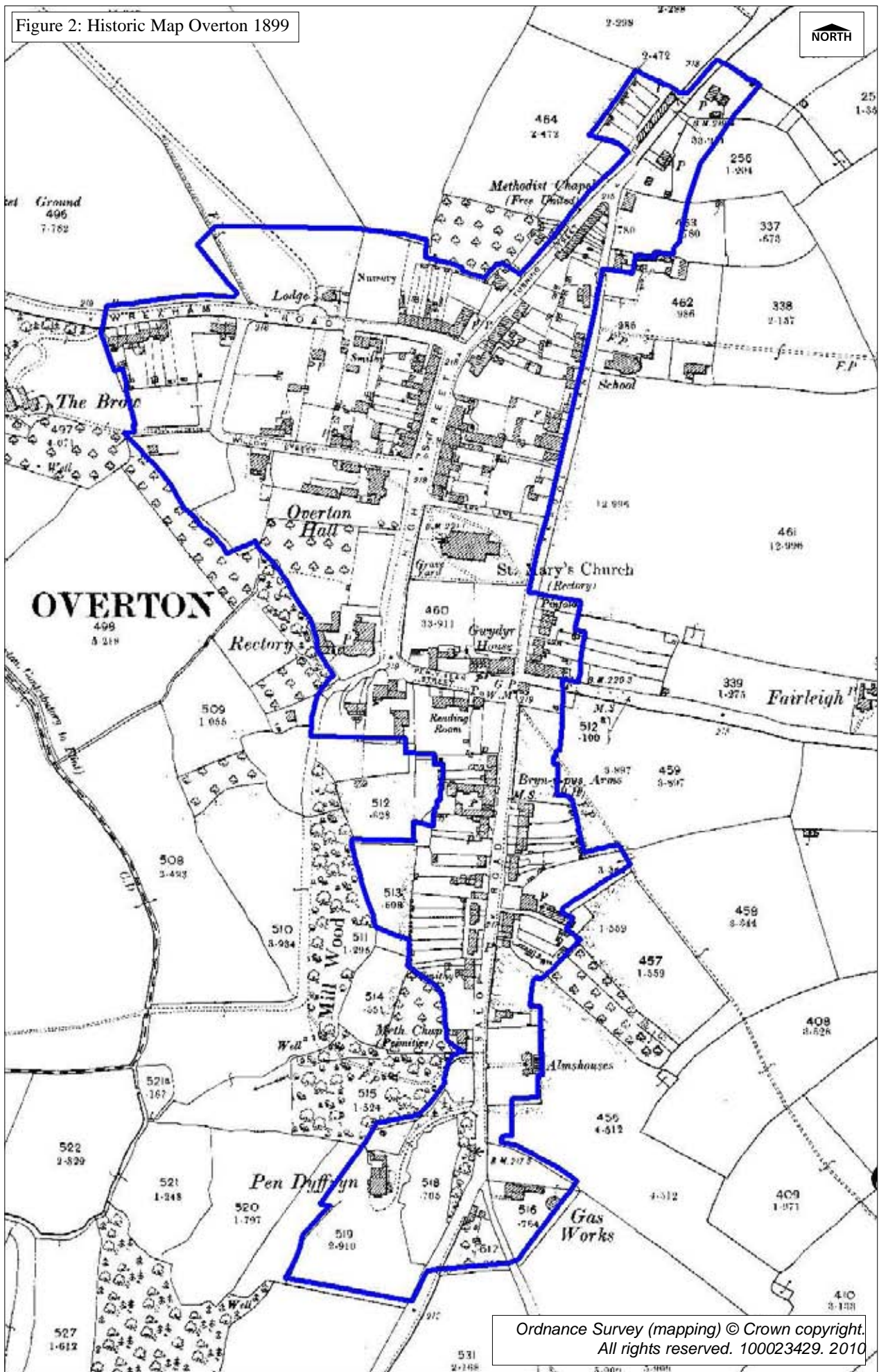
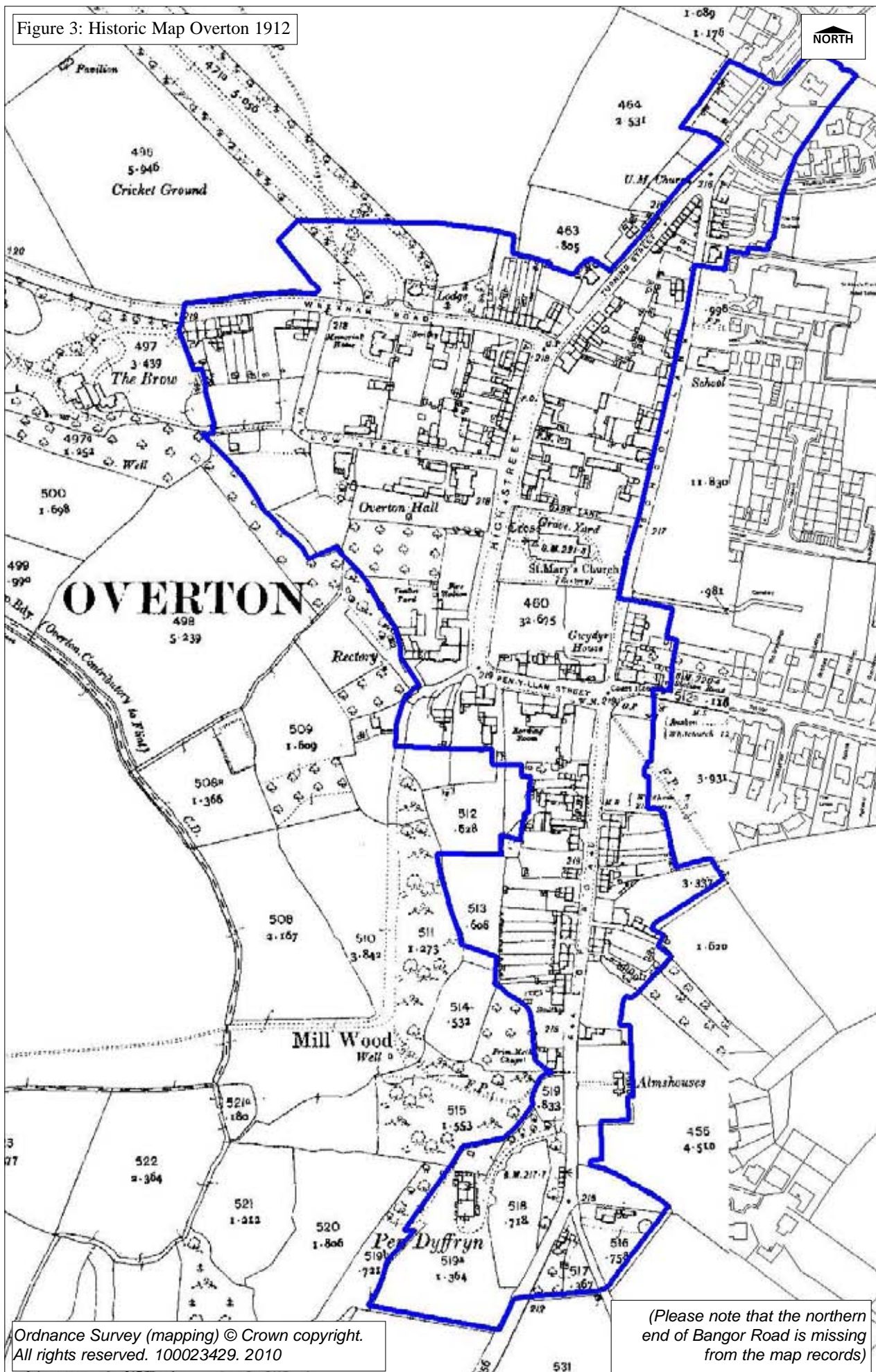


Figure 3: Historic Map Overton 1912



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(Please note that the northern
end of Bangor Road is missing
from the map records)





3 Summary of Special Character

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

Building Materials and Vernacular Detail

3.2 Whilst soft red sandstone is evident in the construction of the mediaeval Church, red brick is the most prevalent material for domestic construction. Many of the original brick facades remain although some have been painted or rendered which, in some instances, has unfortunately obscured architectural detail from view. Architectural detailing is generally simple with dentilled brick eaves courses being the most consistent feature. Windows typically sit upon simple brick or sandstone sills with the common window styles being sliding sash or multi-light casements. Simple small, open canopy porches with either gables or a single pitch roof are also distinctive features of the village. Both slate and red tiles are common roof coverings creating an attractive and varied roofscape.



Traditional Street Pattern and Building Line

3.3 The original street pattern of High Street, Wrexham Road, Turning Street, School Lane, Pen y Llan Street and Salop Road has remained largely unchanged over time. The building line is generally consistent along the northern end of High Street with properties positioned directly adjacent to the footpath whilst along the adjacent roads and streets, buildings are generally set back from the highway with small front gardens.



Landmark Buildings

3.4 The principal landmark structures are the Church of St Mary the Virgin, The Quinta, Pendas House, Pen Y Llan House, Gwydyr House and St Mary's House which all



summary of special character

occupy prominent positions within the village. The terraces of Wrexham Road have significant group value forming a distinctive gateway into the Conservation Area.

Contribution Made by Trees

3.5 The principal mature trees within the Conservation Area are the ancient Yew trees within the Churchyard, which provide an important setting to the Church and the adjacent properties and are one of the seven wonders of Wales. Together with adjacent trees they form an avenue enclosing views of High Street and directing the eye northwards to Pendas House and southwards to Pen Y Llan House. The woodland areas of Mill Wood and the former Bryn Y Pys estate provide an important backdrop to the village particularly to the west and to the north where large trees enclose the village high above the banks of the River Dee. Many of the older properties located on the outskirts of the village have trees framing their entrances which also contribute to the rural and picturesque character of the Conservation Area.

Boundary Treatments

3.6 There are a variety of boundary treatments evident within the Conservation Area. The most common material used is iron used either in post and rail fencing or as railings surmounted upon lower red brick walls. Sandstone is also used, most notably to the

boundary of the Church yard facing High Street and School Lane and along the boundary to the former Bryn Y Pys Estate on Wrexham Road. Hedgerows also provide a common boundary treatment contributing to the rural character of the Conservation Area.



Influence of the Bryn Y Pys and Gwernhaylod Estates

3.7 The influence of the former country estates is evident throughout the Conservation Area. Many of the terraced and semi-detached cottages particularly prevalent along Wrexham Road and Salop Road are former workers cottages owned originally by the Price and Fletcher families of the Bryn Y Pys and Gwernhaylod Estates and are reminders of their importance in the historical development of the village.

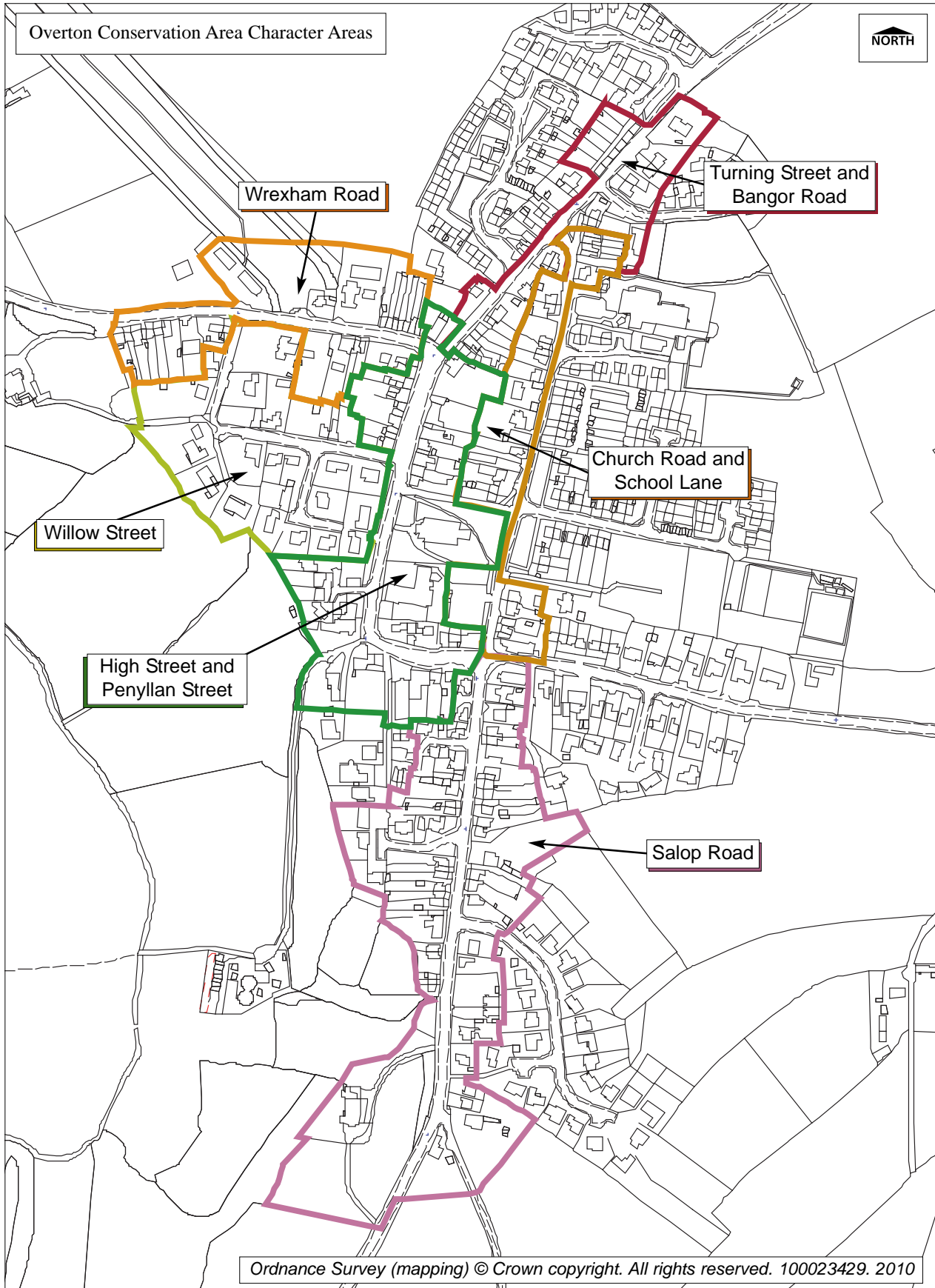


4 Character Areas



4 Character Areas

4.1 The Conservation Area can be divided into 5 distinct character areas:





Wrexham Road

4.2 Small cottages and terraced houses are the most common building type along Wrexham Road. The open parkland of the Bryn Y Pys estate lies to the



north contributing to the rural character of the streetscape, the open estate land and the many mature trees helping to ease the transition from open countryside to village centre. This section of the Conservation Area contains several listed buildings and important landmark buildings creating a distinctive and attractive approach into the village.



