



---

## MOUNT ALYN GATEHOUSE, ROSSETT, WREXHAM

---

Gareth Roberts BSc, DipTP, MSc Architectural Conservation



[www.adferconservation.co.uk](http://www.adferconservation.co.uk)

## Contents

1. Introduction
2. Policy Background
3. Description and Historical Background
4. Assessing the Heritage Asset
5. Analysis of Proposals
6. Conclusion

### Appendix A. Listing Description

## **1. Introduction**

**1.1** Gareth Roberts was instructed by Rob Ballance in April 2024 to assess proposals for five new dwellings on land adjacent to Mount Alyn Gatehouse, Rossett.

**1.2** The primary aim of the HIA is to explore the potential impacts of the proposals upon the heritage significances of the listed building, in line with the requirements of planning law and policy relating to the conservation of the historic built environment.

**1.3** The approach taken in the preparation of this statement adheres to the principle of managing change intelligently, which lies at the heart of national planning policy for conservation of the historic built environment.

**1.4** The HIA assesses heritage significance and guides proposals for change in a manner that conserves significance and avoids harm. The approach adheres to the principle of managing change intelligently, which lies at the heart of national planning policy for conservation of the historic built environment. The methodology employed involves the following sequential steps:

- Establish the nature of the proposed change(s), including the overall aim of the change and any emergent design proposals
- Identify any designated and/or non-designated heritage assets potentially affected by proposals for change
- Evaluate the heritage values and significances of the heritage assets, placing particular focus on values and significances that might be affected by the proposed change(s)
- Produce a statement of significance which is to be used to guide the design of changes in a manner that places conservation of significance as a priority
- Analyse the impact of proposed changes

**1.5** The Heritage Impact Assessment has been prepared in accordance with planning law, policy and general guidelines set out in the following:

### **Primary Legislation**

The Historic Environment (Wales) Act 2016

Well-being of Future Generations Act 2015

Planning (Listed Buildings and Conservation Areas) Act 1990

### **Planning Policy**

Planning Policy Wales Edition 12 (PPW) 2024

Technical Advice Note 24: The Historic Environment (Welsh Government, 2017)

Technical Advice Note 12: Design (Welsh Government, March 2016)

## Conservation Philosophy

Conservation Principles for the Sustainable Management of the Historic Environment in Wales (Cadw, 2011)  
ClfA and BS7913 standards

## Best practice guidance

Managing Change to Listed Buildings in Wales (Cadw)  
Managing Conservation Areas in Wales (Cadw)  
Managing Historic Character in Wales (Cadw)  
Setting of Historic Assets in Wales (Cadw)

**1.6** This Heritage Impact Assessment is produced with reference to all the above relevant legislation and guidance which provide the background and context for this report.

## Method of research

**1.7** The development site has been visited in April 2024 to assess the potential impacts. Photographic evidence, historical mapping, Cof Cymru, National Monuments Record, Coflein, National Library for Wales, Pevsner guides, have all been inspected as part of the research into this HIA.

**1.8** According to the Cadw guidance ‘*Heritage Impact Assessment in Wales*’, the HIA should take into account sufficient information to enable both the significance of the asset and the impact of change to be understood. It should be proportionate both to the significance of the historic asset and to the degree of change proposed.

## 2. Policy Background

### 2.1 National Policies

**2.1.1** Planning Policy Wales (PPW) (Edition 12, February 2024)

**2.1.2** PPW sets out the Welsh Government’s land use planning policies. Its primary objective is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation.

