

Design, Access & Heritage Statement

LLAY MINERS WELFARE

THE RING
LLAY NEW ROAD
WREXHAM
LL12 0TH

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Re: Llay Miners Welfare, The Ring, Llay New Rd, Wrexham, LL12 0TH

DESCRIPTION / PROPOSED WORKS

This Statement has been prepared in accordance with the requirements of the National Planning Policy Framework (NPPF) that the Government revised in July 2018. This replaces the previous NPPF published in March 2012.

Page 55 of the NPPF – **'Proposals affecting heritage assets'** – states, in paragraph 189, that in determining applications Local Planning Authorities "should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting". Paragraph 189, further directs that "the level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance". As set out in paragraph 029 of the Government's online planning guidance to making a planning application, Design and Access Statements should be: **"proportionate to the complexity of the application, but should not be long."**

This Statement has been prepared in support of applications that seek Listed Building consent for the works to an existing public house on Llay New Rd, Wrexham.

The proposal is fully illustrated on the scaled application drawings and described in this Statement of Significance, which is proportionate to the scheme under consideration.

BACKGROUND AND CONTEXT

The subject premises is a Grade II listed building which as granted on the 7th of August 1990. and further amended on the 3rd of June 1996. It's listing description is included below:

2-storey; painted pebbledash elevations with freestone plinth, channelled pilasters and bracket cornice. Green slate roofs, the main part being hipped with octagonal bellcote; roughcast chimney stacks with dentil cornices. Symmetrical front; 5 bays to centre with balustraded parapet, emphasised central bay with segmental pediment and full width portico contained by the projecting gable ended cross wings with semi-pediment treatment. Set back at both ends are single bays with similar parapet. First floor windows to centre are small pane round arched headed divided into 3-lights and with lugged architraves, keystones and aprons. Similar style Venetian windows to first floor of gabled bays with bracket cills; 2-windows below. Ground floor windows are cross-frame with voussoirs and bracket cills. Balustraded parapet to portico with dentil cornice and paired Doric columns to ends and centre, flanking modern entry. The extreme end bays have panelled double doors and Venetian windows to their side elevations. Beyond are 3-window end elevations to the long hipped roof part with round arched headed and cross frame windows as on the front - some are blocked on right hand side. The especially grand rear elevation has been partly obscured by a later single storey extension. 7-bays with channelled deep pilasters, emphasis stepped up towards the middle with central three bays ornamented by balustraded parapet and urns. First floor windows, as on the front all retaining small pane glazing intact.



Photograph 1: Frontage of the building on the junction of the B5102 and B5425, Wrexham.

THE LOCAL AREA

Within close proximity to the Llay Miners Welfare are other historic listings including the Pavilion (Grade II) and Llay Hall Farm (Grade II). The local area isn't part of a conservation area but is renowned for the heritage associated with the coal mining industries in which was positioned close by. It is believed that Llay Main Colliery in 1952 was the largest colliery at its time and a major employer prior to the coal exhaustion in 1966. It is believed that the miners themselves paid 1d per week to fund the construction of the proposed building subject to this application.



Photograph 2) Shows the Llay Main Colliery before closing due to the coal exhaustion.

THE SITE

The Subject premises is believed to have been constructed in 2929-31 and designed by F A Roberts. The building itself consists of painted pebbledash with stone plinths and decorative cornices and pilasters. the main roof area consists of green slate with hipped ends and parapet gables and chimney stacks protruding through. The building has many sections that are flat roofs in which have been finished with a decorative stone balustrade. Windows compromise of timber venetian windows with some being blocked up. Windows have decorative mouldings in which have been retained in windows which have been blocked up. A modern entrance has been included to the front elevation in which is heavily glazed and of aluminium. To the rear, an extension has been constructed in which consists of PVC windows and door in which again are of modern styles. Above the flat roof if this extension, a modern balcony has been constructed consisting of a metal and glazed handrail to the perimeter and composite decking.

THE PROPOSALS

In summary the proposed project has been put together to maintain and enhance the character and heritage value of this important local building.

The proposed alterations are needed in order to rejuvenate the premises and allow it to provide the level of service that befits it's prominent and historic position in the town. The outlined works will vastly improve the customer facilities and operational flow of the business, whilst respecting the original layout and heritage value of the Village. The majority works included are to be situated externally and therefore have no impact internally.

The proposals, which are the subject of the application submissions, are within the curtilage of the existing site and involve the following.

External Works: -

- New Photovolatic Panels to be installed on the flat roof.

The proposals are fully illustrated on the scaled drawings which accompany this application and are described in this Statement.

Drawings listed:

- 2449 – 101 Existing Roof Plan
- 2449 – 102 Existing Elevations
- 2449 – 301 Proposed Roof Plan
- 2449 – 302 Proposed Elevations

SUMMARY

In preparing the proposals, the Company has sought, wherever possible, to respect the original layout of the building and to retain and enhance its original features. It therefore proposes to refurbish the Interior by taking no character away from the heritage asset.

Securing the future of the building as a business is crucial to securing the future of the building itself. These works will be a positive addition and are in line with paragraph 196 of the NPPF which states:

'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

The use of photovoltaic panels has been positioned to reduce the impact on the historic building whilst providing a renewable energy source to help reduce the cost of running the building. They have been positioned to best encapsulate the sunlight and also on the modern extension of the building. Given the parapet, visibility is to be reduced with limited sight from the ground level. In summary, the use of these panels is impetrative in maintaining a sustainable business model moving forward. By doing so, the historic building can remain open and serve the people of Llay as well as provide a space to remember the coal miners to which is important to the local people.