hedges and the use of simple ironwork boundaries. A row of six terraced cottages, of early 19th Century date, lie to the south set behind attractive and well

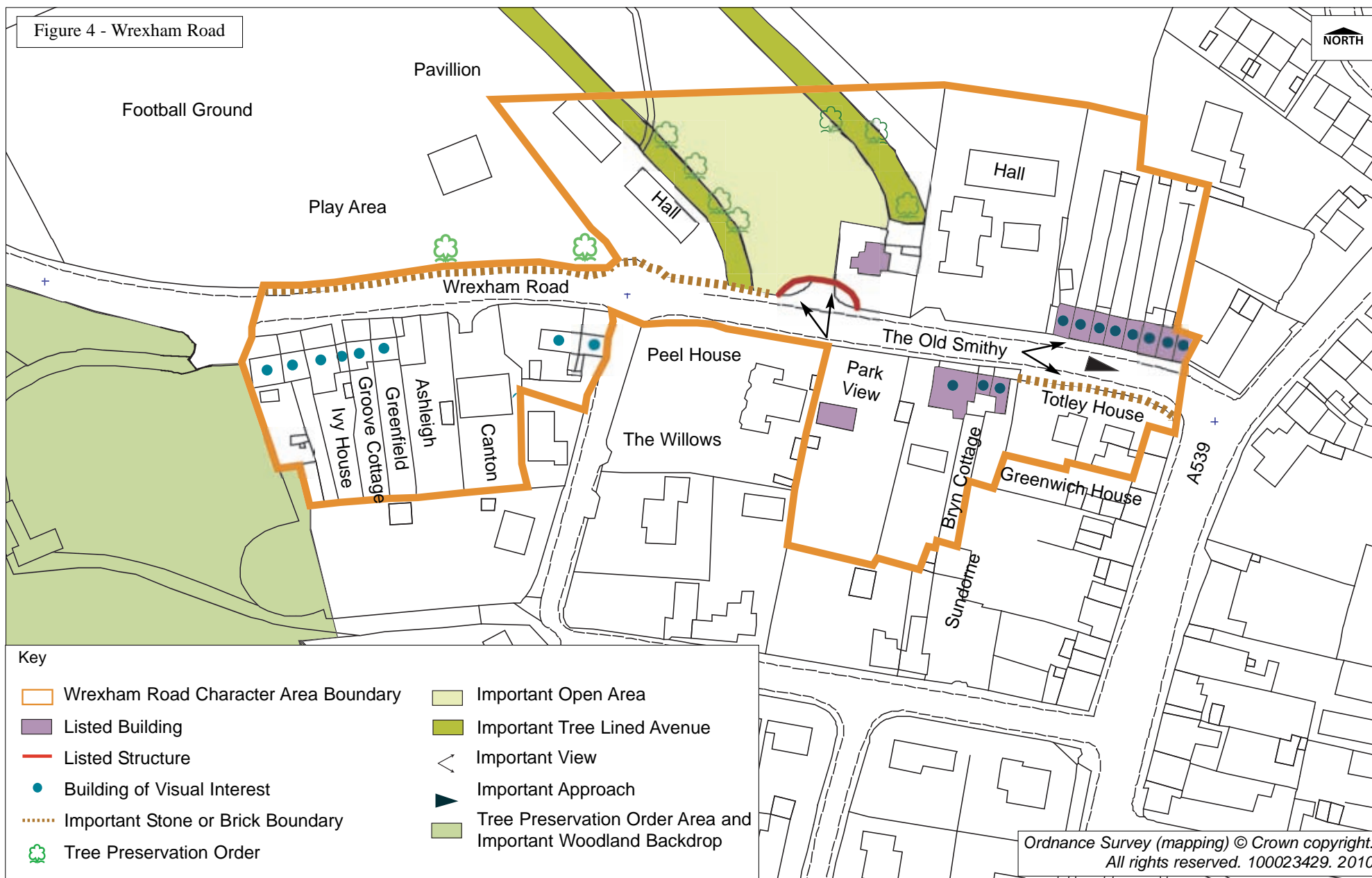
4.3 On entering the Conservation Area there is a strong rural character reinforced by the presence of trees,

maintained small front gardens delineated by a mixture of hedge and iron railings. Of coarse red brick construction, the terrace appears to have been built in 2 phases with numbers 16, 15 and Ivy House, the former premises of Godriche's Saddlers, and its attached cart entrance seemingly of earlier date. Windows are typically timber multi-light casements however Greenfield retains Yorkshire or horizontal sliding sash windows. Openings to the ground floor generally have brick arched heads which provides continuity across the terrace. Small open canopy porches are present above the doors on number 15, Groves Cottage and Greenfield with Ivy House and Number 14 having simple painted flat hood door surrounds. The end property, Ashleigh which projects forward of the row, has been altered more significantly displaying some modern Upvc replacement windows and white painted brick work.

4.4 Opposite the cottages mature trees, set behind a hedge and low sandstone boundary wall mark the extent of the former Bryn Y Pys estate into the village and enclose the public play park, football and cricket grounds.

4.5 Continuing along the street, the road bends gently to the right allowing for views into the more built up part of the village. Pendas House and the Quinta stand out as two distinctive properties where their scale and materials contrast with the more humble cottages and terraces along Wrexham Road.





4.6 Numbers 8 and 9 Wrexham Road, also called Rosalyn Cottage and Yew Tree Cottage, form a pair of early 19th Century semi-detached two storey cottages



positioned on the corner of Wrexham Road and Willow Street. The cottages are of brick construction laid in English bond. Windows to Rosalyn are simple timber casements with multi-paned metal casements to Yew Tree Cottage with brick arched heads to the ground floor openings and painted timber lintels at first floor level. Each has a substantial brick chimney stack. Rosalyn appears to have been extended to the west, possibly in the late 19th Century where a slight variation in brick work can be seen. Thick hedge boundaries screen the front gardens from the road and create an intimate setting for the cottages.

4.7 Adjacent is Willow Street, a narrow single lane that loops round to join High Street at the junction opposite Dark Lane.



Opposite lies the entrance to Overton Scout Hall, the football

ground and the cricket ground where a random block sandstone wall with vertical toothed copings defines its boundary. The wall continues to the western entrance to Bryn Y Pys Hall which consists of four stone gate piers laid out symmetrically and linked by black iron railings and gates. The grade II listed entrance is Georgian in design with the outer piers being sandstone ashlar construction with pyramidal copings. The inner piers are rusticated sandstone construction surmounted by large ball finials. Beyond the entrance, large trees sweep to the west lining the former avenue that led to the main hall.



4.8 To the east side, set back from the gated entrance is Bryn Y Pys Lodge, a grade II listed sandstone ashlar building.



The lodge was constructed during the mid to late 19th Century, along with the adjacent gates and piers, to the design of John Douglas and was part of a larger re-development of the estate undertaken by Edmund Peel. The lodge is of modest size and design with a large recessed entrance porch and plain cornice below the eaves. Windows



are typically pairs of multi light casements with stone surrounds and jambs. The roof, constructed of red tiles laid in alternating courses of plain and fish scale tiles and the yellow sandstone walls of the lodge are in contrast to the course red brick and dark plain slates found on the surrounding properties.

4.9 To the south side of Wrexham Road are Peel House and Park View, two large and grand properties by comparison to the more humble cottages along Wrexham Road. The side elevation of Peel House facing Wrexham Road displays a commemorative stone tablet at first floor level reading

"Erected in the memory of Edmund Peel of Bryn Y Pys 1905". The main frontage of the property



faces Willow Street. The substantial hedge boundary and trees within the garden area contribute significantly to the rural appearance of Wrexham Road. Park View, listed grade II, has a pleasant setting positioned back from the main road behind a large well maintained front garden bounded by painted cast iron railings. The property dates from the early 19th Century with three window range and central entrance. Windows are wide 16 pane sashes with flat brick arched heads.

4.10 Continuing east, numbers 1 to 3 Wrexham Road form a distinctive row of two storey cottages.

The grade II listed cottages are set behind small narrow forecourts with iron railings and gates and date from the late 18th or early 19th



Century being built for workers of the Bryn Y Pys estate. The detailing is gothic inspired with steep lancet arched brick heads to the doorways which house painted timber boarded doors and more gently curved round-topped arches to the window heads which hold timber casements with two gothic lights and plain tympana. Number 3, the largest of the cottages, was

character areas

used as a smithy and impressions from branding irons can still be seen on the boarded door. Overton's famous double Grand National winner Poethlyn, owned by the Peel's of Bryn Y Pys, was shod at the smithy.

4.11 Positioned opposite and behind the sandstone wall that's runs along the north side of the road is Our Lady and the Welsh Martyrs Catholic Church and Presbytery. The buildings were constructed in the 1950's and display a variety of materials uncommon in the Conservation Area including concrete roof tiles, brown engineering brick and timber cladding. The buildings are set behind a large gravelled car park which has reduced their prominence within the more rural street scape.



4.12 Beyond the Catholic Church is the grade II listed Dispensary Row, a terrace of 8 mostly unaltered cottages that sit immediately adjacent to the footpath. The row is attached by a curved brick wall to the three

storey Pendas House and collectively the properties create a strong building line indicative of the denser and more continuous street pattern found along High Street. The detailing of the cottages is again gothic with lancet and round-topped arches to the windows and doors similar to those found on 1-3 Wrexham Road. The common and unifying features of the cottages consist of the aligned multi-light casement windows with leaded tympana and the white painted timber boarded doors with black cast iron hinges, house number and central letter box. The similarity in appearance between the cottages of Dispensary Row and 1-3 Wrexham Road gives cohesion to the streetscene and forms a distinctive entrance into the centre of the Conservation Area.

4.13 Adjacent to 1-3 Wrexham Road is a large, unoccupied open site bounded by a sandstone wall and providing views towards the trees and greenery of Willow Street and also to the rear of the properties on High Street.





Turning Street and Bangor Road

4.14 Turning Street displays a semi-rural character with a more intense built up streetscape close to the junction with High Street which gradually lessens moving further north where the extensive views of the surrounding farmland and countryside contribute to the rural setting of the properties. Terraces immediately abutting the footway and semi-detached properties are again prevalent and the variety of building styles, heights and materials creates an interesting streetscape.



4.15 Upon entering Turning Street, which later becomes Bangor Road, the brick boundary wall of Pendas House curves round and extends along the west side of the street leaving a narrow footpath. To the east side lies a short terrace consisting of both two and three storey buildings. The red sandstone facade of Quinta Cottage, the first of the row, stands out against the light coloured render of adjoining three storey property and the nearby Quinta. The less visible side elevation is of a lesser quality brick construction. The stone façade is of random stone construction and dates from the 19th Century. The



1899 map shows the cottage originally comprised a pair as can still be distinguished through the two iron gated entrances in the brick boundary wall.