**2.1.3** Regarding aspects of design section 3 of PPW covers ‘*Placemaking In Action: Good Design Making Better Places*’ and states that in relation to good design; it is: ‘.....*fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. .... Meeting the objectives of good design should be*

*the aim of all those involved in the development process and applied to all development proposals, at all scales’.*

**2.1.4** The PPW continues to talk about character in paragraphs 3.9 and 3.10: *‘The special characteristics of an area should be central to the design of a development. The layout, form, scale and visual appearance of proposed development and its relationship to its surroundings are important planning considerations....In areas recognised for their particular landscape, townscape, cultural or historic character and value it can be appropriate to seek to promote or reinforce local distinctiveness.’*

**2.1.5** Paragraph 3.14 addresses site and context analysis, which should be used to determine the appropriateness of a development proposal in responding to its surroundings. The analysis process should highlight constraints and opportunities presented by existing uses, landscape, biodiversity, movement, infrastructure, materials and resources, and built form which will need to be considered when formulating proposals.

**2.1.6** PPW chapter 6: Distinctive and Natural Places in part deals with the Historic Environment. The stated objectives are to preserve and enhance the historic environment, to ensure that the character of historic assets is safeguarded from alterations that would compromise a building’s special architectural and historic interest. PPW states that the planning system must take the Welsh Government’s objectives to protect, conserve, promote and enhance the historic environment as a resource for the general wellbeing of present and future generations into account. PPW stresses that the historic environment is a finite, non-renewable and shared resource and a vital and integral part of the historical and cultural identity of Wales. It contributes to economic vitality and culture, civic pride, local distinctiveness and the quality of Welsh life.

**2.1.7** The PPW sets out the understanding of the significance of a historic asset as the basis for making informed decisions about any proposed change that has an impact on the historic environment. Paragraph 6.1.9 of PPW states that any decisions made through the planning system must fully consider the impact on the historic environment and the significance and heritage values of individual historic assets and their contribution to the character of place.

**2.1.8** With specific reference to listed buildings, Planning Policy Wales (PPW) provides the following paragraphs:

*6.1.10 ‘There should be a general presumption in favour of the preservation or enhancement of a listed building and its setting, which might extend beyond its curtilage. For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses’.*

*6.1.11 ‘For listed buildings, the aim should be to find the best way to protect and enhance their special qualities, retaining them in sustainable use. The continuation or reinstatement of the original use should generally be the first option, but not all original uses will now be viable or appropriate. The application of planning and listed building controls should recognise the need for flexibility where new uses have to be considered in order to secure*

*a building's survival or provide it with a sound economic future'.*

6.1.12 *'The demolition of any listed building should be considered as exceptional and require the strongest justification'.*

6.1.13 *'Applicants for listed building consent must be able to justify their proposals, show why the alteration or demolition of a listed building is desirable or necessary and consider the impact of any change upon its significance. This must be included in a heritage impact statement, which will be proportionate both to the significance of the building and to the degree of change proposed'. –*

2.1.9 This policy requires justification for proposals based upon a primary appreciation of heritage significance. The heritage significance of the building will be assessed within the Heritage Impact Assessment, thereby providing an informed basis for designing the proposed scheme.

2.1.10 The advice also urges LPAs to recognise the contribution made by the country's heritage to economic vitality and culture and local distinctiveness, and this, together with detailed built conservation advice are shared objectives that will be achieved by the application proposals.

#### 2.1.11 Conservation Areas

6.1.14 *'There should be a general presumption in favour of the preservation or enhancement of the character or appearance of conservation areas or their settings'*

6.1.16 *'Preservation or enhancement of a conservation area can be achieved by a development which either makes a positive contribution to an area's character or appearance or leaves them unharmed. Mitigation measures can also be considered which could result in an overall neutral or positive impact of a proposed development in a conservation area'.*

## 2.2 Technical Advice Note 12: Design [TAN 12]

2.2.1 The TAN offers advice on creating a high-quality sustainable design in context. This application acknowledges that understanding the site and its immediate context is the basis of achieving meaningful development solutions. Key design issues are listed include:

- The setting and views of key buildings etc,
- The degree of architectural unity in building groups;
- Distinctive building elements;
- Boundary details;
- Local facing materials.

