

HERITAGE IMPACT ASSESSMENT

10 Park Street, Ruabon LL14 6LE

Grade 2 listed

Objectives:

To replace the defective roof to maintain the integrity of the property, and replace the current non-compliant velux roof window with a conservation roof window. The roof may be suffering with nail rot and would account for the very large amount of lead tags holding the slates in.





Historic Asset:

The cottage was originally part of the Wynnstay Estate, being a workers cottage on Park Street, a road that runs directly from the centre of Ruabon to the parkland that surrounded Wynnstay Hall.



Listing:

Despite the relationship with the Wynnstay Estate there is little information on public record regarding the cottage. The building only being listed in 1995. The reason given being the group value with neighbouring estate cottages on Park Street.

History:

One of four blocks of estate cottages on Park Street probably built c1840. Each block originally consisted of two 1-up 1-down units reached from the side, Two 2-up, 2-down units reached from a pair of doors in the street elevation, and a further pair of 1-up 1-down units reached from the other side. All rooms had corner fireplaces and the units shared flues leading to large octagonal chimneys. Neighbouring 1-up 1-down units have now been altered to form one dwelling and the blocks all have later extensions to the rear.

Proposal:

To remove the roof slates and retain as many as possible to re-use, using new nails to fix. Additional slates required will be matched as closely as possible. Original material will be moved from rear to front to maintain appearance on front elevation.

To remove the current non-compliant velux roof window and replace with a conservation roof window. (Keylite data sheet has been provided)

Conclusion:

Integrity of the building will be maintained by replacing the roof. Roof window will be improved by replacing non-compliant velux window with a conservation roof window.