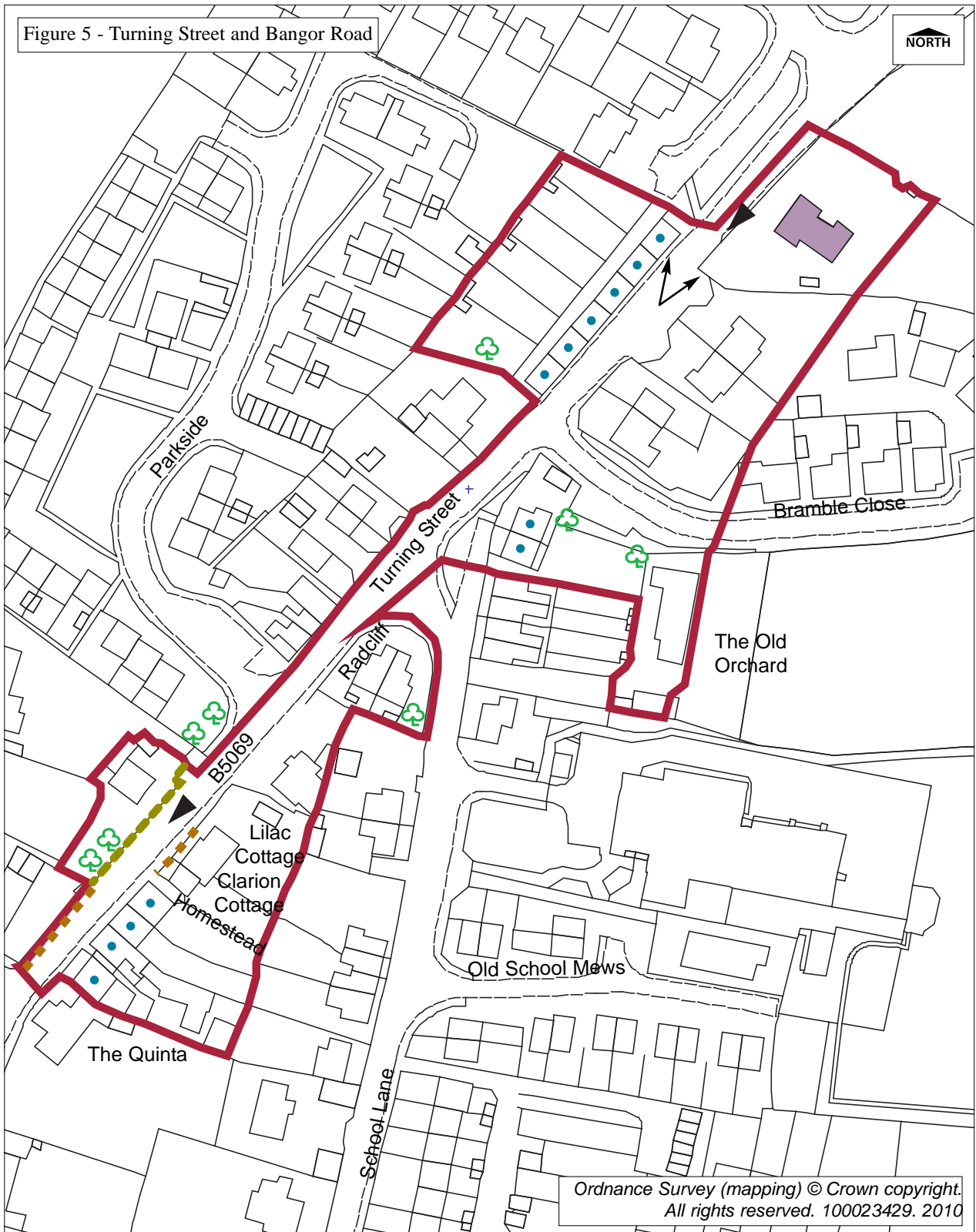
4.16 Moving along the row, the buildings increase in size and scale and project forward of Quinta Cottage positioned directly adjacent to the footway adding to the urban feel of the street. Attached to Quinta Cottage is number 3 Turning Street, a three storey double fronted former shop. The height equals that of Pendas House opposite and the white rendered façade draws attention. To the ground floor the original timber Victorian shop front remains with central doorway flanked with timber multi-light bay windows with painted timber stallrisers. Much architectural detailing has been obscured by the rendering and windows to the first and second floors are modern Upvc replacements.



4.17 Number 4 and 5 Turning Street complete the terrace where the building height decreases to two 1/2 storeys. The brick properties, dating from the 19th century, have ground and first floor windows aligned to the outer side



Figure 5 - Turning Street and Bangor Road



Key

- Turning Street and Bangor Road Character Area Boundary
- Listed Building
- Building of Visual Interest/Important Townscape Group
- Important Stone or Brick Boundary
- Important Iron Railing Boundary
- < Important View
- ▶ Important Approach
- ⊕ Important Tree

and simple hood canopied doorways with mid level window above to the inner side. A simple dentil course extends across the dwellings and windows have segmental brick arched heads. Doors and windows are modern replacements with number 5 displaying timber shutters.



4.18 The boundary wall to Pendas House continues opposite the terraces where a small dog leg conceals an iron water pump that dates from the late 19th century. Here the public footpath ends and a thick, tall hedge forming the boundary to 31 Bangor Road fronts the street. Behind the hedge, large trees form the northern boundary to the

Conservation Area and create an important backdrop to both Pendas House and 31 Bangor Road.

4.19 Number 31 Bangor Road is set within large grounds where the vegetation and hedge boundaries contrast to the continuous built frontage of the terrace opposite.



The building dates from the mid to late 19th Century and displays mock timber framing to the front gable with decorative red fish scale tiling above and deep overhanging eaves. Above the modern windows and doors are double brick arched heads. Access to the building is obtained through a simple painted cast iron gate with iron piers, a common feature throughout the village.

4.20 Beyond numbers 4 and 5 Turning Street are Clarion and Lilac Cottages. The semi-detached

properties date from the mid 19th Century and are of red brick construction now obscured by white paint and rough cast render. The cottages being 1½ storeys high



are dwarfed by the substantial red brick gable of number 5. Five gabled dormers punctuate the roof and help to reduce the strong horizontal emphasis of the cottages. Clarion Cottage, the smaller of the two, has a central doorway with modern enclosed replacement gabled porch. Replacement casement windows flank the entrance with two dormers aligned above. Clarion Cottage still retains its original brick chimney stack, that to Lilac cottage has been removed. Lilac Cottage has a similar designed frontage with additional dormer positioned above the open canopy porch. Windows are modern timber and upvc replacements. The boundary wall has been replaced in brick to Clarion Cottage, whilst elements of the original stone construction still bound Lilac Cottage.

4.21 To the north of the cottages are the Overton Chippy and the Vojan Indian Restaurant. The building is of a larger scale than the surrounding cottages, this emphasized by its modern design. The building incorporates two simple open canopy porches, a traditional feature within the village. The large tarmacadam car park to the front and side of the building is out of keeping with the rural character expressed elsewhere within the street.



4.22 Situated on the junction with School Lane is Radcliffe, a modern development comprising four flats. The modern designed



brick building occupies a prominent position within the street, particularly when looking southwards along Turning Street, and the informal landscaping and trees surrounding the building help to soften its appearance. The building is located on the site of a row of 12 cottages known as Coracle Terrace, a name indicative of the occupation of some of the former inhabitants. The terrace was removed during the slum clearance of the mid 20th Century.

4.23 A row of four early 20th Century red brick terraces located on School Lane face toward the junction with Turning Street terminating views northeastwards out of the Conservation Area.

Adjacent are numbers 9 and 10 Turning Street, a pair of semi-detached painted red brick properties. The building, formerly the



United Methodist chapel, dates from the mid 19th



Century and was converted into two properties during the mid 20th century. A central gable pediment with mock timber framing projects from the frontage and would

have emphasised the main entrance to the church. An attractive corbelled dentil course extends across the frontage and is visible on both side gables to the building. The bay windows are a later addition. Number 10 has retained timber sash windows.

4.24 Beyond the former chapel are two sets of semi-detached properties consisting of numbers 11 to 14 Bangor Road. The properties are set behind large front





gardens which further adding to the rural character. Numbers 11 and 12 date from the mid to late 19th century. Unfortunately most of the original detailing has been lost or obscured through alteration and extension. Views of the surrounding farmland are obtained contributing to the rural setting of the Conservation Area.

4.25 On the western side of the street, fronting directly onto the road is a row of early 19th Century brick terraces comprising numbers 16 to 21 Bangor Road, known as Tanners Row named from their habitation by workers from the tannery at Little Overton to the south east of the village. The cottages all have identical 3 bay symmetrical frontages with 2 light casement windows to the outer bays and single casement above the central doorway. Openings have segmental brick arched heads and numbers 17, 18 and 20 have retained the original wooden boarded doors. The buildings display corbelled verge details to the their gable ends and tall corbelled brick

chimney stacks. The properties, which are mostly unaltered, have group value creating an impressive built frontage and entrance into the Conservation Area.

4.26 The final property within this section of the Conservation Area is the grade II listed Ty Gwernen which sits at the edge of the village, bounded by open farmland to the north. The building dates from the early 19th century and is set within large grounds behind an attractive red brick wall surmounted by cast iron railings. The front elevation comprises two bays with a central entrance and 16 pane sash windows with stone wedge lintels at ground and first floor level. Two large, impressive chimney stacks with heavily corbelled caps are located on each end wall framing the building and adding distinction. The property is a fine example of a substantial middle class house and is one of several larger properties built within the Conservation Area during the early 19th century.



High Street and Penyllan Street

4.27 High Street and Penyllan Street display a more urban style and represent the commercial core of the village with many buildings having purpose built shop units. The Church is located at the heart of the village although partly obscured by the Yew trees, the impressive height and dark colour of these ancient trees dominates High Street drawing attention to the church behind.

4.28 High Street is unusually wide, the width being evidence of the importance of Overton as a trade centre for the wider Maelor area. The tall, dark yew trees of the Churchyard along with the mature oak trees



opposite are imposing features within the streetscape, visually separating the generally lower scale commercial buildings to the north of High Street from the more elegant and larger properties to the south. Building heights vary greatly between single and 3 storeys and a variety of domestic building styles are in evidence dating back to as early as the 17th Century. The common materials displayed along High Street are slate and rough red brick although examples of early timber framing and later rendering are also in evidence.

4.29 High Street follows a distinctive 'Z' like street pattern. The positioning of Pendas House and Penyllan House at the north and south ends respectively gives High Street a strong sense of enclosure which is further emphasized through the consistent built street frontage to the northern section of the street.

4.30 The grade II Pendas House sits proudly at the northern end of High Street. Occupying a prominent position, its large scale and three storey height prevents views out of the village instead directing the eye along to the adjoining

Dispensary Row. The house dates from the mid 18th Century and is constructed of rough red brick with a slate roof

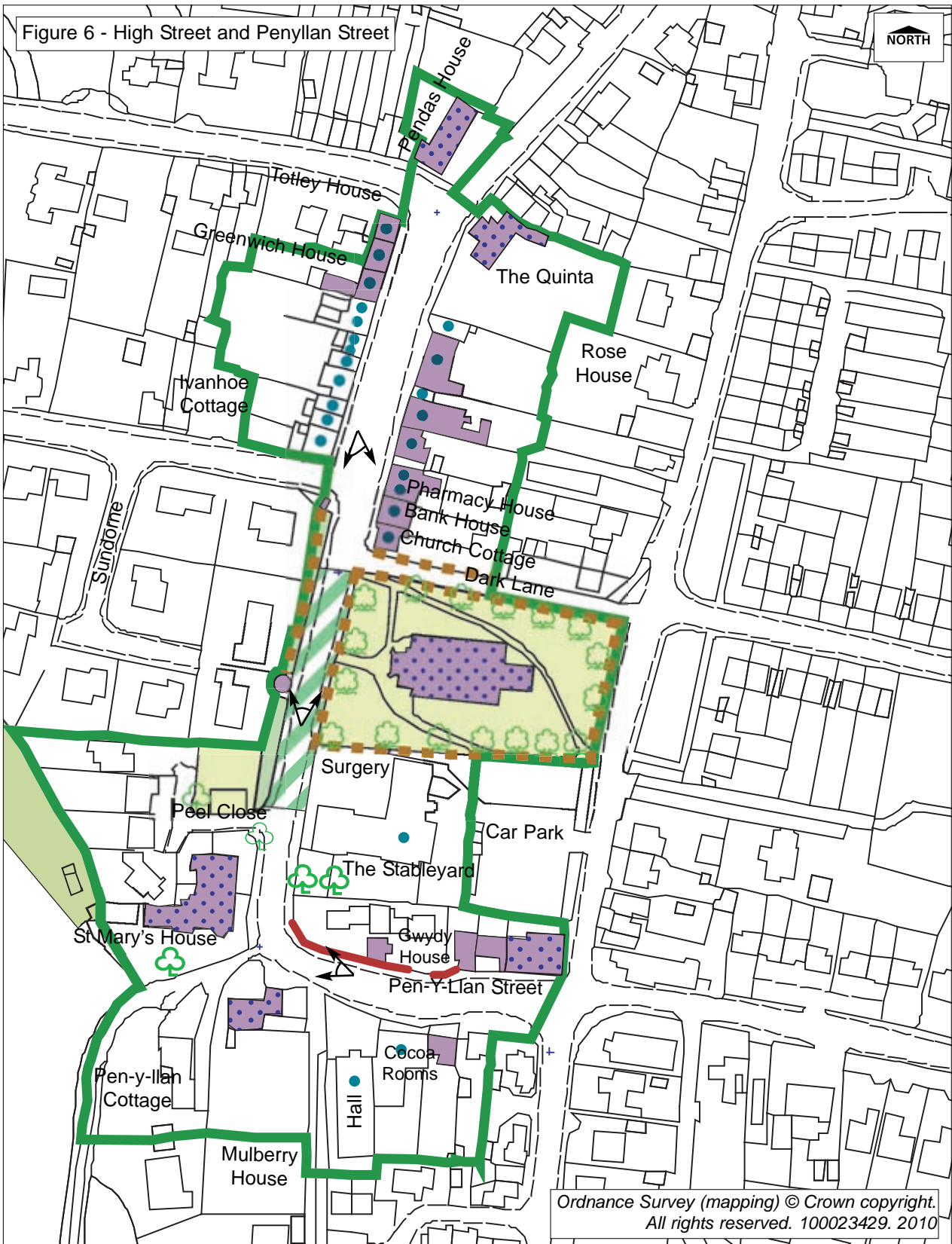


with coped gables. The centrally positioned doorway has a classically styled white painted pedimented architrave with large overlight. Windows are renewed within the original openings and have steep cambered brick heads, similar to other properties of the same date on High Street. Two large brick chimney stacks sit on the end walls further adding to the buildings prominence.

4.31 Positioned on the curve of High Street at the head of Wrexham Road is the grade II listed Quinta, a large, light coloured, rough cast render over brick, two storey building. The property, set within large grounds, dates from 1830

and is believed to have been built as part of the Gwrnheyldod estate to house more important and affluent estate worker.