2.2.2 The design process for developing the proposals has considered the above issues at the principal design stages to narrow down options to achieve the most suitable solution. TAN 12 gives guidance on how to achieve a high quality of architectural design that pays respect to its context. The content of the TAN has been utilised in the evolution of the design solution for the application

proposal. The proposals have particularly followed the advice in paragraph 5.6.4, 5.6.7 and 5.6.8 of TAN 12. These encourage the use of local materials and the adoption of more imaginative and contemporary approaches to design, where possible without compromising special interest.

### 2.3 Technical Advice Note 24: The Historic Environment (TAN 24)

2.3.1 TAN 24 contains recently updated advice upon the management and development of listed buildings. It emphasises the listing grade and the degree of preservation of the building to be key factors in judging whether a historic structure can be altered without disruption and harm being caused to its special character. In exercising its statutory controls for listed buildings under sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, LPAs should: *'have special regard to the desirability of preserving the building or any features of special architectural or historic interest which it possesses.'*

2.3.2 TAN 24 states that conservation principles should be used to assess the potential impacts of a development proposal on the significance of any historic asset/assets and to assist in decision making where the historic environment is affected by the planning process.

Relevant principles are:

1. Historic assets will be managed to sustain their values.
2. Understanding the significance of historic assets is vital.
3. Decisions about change must be reasonable, transparent and consistent.

2.3.3 The use of an objective, structured approach to identifying the elements of historic character and creating an evidence base is vital when considering proposals for change.

2.3.4 TAN 24 recognises that many listed buildings can sustain a degree of sensitive alteration and extension to accommodate continuing or new uses. Past changes that reflect the history of use and ownership may themselves be aspects of the special interest of the listed building. The sensitivity of a building to proposed changes should also be considered. This is vital to sustaining the special interest and significance of a listed building through processes of alteration, extension or reuse.

### 2.4 BS7913 (2013) and Conservation Principles for the Sustainable Management of the Historic Environment in Wales (2011)

2.4.1 Conservation Principles and Standards contained in BS7913:2013, a *'Guide to the Conservation of Historic Buildings'* [revised in 2013] and the Welsh Government publication *'Conservation Principles for the Sustainable Management of the Historic Environment in Wales'* (2011) apply to the process of assessing the significance of an asset and the recommended approach to design.

*'Conservation Principles'* states that: *'Changes to historic assets are inevitable. Over time, natural forces and regular use will lead to the erosion of some of the evidential values such as the fabric. Repair and restoration of the fabric and changes to its setting can affect its aesthetic value..... To ensure the long-term future of historic assets, change needs to be managed to ensure that their*

*significance is not diminished as a consequence. Retaining the economic viability or the social functions of historic buildings will sustain their survival and encourage their regular maintenance'*

2.4.2 The above document states that the Welsh Government has an obligation and duty to manage change sensitively and sustainably and to ensure that what is significant is passed on to future generations.

## 2.5 Local Policies

### 2.5.1 WREXHAM

The Development Plan for the period 2013 to 2028 comprises the Wrexham Local Development Plan (LDP). This Plan was adopted in December 2023. The LDP contains general development management policies and topic/land use-related policies that are relevant to the consideration of this planning application.

The policy relating to alterations to Listed Buildings is relevant. General development management policies refer to principles such as ensuring that proposals do not adversely affect the built heritage and extensions will be supported whether onto listed buildings if they are sympathetic in design, form, materials and scale etc and the enlargement could not be regarded as an overdevelopment of the site. The LDP defers to national policy guidance documents for more detailed advice upon proposals that are likely to have an impact on listed buildings and their settings.

Policy SP15: Historic and Cultural Environment

Development will only be supported where it conserves, protects, preserves or enhances the following cultural and historic assets of the County Borough and their setting:

- i. Listed Buildings;
- ii. Conservation Areas;
- iii. Pontcysyllte Aqueduct and Canal World Heritage Site;
- iv. Registered Historic Parks, Gardens and Landscapes;
- and v. Scheduled Monuments and Archaeological Remains.

### Listed Buildings

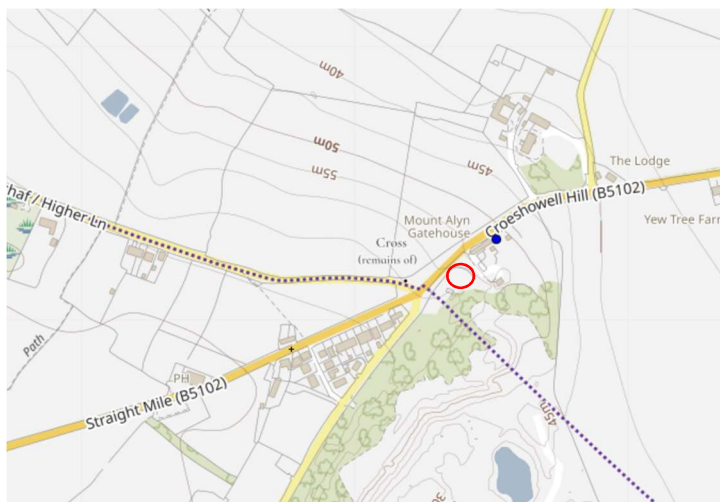
Listed buildings are valuable assets that cannot be replaced.....In considering works to listed buildings the emphasis must be on their sensitive repair and improvement using traditional materials and techniques. Any works to a listed building whether internally or externally or within its curtilage will only be supported where it is demonstrated that there will be no significant harm to its special historic or architectural significance and its setting. Demolition of listed buildings will not normally be permitted.

As mentioned above, the setting of listed buildings is important, and a key consideration in the decision-making process.

## 3. Description and Historical Background

### 3.1 Location

**3.1.1** Mount Alyn Gatehouse is situated towards the top of Croes Howell Hill adjacent to the south side of the B5102. The Lodge lies roughly 0.2 miles to the west of the lower Lodge and Yew Tree Farm. The proposed development site is located within the setting of the Gatehouse, and is located within the red circle below.



### Location Plan

### 3.2 Mount Alyn and Alexander Balfour

**3.2.1** Mount Alyn Lodge formed one of the entrance lodges to Mount Alyn. Mount Alyn was the country seat of Alexander Balfour, a descendent of the Balfour's of Dawyck.

**3.2.2** In 1851, Alexander Balfour, in partnership with Stephen Williamson, set up Balfour Williamson & Co., a shipping company trading with South America and the west coast of the United States, and maintained offices in Valparaiso and San Francisco which was highly profitable and enabled Balfour to devote a substantial part of his wealth to charitable endeavours in Liverpool, and to purchase Mount Alyn in the 1870s.

**3.2.3** The architectural history of the building, which was demolished in 1974, is unusually obscure. Raymond Lowe's *'Lost houses in and around Wrexham'* (2002) states that it was in origin a C17 century semi-timbered house that was rebuilt around 1900.

**3.2.4** The below image from c.1900 shows a Victorian semi-timbered house much in the style of John Douglas of Chester. The building is similar in style to two other surviving listed buildings, Yew Tree Cottages which were built in 1881 for Balfour, by John Douglas of Chester. It is highly possible that the house that was demolished at Mount Alyn was that shown in the image. The house was

demolished in 1974 for mining operations in the area. The large quarry shown in the aerial photo occupies where Mount Alyn once stood.