Key

- | | |
|---|------------------------------|
| High Street and Penyllan Street Character Area Boundary | Tree Preservation Order Area |
| Listed Building | Important Open Area |
| Building of Visual Interest/Important Townscape Group | Enclosure by Trees |
| Landmark Building | Important View |
| Important Stone or Brick Boundary | Listed Structure |
| Tree Preservation Order | Important Tree |

The central forward gable is a distinctive and dominant feature of the building with a large oriel window to the first floor, with gothic arched lights and heavily scalloped bargeboards with ornate finial. Other detailing includes rendered angled quoins to the end walls and drop ended hood moulds to the first floor casement windows. A particularly impressive feature is the tall angled chimney stacks which emphasise the buildings height.

4.32 The high brick boundary wall of the Quinta stretches along the left hand side providing a sense of enclosure. The southern section of wall was built following the closure of the indoor market in the late 19th Century.



Attached to the wall is a small single storey red brick building home to Howard Jones Family Butcher. The building dates from the mid to late 19th Century and has an unusual curved side wall below a simple slate hipped roof and a small timber shop front.

4.33 From here the building line steps back and forms a consistent frontage up to the junction with Dark Lane creating a strong urban character that is further intensified through the height and scale of the buildings, in particular the



grade II listed Metcalf Building and the White Horse public house. The Metcalf Building extends over 2 ½ storeys and is 3 bays wide with a later two storey extension linking to the butchers shop. The painted brick building dates back to the mid 18th Century and displays the same cambered brick head detail as that on Pendas House. Windows are aligned multi-light sliding sashes with 3 gabled dormers to the roof. Of interest are the stressed key stones above the windows and the huge end wall chimney stack.

4.34 Adjoining is the White Horse public house, a 3 storey neo-vernacular style building. The building dates from the early 20th Century and replaces an earlier building that was destroyed by fire. The building is constructed from smooth red Ruabon brick which is visible on the ground floor



and the end walls. The mock timber framing to the first floor is set in quatrefoil panels and the upper storey is jettied and supported by decorative timber brackets. Openings to the ground floor have leaded lights and

stone surrounds, mullions and transoms. To the first floor there are two bowed oriel windows with leaded lights. Above, two 6-light mullioned windows with leaded lights sit below either gable. The buildings height and the mock timber framing to the upper storeys make it one of the most prominent and decorative structures along High Street.

4.35 Continuing along the row the building height reduces significantly to the grade II listed White Cottage adding drama and variety to the streetscape. The 1 ½ storey property is constructed of painted brick with a red tile roof and dates from 1739, as detailed on the keystone above the right hand window. Traditional 12 and 9 pane sashes flank the central doorway. A large chimney stack projects from centre of the roof enclosed by two gabled dormers.



4.36 Numbers 18 and 17 High Street rise up to three storeys in height dwarfing White Cottage. The grade II listed properties, erected around 1800, display a more polite architectural style and originally comprised two houses of unequal size, with number 18 being the larger. Both 18 and 17 have previously been used as commercial premises with number 18 retaining a late Victorian timber shop front to the left side. Windows and detailing are the same across the two properties with 6 and 12 pane sashes to the upper storeys and larger tripartite sashes to the ground floor providing a consistent and urban appearance. Number 17 retains the original doorway and characteristic canopy hood above.

4.37 The final property in this row is Church Cottage, a grade II listed timber framed building that originates from the at least the early to mid 17th Century. The cottage displays a variety of timber window styles and has a very large brick chimney stack towards the left side. The roof is



covered in red plain tiles with a single scalloped band running across. This single storey building occupies a corner position on the junction with Dark Lane which separates the compact rows on High Street and the Churchyard beyond.

4.38 The west side of High Street has a consistent building line abutting the wide footway producing a strong urban character with the buildings opposite. The continuous row is more humble in scale being two storeys in height and offering little variation between the roof heights. Numbers 1, 2 and 3 High Street sit to the north of the row next to the junction with Wrexham Road. The grade II listed buildings form a terrace of

the original appearance displaying later bow window additions and renewed timber casement windows.

4.39 Adjoining numbers 1-3 High Street is the post office, a black and white painted mock timber framed building. The façade is rendered with an Edwardian styled timber shop front to the ground floor comprising pilasters, carved consoles and transom lights. To the first floor there are 3 multi light casement windows with decorative framing below. A gablet sits above the middle window and is finished with a decorative terracotta claw finial. To the left side of the shop front there is a gated access to the rear of the building. Although the building displays more recent architectural detailing it probably incorporates much older elements given its important position on High Street.



4.40 Evidence of the village's historical importance as a market centre can be seen through the purpose built timber shop fronts on numbers 5a to 7 High Street. The buildings of smooth red brick and slate construction are dated 1904 however earlier maps show buildings present on the site from at least the 1830's. The varying sized shop fronts display the same black painted timber finish, decorative pilasters, consoles and dog tooth terracotta stallrisers. To the first floor windows are original timber sashes with painted stone heads and sills. A blue brick sill band and corbelled eaves course adds interest and gives continuity to the entire frontage.



4.41 Numbers 8, 9 and 10 (the Corner Shop) are housed within a larger brick and slate unit which extends around the corner of the junction with Willow Street. The building façade dates from the late 19th Century but it is likely that the building incorporates elements of earlier structures shown in same position on the 1838 Tithe Map. Numbers 8 and 9 are simple in their appearance based on a symmetrical plan centred on a large central painted door case with recessed fanlights. Two round headed sash windows are aligned above each doorway with larger sash windows with margin lights positioned at ground and first floor on the outer bays.



4.42 The Corner Shop displays the same window detailing as numbers 8 and 9 providing a uniformed

appearance to this section of High Street. The painted timber shop is a later addition and has an attractive splayed entrance on the corner.

4.43 Moving past the junctions with Willow Street and Dark Lane, High Street narrows in width and the urban character is lessened by the presence of the yew trees in the Churchyard and horse chestnut trees on the western side of the street.

Collectively the trees dominate the streetscape and create a strong sense of enclosure channeling the



eye down towards Pen Y Llan House. To the east side of the street the large chestnut trees, which are protected by a Tree Preservation Order, sit within a grassed area which provides important greenery and relief to the streetscene. A coarse red brick wall, formally a boundary wall to Overton Hall, extends along the grassed area stepping back and around the grade II listed War Memorial.



4.44 The Church of St Mary the Virgin is constructed of local red sandstone in the perpendicular style with the earliest elements dating from the 13th Century although the church structure visible today dates predominantly from the late 19th Century. The Churchyard is defined by a red sandstone boundary wall with black cast iron railings enclosing a group of twenty two protected yew trees. The yew trees, some of which date from mediaeval times, frame the church emphasising the buildings importance and adding drama to the streetscene.



4.45 To the south of the Churchyard is the new Overton Surgery and pharmacy building. The building has been designed to both contrast and compliment the surrounding historic buildings by combining large elements of glazing with more traditional brick. A two storey atrium forms the focal point at the main entrance with the large glazed panel and atrium to the front being the main feature.

4.46 To the western side of the street lies Peel Close, named after the Peel Family who occupied Bryn Y



Pys after the Price Family. The small estate comprises 4 large detached houses built in the late 20th Century. The narrow access, paved driveway, traditionally styled lighting columns, soft landscaping and trees ensure the development is integrated well within its historic surroundings.



Detailing to the buildings include cambered brick heads to the windows and open gabled porches reflective of the historic buildings nearby.

4.47 The final group of buildings on High Street are St Mary's House and the former Bryn Y Pys estate office which sit facing the curved junction of High Street and Penyllan Street. The brick buildings have a polite appearance, which along with their scale and size create an attractive view into the village from Penyllan Street. The grade II listed properties date from the early 18th Century probably as a single development although the former estate building may have an earlier core as suggested by the tall axial chimney stack. The estate office, which is lower in size is now subdivided into two separate dwellings and features 3 gabled dormers to the attic and timber multilight casements to the ground and first floors. Of interest is the small arched window to the lower left side of the frontage which has simple "Y" tracery.



4.48 St Mary's House is of a much larger and grander scale than its neighbour with two steep gabled dormers to roof and large 12 pane sash windows to the ground and first floors. The building was acquired by the Church for use as a rectory in 1867 when Overton received parochial status and was subsequently extended to the left side and the rear to the design of W M Teulon. Architectural detailing includes segmental arched brick window heads and a deep dentilled eaves band which is echoed in the ornamental caps of the original axial chimneys and the later and taller corbelled chimney to the left side extension.



4.49 To the east side of High Street the decorative grade II listed red brick wall, historically associated with Gwydyr House, curves round the junction of High Street and Penyllan Street providing an element of connectivity between the two roads. The piers of the

wall are surmounted by large acorn shaped finials which add further interest to the structure.

4.50 Penyllan House sits at the top of the junction with views directly northwards looking back along High Street. The grade II listed brick building comprises a two storey house with attached two storey shop unit. The building is of early 19th Century construction



with the tithe map of 1838 showing the building as a house and malt kiln. The timber shop frontage is a later alteration. The main house, set behind a low curved red brick wall with ornate iron gate, displays a two window range with off centre entrance. Flanking windows are 12 pane sashes with painted flat arch brick heads. To the right hand return gable an oriel window is just visible at first floor level. Two large chimney stacks surmount the coped gables.

4.51 To the west of Penyllan house is Penyllan Cottage. The painted brick cottage dates from the mid 19th Century and originally comprised two smaller cottages. The building sits back from the main street and is screened behind a tall Leylandii hedge and a low smooth red brick wall with terracotta coping. A large brick extension projects from the rear and windows are a mixture of timber and Upvc casements. Continuing west past Penyllan cottage, the Maelor Way walking route descends down through Mill Wood towards the flood plains of the River Dee.

4.52 Beyond Penyllan House lies the village hall, the first building of a small group of public buildings that includes the Reading Room and Cocoa Room. The village hall was

constructed in 1926 as detailed on the date stone above the entrance and displays a rather grand entrance porch with dressed stone parapet, stone quoins and round headed stone canopy. Attached to the village hall are the



Reading and Cocoa Rooms which along with the

adjoining cottage, are set behind a low sandstone wall. The building



replaces an earlier cottage and workshop which were used to sell refreshments and newspapers and provide entertainment. This building was pulled down in 1890 and Edmund Peel of Bryn Y Pys built the existing Cocoa and Reading Rooms. The building displays a

character areas

varied frontage with mock timber framing to the two front gables with smooth red brick banding at first floor and snecked sandstone construction to the ground floor façade. Terracotta tiles display the names "Cocoa & Reading Room". Windows are multi-paned timber casements with stone heads and sills.

4.53 The adjoining property is the grade II listed former Lloyds Bank building. The white painted brick cottage contrasts in both colour and scale to its neighbours adding variety and interest to the street.

The building dates from the late 18th Century but it is believed to be a remodelling of an earlier timber framed structure. The building has a slightly off centre trellised gable porch flanked by flush fitting sash windows.



4.54 Set slightly forward of this row is Machine House. The painted render over brick building dates from the late 18th or early 19th Century and has a slate hipped roof with a slightly off centre entrance and original door case. Window openings have been significantly altered and renewed in uPVC.



4.55 To the north side of Penyllan Street is the stable yard, a small development of 5 single storey red brick and red tile houses. Much of the development is screened from the road by the curved brick wall which follows the bend from High Street onto Penyllan Street. The wall has two distinctive bands of headers and is divided by brick pilasters with moulded caps and stone finals.



4.56 Built into the wall are two grade II listed 19th Century former outbuildings associated with Gwydyr House. The buildings which have been converted into number 4 Stableyard and Maelor Veterinary Centre are symmetrically planned with gables fronting the footway. The gables have been elaborately treated with moulded kneelers and squat finals at the apex. The



detailing reflects that of Gwydyr House to which they would have originally served.

Openings have largely been renewed with the veterinary centre retaining an oculus window and the original fair-faced brickwork.



4.57 Interrupting the expanse of red brick is number 8 Penyllan Street a small rendered cottage dated 1707 and associated with Gwydyr House. The property has renewed timber openings with a larger 3 light window to the gabled dormer.

4.58 Gwydyr House, positioned almost directly opposite the junction with Salop Road, forms an impressive and dominant feature when entering the Conservation Area from the south with two large advanced gables either side of a central bay infilled to the ground floor by a classically styled porch. Originally built as a house, the building was used as a public house for many years and was recorded as The Bowling Green Inn on the 1838 tithe map. The grade II listed building has more recently been used as commercial premises and has late 19th/early 20th Century timber shop fronts with dentilled cornices to the ground floor square bays. The building was largely refenestrated in the 19th Century and displays a variety of sash window compositions. Bricked up windows are visible to the right hand return gable and the inner left hand return.





Salop Road

4.59 Salop Road runs due south out of the Conservation Area towards Ellesmere and North Shropshire. The wooded gardens of Pen Dyffryn and the trees positioned around the junction with Musley Lane terminate views out to the surrounding countryside maintaining the busy urban feel of the adjacent streets. The consistent building line on



both sides of the road provides a strong sense of containment. Properties are generally set behind small lawned front gardens enclosed by simple iron railings or hedges. Buildings along Salop Road are more domestic in scale and consist predominantly of semi-detached cottages and former terraced houses. Brick is the prevalent building material although many later properties display a rendered finish.



4.60 Historically the street was lined with a mixture of shops, public houses and smaller cottages and terraces. Many of the terraces have now been altered and converted into single dwellings and this coupled with infill housing development has eroded some of the streets historic character.

4.61 Situated on the junction with Penyllan Street lies 1 Salop Mews, a modern dark brick property which forms part of a group of 4 similarly styled two storey dwellings that line the street frontage. The design of the dwellings has incorporated some traditional features of the Conservation Area including iron railings, simple open porches and decorative dentil storey courses.