c.1900 photo of Mount Alyn



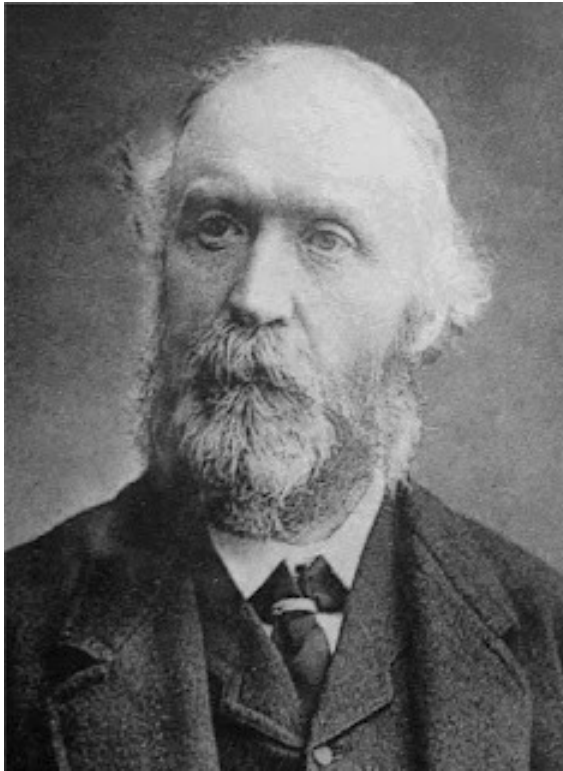
Aerial photo of quarry

The design of Yew Tree Cottage is similar to the above, as can be seen in the photo below.



Yew Tree Cottage, 2024

**3.2.5** Balfour's status and benevolence in C19 Liverpool resulted in a statue of him by Albert Bruce-Joy in St John's Gardens, Liverpool. According to the inscription on the monument, he devoted his life to good works on behalf of sailors, and '*the education of the people.*' He funded orphanages for sailors' children, a seaman's institute, and actively supported the Temperance Society, turning sailors' taverns into cocoa rooms. Balfour's commitment to the Temperance Movement also led him to build the former Coffee House in Station Road, Rossett, subsequently used as branch of the National Westminster Bank.



Alexander Balfour

### 3.3 Mount Alyn Gatehouse

**3.3.1** The Lodge appears to be an extension to the east and west of an earlier building, probably one of the cottage ornees of the Trevor estate built under John Boydell's stewardship in the early C19 and some of the fabric suggests an earlier building is incorporated into this as was common practice. There are clear phases of development evident on the elevation facing the B5102/ Croeshowell Hill.



Mount Alyn Lodge

**3.3.2** The remains of kitchen garden can be seen adjacent to the Gatehouse, and likely dates from the earliest part of the C19, and predates Balfour's stewardship. The aerial photo below shows the location of the remains of the walled garden in relation to the Gatehouse, and to the neighbouring quarrying operations.



Aerial photo of development site (walled garden remains in red)



Remains of walled garden



Photo taken from the B5102, indicating proximity of the development site to the listed building.

### 3.4 Historical mapping

3.4.1 Mount Alyn Gatehouse is evident on the 1841 Tithe Map for the parish. It also appears on the 1879 OS Map, 1900 OS Map, 1914 OS Map and the 1954 OS Maps. Cartographic evidence shows the presence of a building at this location since at least 1841.