4.62 The Methodist Church is situated on the opposite corner at the junction of Salop Road and Station Road.

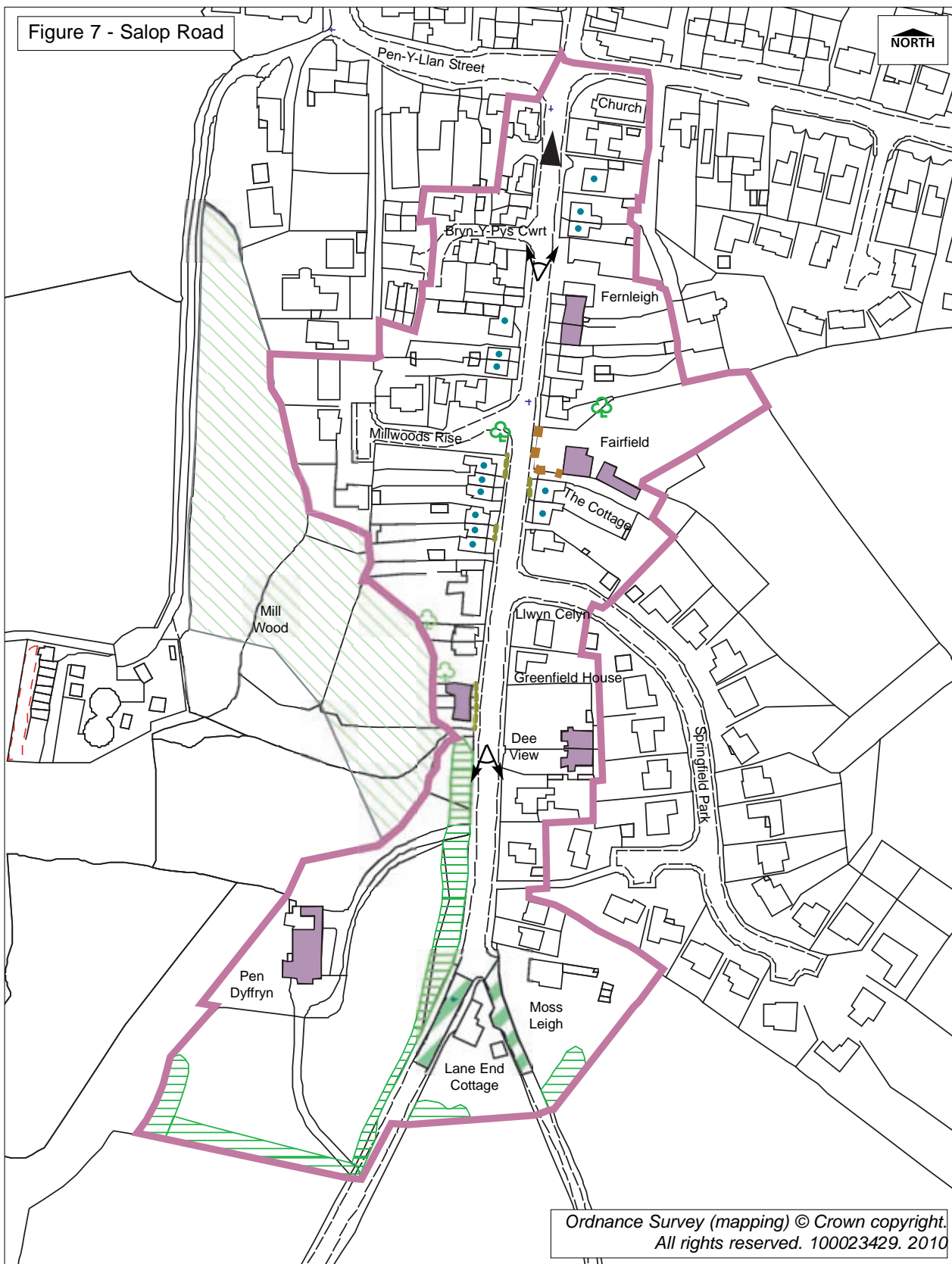
The church was erected in 1938 and is of red brick construction with a slate roof. Contrasting yellow sandstone



has been used for the mullioned ogee windows and coped gables. The church is enclosed by a low smooth red brick wall surmounted with simple iron railings.












4.63 Adjacent to the church is Tree View, a red tiled and pebble dashed bungalow. The property dates from the mid 20th Century and displays a canted bay window to the front gable. The diminutive scale of the bungalow, simple detailing and attractive manicured

Figure 7 - Salop Road



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Key

- | | | | |
|---|---|---|------------------------------|
|  | Salop Road Character Area Boundary |  | Important Woodland Back Drop |
|  | Listed Building |  | Important View |
|  | Building of Visual Interest/Important Townscape Group |  | Important Approach |
|  | Important Iron Railing Boundary |  | Important Group of Trees |
|  | Important Stone or Brick Boundary |  | Important Tree |
|  | Enclosure by Trees | | |



hedge boundary gives the building an appealing charm.

4.64 The hedge boundary provides

continuity along the street enclosing numbers 47, 46 and 45 Salop Road which date from the early to mid 20th Century and form a small distinct group displaying



square bay windows with alternating purple and green glazed top lights and smooth red Ruabon brick work. Number 47 is detached

and has a double bay frontage with red tiled canopy to the ground floor and the original sash windows to the first floor. The main entrance is concealed on the side elevation being recessed under a terracotta arch with curved pilasters. The original roof has been replaced with a heavier modern concrete tiled roof.

4.65 Numbers 46 and 45 Salop Road are semi-detached properties with a symmetrical plan with recessed entrances containing the original doors. The distinguishing



coloured glass to the bay window in 46 has been replaced however it remains to the porch window. Openings to the first floor are the original timber casement windows with the inner windows sitting below a mock timber farmed gablet. Terracotta has been used to add detail including circular brick pillars to the outer corners and simple string course.

4.66 Thoroughgoods shop and garage display the same smooth red Ruabon brickwork as numbers 45 to 47. The building dates from 1934 as a purpose built commercial unit with accommodation which has been adapted into a larger retail unit. The windows are renewed timber casements under flat arched brick heads with painted keystones and sills.

4.67 Situated opposite is Bryn Y Pys Court, a small residential cul-de-sac comprising two storey detached and semi-detached cottages and terraced mews. The estate gains its name from the Bryn Y Pys Arms public house which was converted into houses as part of the larger development.

4.68 The former public house, which dates from the late 18th Century, extends along Salop Road and displays a renewed frontage with Ruabon brickwork to the ground floor and window surrounds. Windows comprise tripartite sashes to the ground floor with 2

paned sashes above. The double glazing gives them a bulky and cumbersome appearance. A Victorian styled canopy porch with finial sits above the main entrance door. The large arched opening to the left side of the building, now rendered, would have allowed access for horses and carriages to the stables and courtyard at the rear.



4.69 Attached to the former pub are numbers 4 and 5 Salop Road. Number 5, a two storey late 18th

Century brick house set behind simple cast iron railings, has been extended over the years to provide commercial accommodation, now known as



number 4. Number 5 once displayed an attractive Victorian shop front which has since been removed and replaced. Windows are typically timber sashes with segmental brick heads to first floor and a cambered arches to the ground floor. Number 5 also displays an attractive dentilled string course and eaves band.

4.70 Numbers 6 and 7, New Villas, are positioned between number 5 and the junction with Millwood Rise, a small later

20th Century residential development. New Villas date from the early 20th Century and have a smooth



Ruabon brick façade the colour of which is intensified through simple terracotta sills and arched hood moulds to the windows and plain red tiled roof. The buildings are of a symmetrical plan with central gablets and distinctive oculus windows above the entrance. Both properties retain their original doors and simple but attractive flat hood canopies supported by painted moulded brackets.

4.71 To the east side of Salop Road is a row of 6 terraced cottages of varied size and appearance which date from the 19th Century. The cottages provide a sense of



enclosure with the buildings

opposite, their hedge boundaries and small front gardens softening the streetscene. Fernleigh, the first property projects forward of the row below a large slate

hipped roof. A characteristic flat hood canopy with moulded timber brackets sits above the front door.

4.72 The oldest properties within the row are the grade II listed Ferndale, Kew Cottage and Cintra. The painted brick cottages were originally a row of 3 cottages built in separate stages in the early 19th Century and have subsequently been enclosed by later extensions. Ferndale has a single unit plan with added gable porch to the left side and former shop window to the right side. To the first floor



there is a 3 light casement window. Kew Cottage and Cintra are larger 2 unit plan buildings with just off centre



front doorways flanked by horizontal sliding or Yorkshire sash windows on each floor. Kew Cottage retains the original façade with flat arched doorway still visible. A simple dentil eaves course extends across the 3 cottages giving a sense of unity. Each cottage has a substantial brick chimney stack.

4.73 Lilac and Oak Cottages complete the row. Dating from mid to late 19th Century both the brick properties display modern facades with enlarged openings, modern Upvc windows and enclosed brick and Upvc porches.



4.74 A short break in the building line separates Lilac Cottage from numbers 36 to 33 Salop Road.



Formerly a row of 4 cottages numbers 36 to 34 have now been converted into one larger dwelling. The original openings to the cottages

can still be identified through the variation in brickwork. Windows, although modern designs, are generally sympathetic to the original proportions. Number 33 displays enlarged openings and uPVC windows and rendered frontage, obscuring any original detailing.

4.75 Continuing southwards a red brick boundary wall with stone copings encloses the garden area to Fairfield, a substantial grade II listed two storey property dating from around 1830. The property, mostly obscured from view by thick hedging and

planting is of red brick construction laid in a Flemish bond with a slate hipped roof. The centrally positioned doorway has the characteristic flat hood canopy and is flanked by the original 12 pane sash windows at ground and first floor. To the right side a narrow track reveals outbuildings attached to the house.



4.76 Beyond the junction numbers 8 to 13 Salop Road form two distinctive, once identical, rows comprising 3 terraced cottages. The cottages replace a row of 6 terraced houses that were identified on the 1838 tithe map as belonging to the Price Family of Bryn Y Pys. The current cottages date from the later 19th Century and are of a symmetrical 3 bay plan with advanced end gables and central recessed bay with smaller gablet. Whilst the individual cottages have been altered the consistent pointed brick arch heads to the first floor windows, flat brick arched heads to the ground floor windows, bracketed sills and polychromatic storey band, which extends across the frontage and is repeated in the axial chimney stacks, create a unified and ordered appearance.

4.77 The scale and height of the building line decreases towards numbers 14 and 15, Valley House.

These two storey brick properties date from the mid 19th Century and originally comprised 3 small cottages and a smithy.



The buildings, set behind low brick walls, have since been significantly altered through the use of modern materials and incorporation of inappropriate modern features. The position of the chimney stacks, break in the ridge height and the variation in brickwork are evidence of the original layout and subsequent rebuilding.

4.78 To the east side of the road the white painted The Cottage and 30 Salop Road date from the early 19th Century and

are shown on the 1838 tithe map as 4 cottages with gardens. At first floor two gabled dormers sit within the roof slope.



The original façade can still be identified at number 30, the pair of doors evidence of its uses as two separate dwellings, symmetrical in their composition. Windows are renewed sashes with painted tiled sills and flat arch heads to the ground floor.

4.79 Number 28 Salop Road is positioned on a large corner plot at the junction of Springfield Park with Salop Road. The property incorporates a mid 19 Century brick building but now displays a modern rendered façade, significant extensions to the side and rear and modern windows which have disguised much of the buildings original character.

4.80 Moving past the junction the building line becomes less consistent. Llwyn Celyn, a large late 20th Century building occupies the opposite corner position. Greenfield House, dating from the mid 19th Century, presents a symmetrical frontage with modern proportioned and designed windows flanking the central gable porch. Rendered chimney stacks flank each gable.



4.81 Looking south Salop Road curves to the west and the woodland within the grounds of Pen Dyffryn and to the rear of Salop Road creates a dark and dramatic backdrop to numbers 16 to 18 Salop Road. The building, formerly the Primitive Methodist Chapel, dates from 1816 and is believed to have been converted into 3 separate dwellings in the late 19th Century. The grade II listed properties have round arched brick heads to the windows with the original sash windows with radial glazing present in number 18. Two oculi sit at the outer most edges with date stone inset to that on the right. The building is enclosed by attractive, grade II listed cast iron spear head railings and gates fixed atop a chamfered stone plinth wall.



4.82 Facing the former chapel are two small grade II listed Almshouses built in 1848. Unusually, the buildings are of yellow sandstone ashlar construction in a Tudor Gothic style. A memorandum to the front of the buildings dedicates the buildings to the memory of Caroline Bennion of Wrexham Fechan who died in 1847. The building, which originally comprised 3 dwellings, sits back from the street frontage set behind a sandstone wall with cock and hen copings. The single storey building is well screened with only the tall stone axial chimney stacks visible above the thick planting and foliage to the front garden.



4.83 Dee View, a large building dating from the 1930's sits adjacent to the Almshouses. The building is typical of interwar construction with rendering to the first floor over a red brick ground floor.



4.84 Beyond Dee View three large 20th Century buildings line the street. The buildings sit opposite the impressive woodland and gardens of Pen Dyffryn which helps to reduce their prominence within the streetscape.

4.85 A brief glimpse of the surrounding countryside can be obtained when following the bend of the road past Pen Dyffryn. To the west side a small forked junction onto Musley Lane is enclosed by trees creating a dark and intimate appearance. Located to the side of the junction behind a thick hedge boundary is Moss Leigh, a large 19th Century property of red brick and slate construction. Windows are the original 12 paned sashes and have round arched brick heads and painted stone sills. The doorway is centrally positioned and the outline of a former gable porch or canopy can be seen on the brickwork. The village gas works was located to the rear of the property.