1841 Tithe Map of the parish

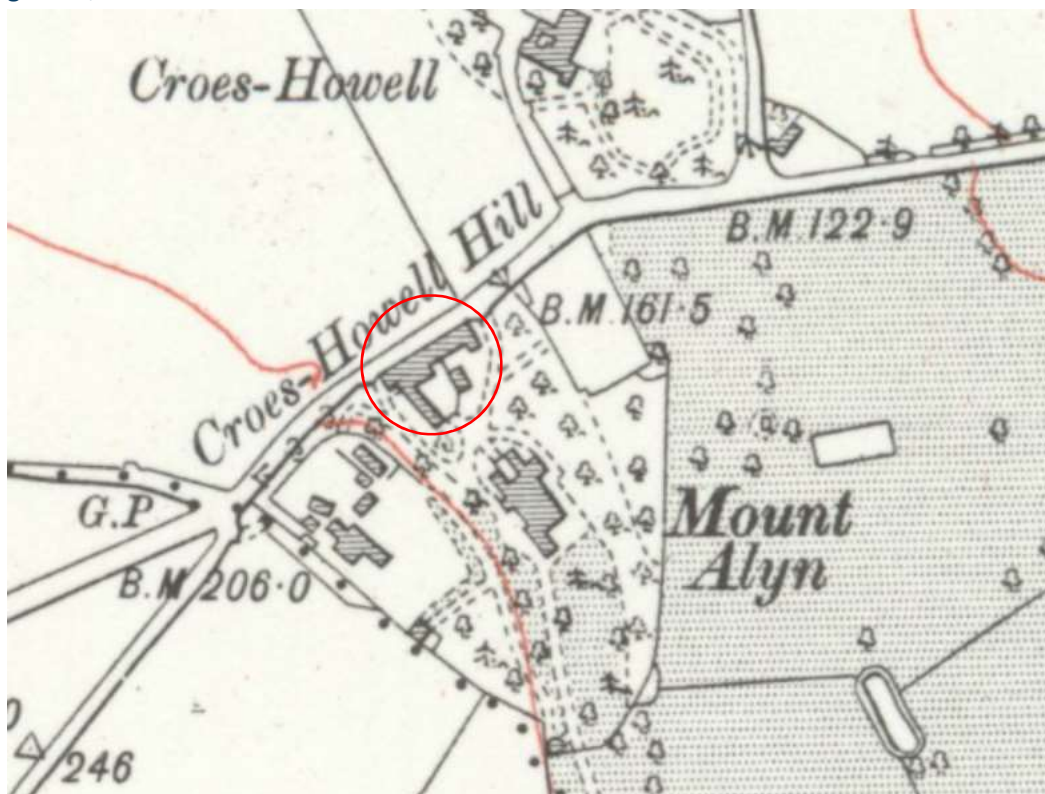


1871 OS Map

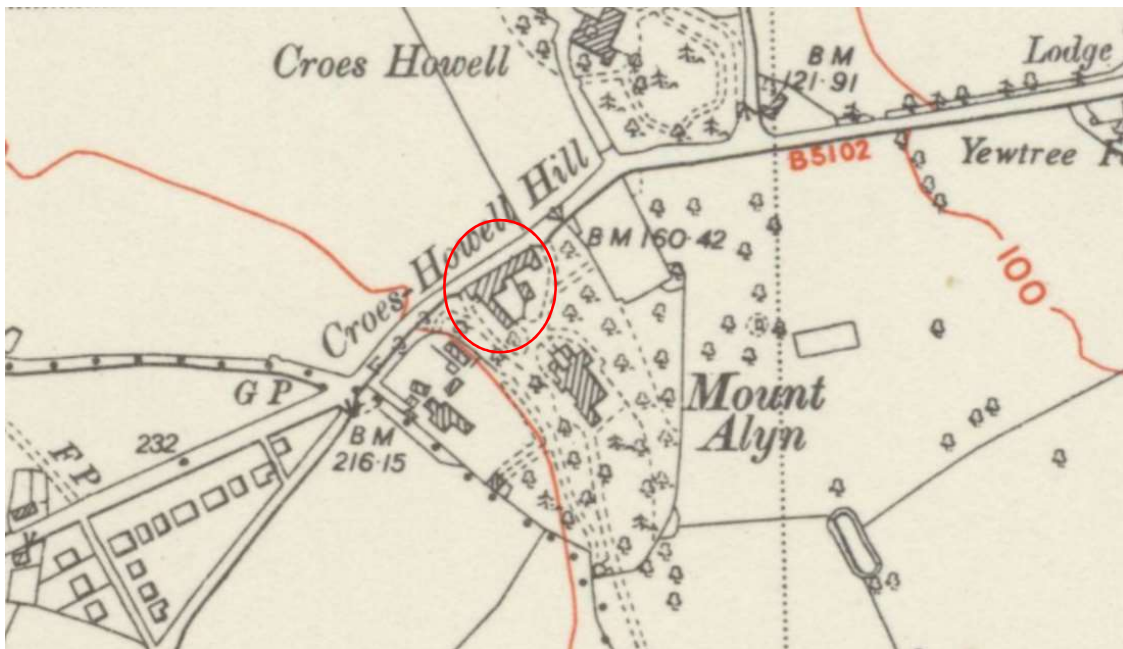


1900 OS Map

3.4.2 The 1900 OS Map shows evidence of other buildings or structures in the area of the walled garden, since demolished.



1914 OS Map



1954 OS Map

3.4.3 I have accessed a variety of historical sources to gain further information about Mount Alyn Gatehouse and Mount Alyn, including historical deposits at the National Library of Wales. Mount Alyn Gatehouse is included in the Historic Environment Record (HER), and is included at the Royal Commission on the Ancient and Historical Monuments of Wales (Coflein). There is surprisingly no reference of Gatehouse in the seminal book *'The Buildings of Wales – Clwyd'* by Hubbard et al.

## 4. Assessing the Heritage Asset

4.1 In the publication, *'Conservation Principles for the sustainable management of the Historic Environment in Wales'*, Cadw set out the principles behind conservation philosophy which guides their decision making in managing change in the historic environment. The Cadw guidance acknowledges the foundation provided by an earlier English Heritage publication, *'Conservation Principles, Policy and Guidance,'* 2008.

4.2 Both publications give detailed guidance on the assessment of the built heritage and propose four categories into which they might be grouped. These are assessed below in relation to the listed building of Mount Alyn Gatehouse which is the subject of the application.

**4.2.1 Evidential value:** the extent to which the physical fabric tells how and when your historic asset was made, how it was used and how it has changed over time. There may be buried or obscured elements associated with your historic asset which may also be an important potential source of evidence.

Mount Alyn Gatehouse stands on a historic site, occupied since at least the early C19. There are clear different phases of development at the Gatehouse, which are distinct in style, proportion, and material palette. The Lodge appears to be an extension to the east and west of an earlier building,