4.86 Lane End Cottage sits just beyond the junction with Musley Lane and is enclosed by trees to the north and south giving it a degree of separation from the surrounding dwellings. The building is painted brick and is likely to date from the mid 19th Century and originally comprised two cottages with an original doorway visible on the front elevation. Openings to the front elevation are renewed timber casements with round arched brick heads. Painted timber shutters add interest to the elevation.





4.87 The final property within this section of the Conservation Area and set high above the Dee Valley is the grade II listed Pen Dyffryn. The building is of brick construction with a slate hipped roof. The main front range faces due south with the rear service wings, stables and courtyard facing the road. Much of Pen Dyffryn is screened from Salop Road by the trees and hedge boundaries which contribute significantly to the Character of the Conservation Area by forming a consistent and dominate backdrop.



Church Road and School Lane

4.88 Church Road and School Lane run parallel to High Street enclosing the original medieval core of the village. The yew trees of the



Church yard and trees lining the public car park form the main focal point and give this area a more open character. Buildings are mainly concentrated along School Lane with brick and slate being the most prevalent building materials. Small scale domestic terraces and semi-detached cottages are the most common building type.

4.89 The imposing side elevation of Gwydyr House towers above the single storey police station, now occupied by Egocentric. The building is constructed of smooth Ruabon



brick, the red colour intensified by the red tiled roof and simple terracotta and sandstone detailing around the windows, entrance and gables. The building dates from 1884 and incorporated the magistrates court, a robe room and 2 cells. To the left, on the corner of Church Road and Station Road, was the House of Correction, a large two storey brick building which has since been demolished.

4.90 Numbers 2, 2a and 3 Church Road, evident on the 1838 tithe map, form a short row with advanced end gables. These cottages, abutting Church Road, have been decorated with a saw toothed dentil course at the eaves which adds distinction and interest. Window openings have generally been modified whilst entrance doors have unusually high round arched brick heads which accentuates their narrow width.

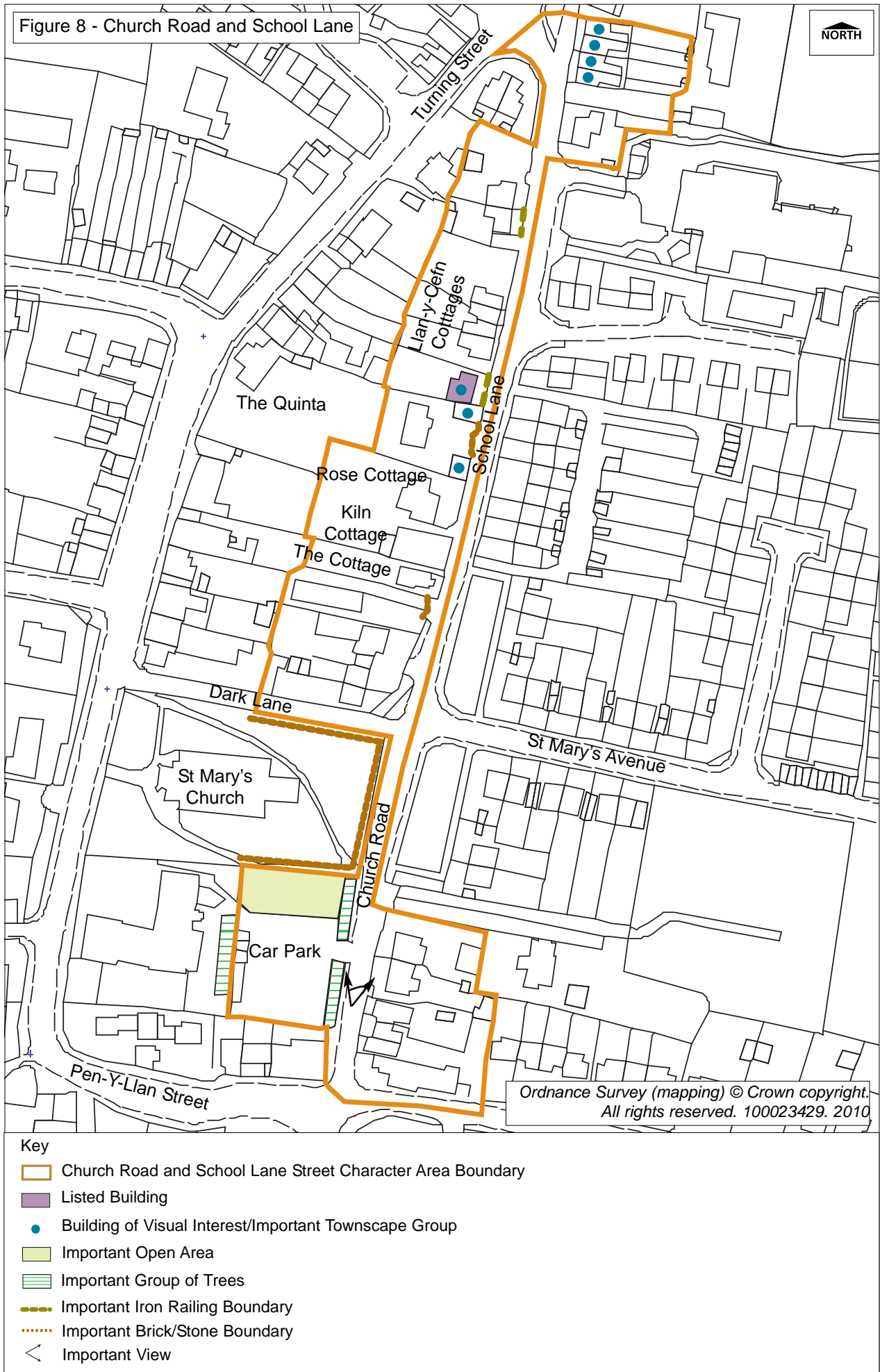


4.91 Numbers 4 and 5 are set back from Church Road behind a low red brick wall. The cottages were formerly occupied by nail makers and date from at least the early 19th Century. The Style Salon, number 4, retains an earlier interior of late 17th Century date.

Both have been significantly altered with large side extensions and new brickwork to the original frontages.



Windows to the Style Salon are modern Upvc replacements within the original openings. More traditional and appropriate timber casements have been inserted into number 5.



4.92 To the west of the street, large trees and a low post and rail timber fence delineate the public car park area and soften the harsh



appearance of the tarmac finish. The car park formally belonged to Gwydyr House and for many years was used as a bowling green hence its former name Bowling Green Inn.

4.93 Looking northwards the dark tall yew trees along the Churchyard boundary screen views of St Mary's Church. Here the red sandstone wall surrounding the church fronts the



footway and contributes to its setting. The churchyard wall curves around the junction with Dark Lane which perhaps gains its name from the vast shadows cast down by the yew trees and the nearby boundary hedges.

4.94 Dark Lane signals the convergence of Church Road and School Lane. From here the building line is more consistent with many properties directly fronting the highway. On the corner of Dark Lane sits St Mary's Court, a small

late 20th Century development of 3 attached cottages successfully integrated into the street scene through their scale, appropriate



massing and architectural detailing to windows, doors, dentil course, porches and boundary treatments.

4.95 The Cottage, a coarse red brick property with red tiled roof, is positioned with its gable facing School Lane where a central bay window with renewed timber sash window projects towards the road. Above, an original pointed arch



opening has been infilled and replaced with a 4 light casement window. To the left, tall brick piers support iron gates which lead to the converted former coach house of the White Horse. A large end chimney protrudes to the right side of the building.

4.96 Kiln Cottage is particularly prominent within the streetscape due to its large scale and expansive brick gable facing the road. The building dates from

the mid to late 19th Century and is likely to have been used as a workshop given its size and its name 'Kiln'. A small boarded door to the left side of the frontage is likely to be within the original opening. Windows are typically timber casements of a modern design beneath segmental brick arched heads.



4.97 Rose House is set back from the road behind a small curved brown brick wall and well kept front garden. The building dates



from the mid 19th Century however its age is not easily identifiable through the modern proportioned timber windows. The end chimney stacks have been renewed in a darker brick and flat roof extension is visible to the right side. A simple dentil course is just about visible below the eaves and the original coped gables and stone kneelers have been retained.

4.98 Ty Newydd is set back from the road between two symmetrically planned 19th Century



outbuildings linked by a swept brick wall with stone copings. The outbuildings originally comprised the stables and coach house for the Quinta situated beyond the rear of the site and display a similar styled entrance as that to the Quinta. The original cart opening is visible to the southern building. The building to the north displays an original, attractive round arched window with radial lights.

4.99 Adjacent is the mid 17th Century grade II listed Quinta Cottage with the original timber framing evident to the front elevation. The



square panels have decorative bracing giving the building a picturesque appearance further enhanced by the thick hawthorn hedge boundary. The central entrance is flanked by 6 light casements windows. Two gabled dormers break the eaves line with matching 6 light casements. The cottage is enclosed by two large and impressive diagonally set chimney end stacks.

4.100 Llan Y Cefn Cottages, named after the 17th Century house located to the south of the village above



the banks of the River Dee, forms a terraced row of four cottages. The cottages date from the early 19th Century with the original red brick now rendered and painted white. The enlargement of window openings, insertion of modern upvc units and extensions has eroded much of the original character of the row. The original dentil course extends across the frontage of the cottages giving some harmony to their much altered appearance.



4.101 Numbers 9 and 10 School Lane are semi-detached brick cottages set behind small front gardens bounded by simple cast iron rails and thick hedging. The cottages date from the mid to late 19th Century and have a symmetrical plan with central gable and half hipped roof. The symmetry of their design is enhanced by the use of contrasting red and green paint giving the cottages a more individual



character. Window openings are renewed predominantly in upvc with the original arched openings, a common feature of the village, visible above the inner windows. Both the cottages have retained traditional lean-to porches above the entrance.

4.102 Number 11 School Lane, positioned on the eastern side of the street, is probably early 19th Century in origin and would have comprised 2



smaller houses as suggested by the position of the chimney stacks. Cambered brick heads are just visible through the thick paint above the ground floor windows. Windows are renewed timber casements with a modern dark stain.

4.103 Deva Terrace, a terrace of 4 early 20th Century properties is set behind small front gardens separated by hedge boundaries and low sandstone walling. Shared gateways and low steps provide access up to the properties. Detailing includes a corbelled dentil course and painted stone heads and sills to the windows and doors. Numbers 1, 2 and 3 have retained the original timber sash windows with large tripartite sashes to the ground floor.



Willow Street

4.104 Willow Street comprises a much narrower and less intensely developed part of the Conservation Area. Properties vary in size and age



with most dating from the later half of 20th Century. Buildings are set within large grounds bounded by thick hedges and planting. Trees are particularly important features of this area. The trees found in the garden areas, those to the rear of the Brow and to the rear of the Sundorne estate create an important backdrop framing views and giving this area of the village a quieter and rural character.

4.105 To the east side of the street the Sundorne estate occupies the site of the former Overton Hall. The properties are of a modern design constructed of light coloured brick with distinctive pyramidal concrete tiled roofs. The landscaped gardens soften the modern appearance whilst contributing important greenery to the streetscape.



4.106 Opposite, the high red brick boundary wall of the Corner Store extends along the street providing Willow Street with



a sense of enclosure, which is continued through the red brick boundary wall to the former Council depot. A central access is encased between a pair of red brick piers with stone pyramidal cappings. The large, solid, painted metal gates are fortunately set back within the access and do not interrupt general views of the street.

4.107 Adjoining the wall is Ivanhoe Cottage and Ivanhoe, a pair of semi-detached red brick cottages which originate from the mid 19th Century. Ivanhoe is recorded as being the Plough Inn up until around 1870.



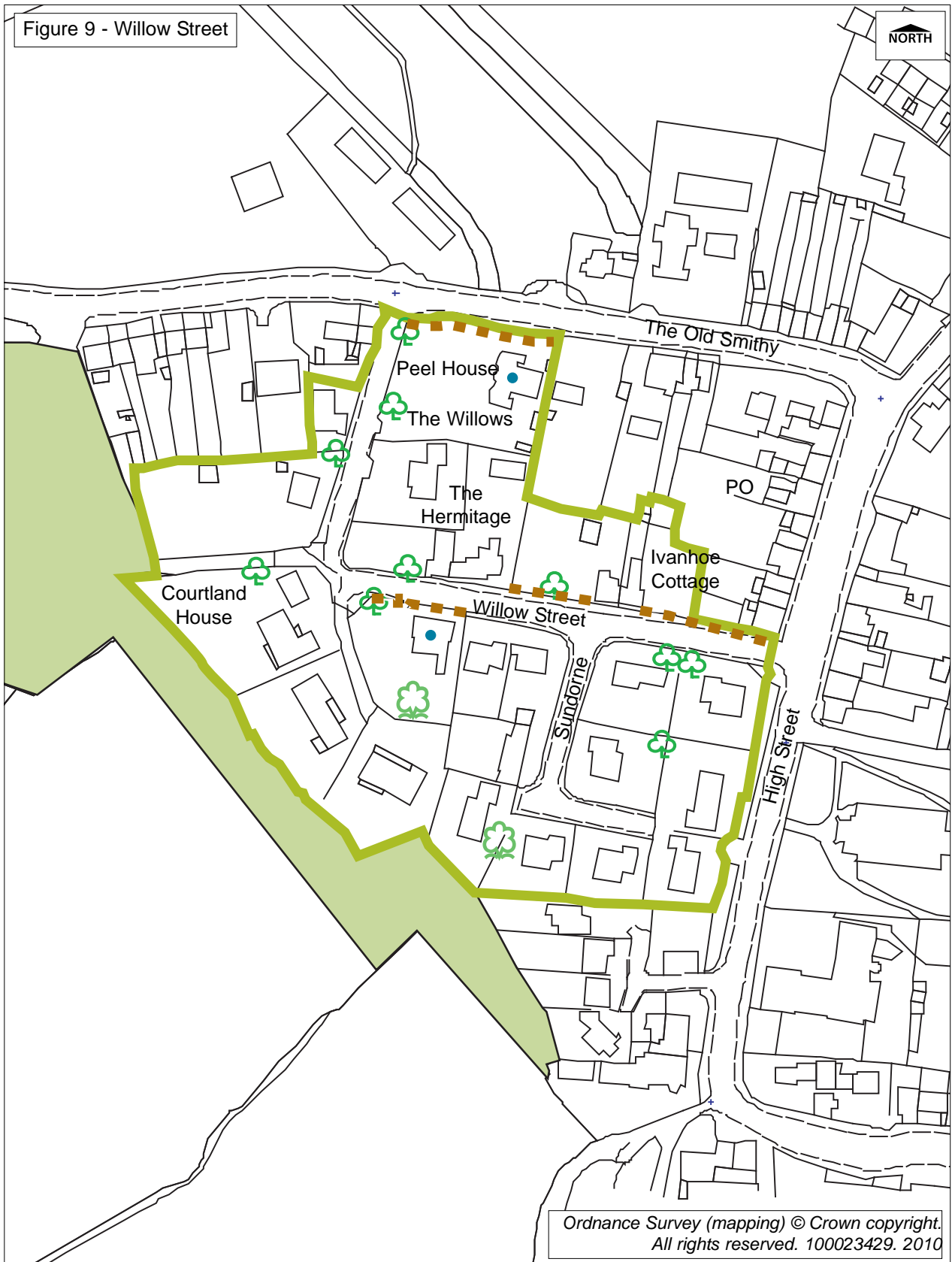
Ivanhoe Cottage underwent a complete rebuild in the late 1980's which has resulted in a stepped appearance between the two cottages and it is unfortunate that the original detailing displayed on Ivanhoe, such as the toothed dentil course, has not been re-instated on Ivanhoe Cottage. Both cottages have the traditional gabled porches and sit behind low brick and stone walls.

4.108 Trees situated within the grounds of Ivanhoe to the west and Pen Y Glyn to the east reinforce the strong rural character and contribute to the



picturesque appearance of the properties. Looking back towards High Street a sense of the more intense and greater building scale and height can be appreciated with the red tiled roof and tall chimneys stacks of the White Horse and Metcalf Building towering above the humbler two storey properties opposite. The Church

character areas



Key

- Willow Street Character Area Boundary
- 🌳 Tree Preservation Order
- Building of Visual Interest/Important Townscape Group
- Important Brick/Stone Boundary
- Tree Preservation Order Area and Woodland Backdrop
- 🌳 Important Tree

character areas

tower is just visible through the thick foliage of the yew trees of the Churchyard and the chestnut trees on High Street.

4.109 To the west of the street lies Pen Y Glyn, a substantial red brick property dating from the late 18th to early 19th Century. The building displays a variety of architectural styles, with two Victorian styled sash windows to the ground floor flanked by 3 light casement windows with cambered brick heads of an earlier date. Windows to the first floor comprise simple timber casements again of 3 lights. A variation in the brick work to the front elevation suggests that some alterations or re-building has taken place probably during the mid 19th Century. The property sits behind a low red brick wall surmounted with arrow topped cast iron railings. A curved smooth red brick wall with stone coping and pyramidal cappings provides access to the rear.



4.110 Lying opposite are the Hermitage and Little Hermitage, originally of brick construction and now rendered and painted. The building, which was extended and converted into two separate properties in the 1980's, originates from the early to mid 19th Century although it is thought that the building replaces as much older structure. Numerous alterations have disguised much of the original



character. Windows are timber casements typically of 2 or 3 lights however two larger sash windows with painted stone sills are present to the ground floor flanking the small red tiled gabled porch with mock timber framing.

4.111 Beyond numbers 4 and 4a, the road curves sharply northwards where the large trees and woodland of The Brow forms



an important backdrop. Looking northwards along Willow Street the tall trees of the former Bryn Y Pys avenue dominate the skyline towering above the modern single storey scout hut. This section of the street has a more intimate character with thick hedges, trees and narrow grass verges lining the road and concealing the more modern, larger properties.



4.112 Peel House, erected in 1905 as a memorial hospital in memory of Edmund Peel of Bryn Y Pys, is of typical Edwardian design with smooth red brick walls, mock timber framing to the gable apexes and a red tiled roof. The building is of symmetrical plan with central gabled two storey bay flanked by two smaller single storey bays with gablets. Windows to the smaller bays are timber sashes housed within canted bays with stone mullions. A thick hedge and low sandstone wall form a continuous enclosure screening much of the building from view along Willow Street.



5 Summary of Negative Features





5 Summary of Negative Features

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

Loss of Architectural Detail

5.2 The rendering and continued painting of brickwork facades has in some instances obscured traditional architectural features and destroyed the original design intention. This is more evident along Salop Road and School Lane where many properties have been rendered with cement.



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 upvc, 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 modern brick or inappropriate timber fencing has had a negative impact upon the character and appearance of the area. For example the use of light coloured engineering brick to the boundary wall around number 28 Salop Road and the orange stained close board fencing at 16 Bangor Road are in contrast to the traditional red 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. For example, the boundary wall fronting Wrexham Road and adjoining number 1 High Street has been repaired using a strong cement mortar in a ribbon course which detracts from its character and accentuates the decay of the original stonework.



Inappropriate Alterations to Porches

5.6 The removal of, or alterations to, original or traditional gabled and flat hood open porches has resulted in the



loss of a distinctive character feature of the Conservation Area. Furthermore, the introduction of new enclosed porches, such as those on School Lane and Salop Road, unbalances the composition of traditionally designed facades.

New Development

5.7 Modern infill housing development introduces a more suburban character that does not reflect the ordered, historical layout of the village. For example along Salop Road the introduction of 3 modern developments interrupts the consistent and historic street frontage.

Buildings at Risk/Lack of Maintenance

5.8 There are no buildings within the Conservation Area that are considered to be at risk through neglect and decay however there are some buildings that would benefit from regular maintenance and repair particularly to windows/doors, brick work and paintwork to prevent them falling into the Building At Risk category.





Part 2 Management Plan

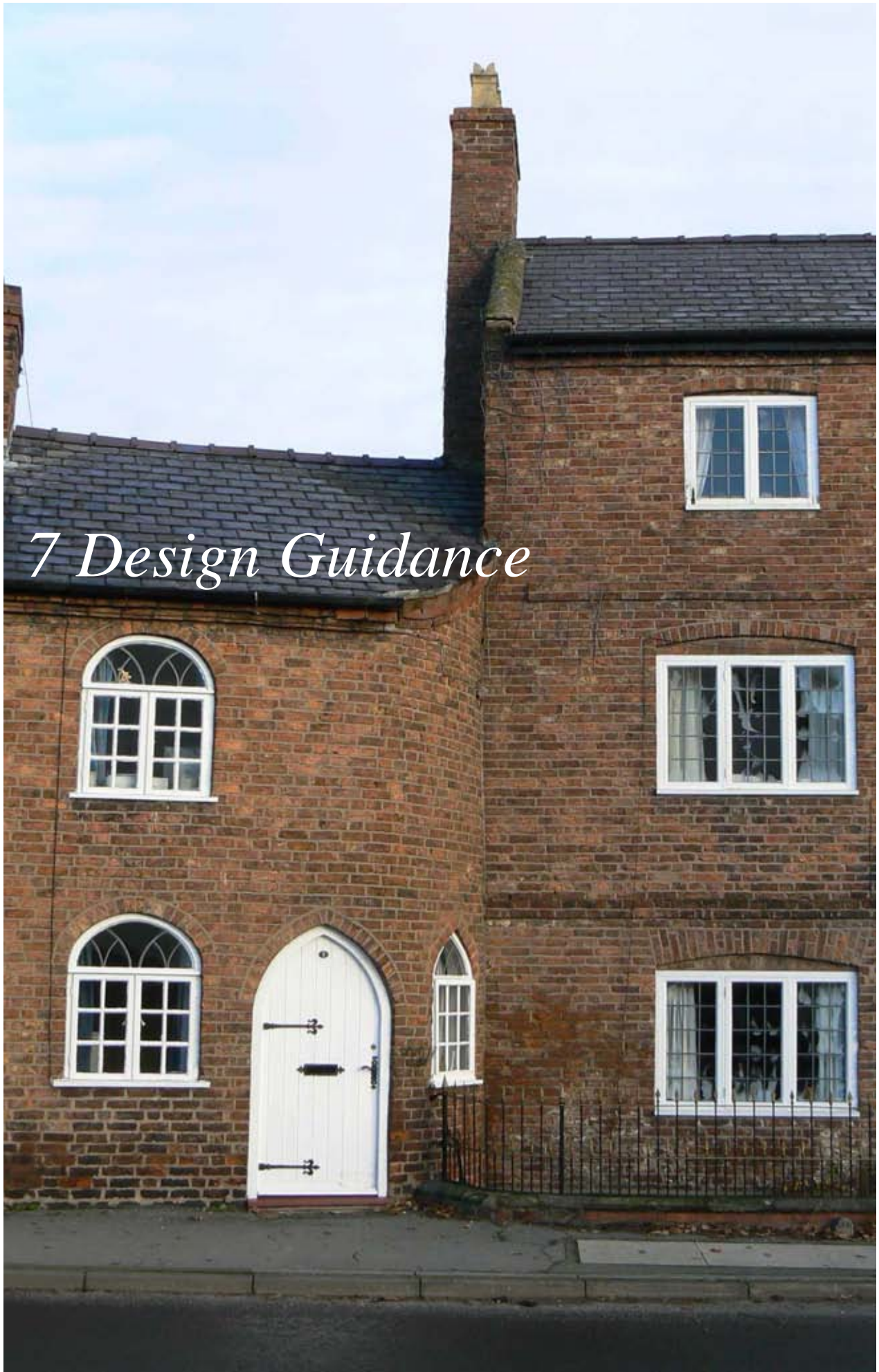
6.1

GENERAL PROPOSALS FOR PRESERVATION AND ENHANCEMENT

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. The Article 4(2) Direction will ensure that existing original and traditional details and features are protected and where necessary sensitively replaced in the future. The implications of the Article 4(2) Direction are further explained in section 8.0 of this document.
Archaeology	Archaeological mitigation may be required in response to development proposals within the historic core, particularly the land between High Street, Church Street and School Lane. 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 to 9 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	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. Detailed design guidance is provided within Section 7.0 of this document.







7 Design Guidance

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

Scale

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

Proportion

7.3 Older building styles followed traditional systems of proportion. In most of the buildings within the Conservation Area, the relationship



between windows, doors, floor heights and the relationship of solid to void (the extent of wall area in relation to the number and size of window or door openings) in the design of elevations is crucial. Traditional proportions should be emulated in new development.

Building Line

7.4 Frontage development must conform to the historic street pattern.

Roofs

7.5 The roof line is nearly always a dominant feature of a building and retention of the original shape, pitch, verge and eaves detail and ornamentation is essential. Heights and shapes of roofs are important; flat roofs are alien to local tradition and generally



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

External Walls

7.6 Any alteration or repair to external walls must respect the existing building materials and match them in texture, quality and colour. Every effort should be made to retain or re-use facing brickwork or stonework, which should not



normally be rendered, pebble-dashed or painted. Re-pointing must be carried out with a mortar to match the existing in colour, type and texture and historically would have consisted of lime and sand. Hard, modern cement mortars prevent the evaporation of moisture through the joints, which is instead drawn through the next softest material, the masonry itself thus damaging both the appearance and the structure of the building. Original render must not be stripped off to expose rubble stone, brick or timber-framed walls, which were not intended to be exposed. Traditionally, render finishes were lime-based. More modern, hard cement renders prevent the evaporation of moisture, which can accumulate between the wall and the render causing damp internally. When appropriate, hard cement renders should be replaced with a lime alternative.

Rainwater Goods

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



Windows

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



Doors

7.9 Original door-cases, doors and door furniture should be retained wherever possible. Replacements must match the original in proportion, style and materials and must have a painted finish. Details such

as panelling and fanlights are vital elements in determining appropriate replacement door types, which respect the age of a building. Porches should be designed within the overall context and architectural style of the building and in reference to any appropriate nearby styles. They should not dominate the front elevation.



Ornamental Features

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

Boundary Treatment

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



Surfaces

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

Highway Works

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

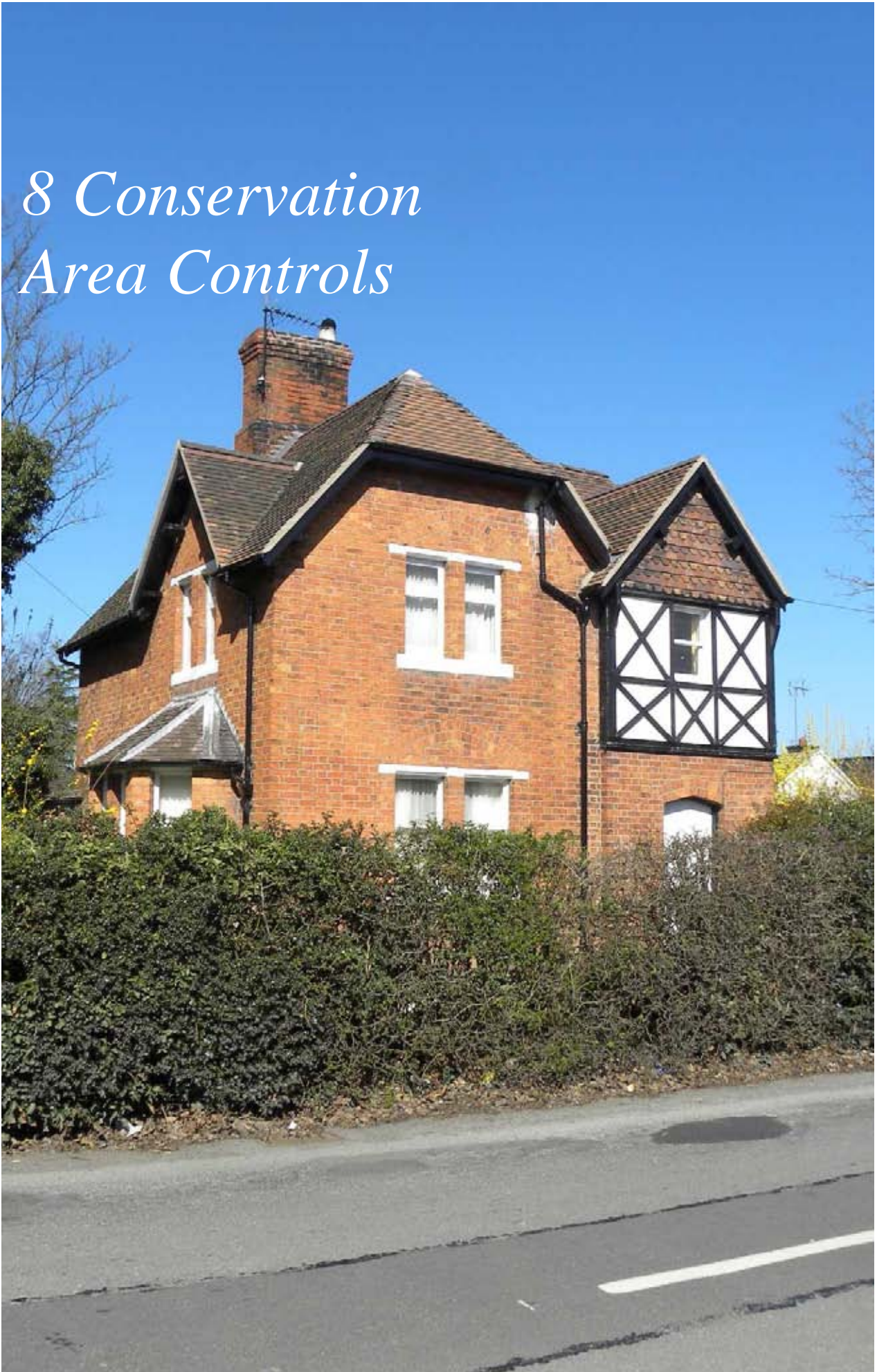


Micro Energy Generation

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



8 Conservation Area Controls





8 Conservation Area Controls

Special Controls

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

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

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

Article 4(2) Direction

8.2 Small-scale and piecemeal change can cause the greatest damage to the character and appearance of a conservation area. The replacement of traditional materials with inappropriate alternatives or the removal of original features may seem to have insignificant effect but it is the cumulative effect of these small alterations that gradually erodes the special character of an area. Such changes are normally not controlled as they are considered 'Permitted Development' under the Planning (General Permitted Development) Order 1995.

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

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

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

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

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

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

Listed Buildings

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

Where works are proposed to a Listed Building, it is always advisable to check with the Council's Planning Authority whether Listed Building Consent is required. In any works proposed, special regard must be given to

the desirability of preserving the building, its setting and special features of interest.

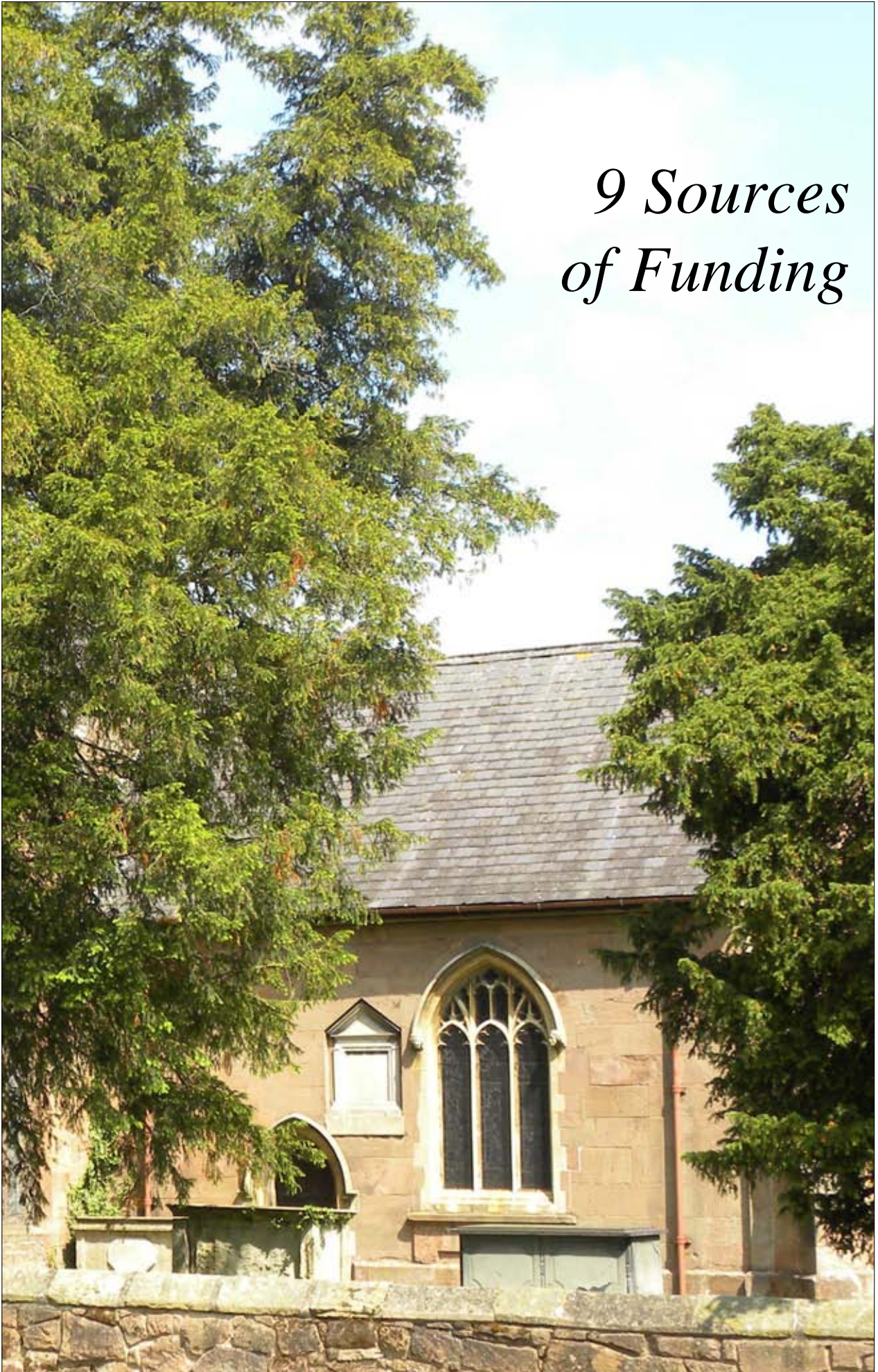
In considering any works to a Listed Building the principle objective must be to retain all original features and fabric of the building wherever possible. Listed Building Consent is required for the demolition of a listed building or for alteration, which would affect the building's character, integrity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

Commercial Buildings

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



9 Sources of Funding





9 Sources of Funding

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

Cadw: Welsh Historic Monuments

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

Historic Buildings Grant

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

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

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

Conservation Areas Grant

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

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

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

APPENDIX 1 LISTED BUILDINGS

Building	Grade
Sub Area - Wrexham Road	
Bryn-y-Pys Lodge, Wrexham Road	II
Park View, Wrexham Road	II
1 Dispensary Row, Wrexham Road	II
2 Dispensary Row, Wrexham Road	II
3 Dispensary Row, Wrexham Road	II
4 Dispensary Row, Wrexham Road	II
5 Dispensary Row, Wrexham Road	II
6 Dispensary Row, Wrexham Road	II
7 Dispensary Row, Wrexham Road	II
8 Dispensary Row, Wrexham Road	II
Gates and Piers at Bryn Y Pys Lodge	II
1 Wrexham Road	II
2 Wrexham Road	II
3 Wrexham Road	II
Sub Area - High Street and Penyllan Street	
War Memorial, High Street	II
Church of St Mary, High Street	II*
Church Cottage, High Street	II
White Cottage No.20 High Street	II
White Horse Public House, High Street	II
Metcalf Building, High Street	II
The Quinta, High Street	II
Pendas House, High Street	II
Former Lloyds Bank, Penyllan Street	II
Penyllan House, Penyllan Street	II
Gwydyr House, Penyllan Street	II
1 High Street	II
2 High Street	II
3 High Street	II
17 High Street	II
18 High Street	II
St Mary's House, High Street	II
Bryn y Pys Estate Office, High Street	II
Telephone Call Box, High Street	II
Wall to Gwydyr House, Penyllan Street	II
1st Outbuilding to Gwydyr House, Penyllan Street	II
2nd Outbuilding to Gwydyr House, Penyllan Street	II
Sub Area - Salop Road	
Fairfield, Salop Road	II
Kew Cottages, Salop Road	II
Cintra, Salop Road	II
The Almshouse, 25 Salop Road	II
The Almshouse, 26 Salop Road	II
16 Salop Road	II
17 Salop Road	II
18 Salop Road	II
Pen Dyfryn, Salop Road	II
Ferndale, Salop Road	II

Building	Grade
Sub Area - Church Road and School Lane	
Quinta Cottage, School Lane	II
Jubilee Pump, Church Road	II
Sub Area - Turning Street	
Ty Gwernen, Bangor Road.	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 2008/09)
Planning (Listed Buildings and Conservation Areas) Act 1990	Welsh Office Circular 61/96: Planning and the Historic Environment: Historic Buildings and Conservation Areas	Local Planning Guidance Note 4: Conservation Areas
Ancient Monuments and Archaeological Areas Act 1979	Welsh Office Circular 1/98: Planning and the Historic Environment: Directions by the Secretary of State for Wales	Local Planning Guidance Note 30: Design: A Guide for Developers and Architects when Designing Residential Developments
Town and Country Planning (General Permitted Development) Order 1995	Technical Advice Note 12: Design	
	Welsh Office Circular 60/96: Planning and the Historic Environment: Archaeology	

APPENDIX 3

GLOSSARY OF TERMS

Almshouses	A house appropriated for the use of the poor; a poorhouse
Ashlar	Cut stone worked to even faced, used on the front of a building
Bargeboards	A timber piece fitted to the outer edge of a gable, sometimes carved for decorative effect
Brace	Subsidiary timber set diagonally to strengthen a timber-frame
Burgage Plot	A long narrow strip of land typically consisting a house onto the street with outbuildings and garden to the rear, common in medieval towns
Camber	Slight rise or upward curve in place of a horizontal line or beam
Canopy	Projection or hood
Canted Bay	A projecting semi-octagonal window
Casement	A window where the opening lights are hung on hinges
Console	Ornamented bracket displaying a curved outline
Coping	The top course of a wall, parapet or chimney
Coracle	Small round boat made by covering a wicker frame with waterproof material
Corbel	Projecting piece of timber, stone or brick supporting an overhanging structure, such as an arch or balcony
Cornice	Moulded ledge, projecting along the top of a building. Also a decorative moulding in the angle between a wall and ceiling
Dentil	Small cubic projections under the roof line
Dormer	A window projecting from a roof
Eaves	The lower, overhanging section of a pitched roof
English Bond	Method of brick laying consisting of roughly 2 to 3 courses of stretchers followed by a course of headers
Façade	The front of a building
Fanlights	A glazed opening over the door
Finial	A decorative piece to finish off a building element, commonly used on railings and roofs
Flemish Bond	Method of brick laying consisting of alternating headers and stretchers along each course with the headers centred on the stretchers above and below
Gable	Area of wall, often triangular, at the end of a pitched roof
Gablet	Small gable
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
Jetty	The projection of an upper storey beyond the storey below
Keystone	Central stone in an arch or vault
Lancet	An acutely pointed gothic arch, like a lance
Lintel	Horizontal beam used as a finishing piece over a door or window
Mediaeval	Dating from or typical of the Middle Ages (1042-1485)
Mullion	A vertical bar dividing a window
Nave	The main body of a church
Nogging	Timber framing in which the spaces between are filled with brickwork
Quoin	Dressed stone which are bonded to the corners of buildings
Parapet	Feature used to conceal a roof
Perpendicular	Historical division of English Gothic of the period 1335-50. The name is derived from the upright tracery panels
Plinth	Projecting courses at the foot of a wall or column
Polychromatic	Multi-coloured
Render	The plastering of a surface with plaster, stucco or another finish
Sash	A window which moves on vertical grooves, either with one frame fixed (single hung) or both moving (double hung)
Saw-Tooth	Shaped or arranged like the teeth of a saw
Sill	Structural member consisting of a continuous horizontal timber forming the lowest member of a framework or supporting structure
String/storey course	Horizontal stone course or moulding projecting from the surface of the wall
Tracery	Delicately carved stonework usually seen gothic style windows
Transom	A horizontal bar dividing a window
Tripartite	Divided into or composed of 3 parts
Vernacular	Based on local and traditional construction methods, materials and decorative styles
Victorian	Dating from or typical of the period 1837-1901

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Useful Contacts

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

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

Royal Institute of British Architects - www.riba.org

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

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

The Georgian Group - www.georgiangroup.org.uk

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

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

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