probably one of the cottage ornees of the Trevor estate built under John Boydell's stewardship in the early C19 and some of the fabric suggests an earlier building is incorporated into this as was common practice. The above factors result in the Gatehouse exhibiting a high significance in terms of Evidential value.

**4.2.2 Historical value:** your historic asset may illustrate a particular past way of life or be associated with a specific person or event; there may be physical evidence for these connections which it could be important to retain.

The building is forever linked to its last use as a gatehouse/lodge to the Mount Alyn estate. The Gatehouse is illustrative of a past way of life, and is important to retain its links to the Mount Alyn estate, especially since the country house has since been lost. The building itself is not contemporary with the stewardship of Balfour, apart from the western block which is likely to date from the later part of the C19. The Gatehouse's primary function as a subsidiary of the wider estate will always link it to Mount Alyn. These factors mean that the Gatehouse exhibit a high significance in terms of Historical value.

**4.2.3 Aesthetic value:** the design, construction and craftsmanship of your historic asset. This can also include setting and views to and from the historic asset, which may have changed through time.

The building is composed of three blocks, a gate-keepers lodge of four bays to the west, a carriage house to the centre, and accommodation of three bays to the east. Of brick construction, with dentilated eaves, under pitched slate roof. Two storeys to the west, three storeys to the east. The western elevation is three sided to allow views of the drive to Mount Alyn. The eastern block has a two-storey canted bay projection topped with Victorian decorative ironwork and a two-storey projecting gable end from the central carriage house section.

To either side of the drive are two Gothic Revival gate posts of carved stone with decorative ironwork to linking stone walls. Each gate-post has a two-centered drip stone over a trefoil inset panel. The carved foliage to the cusps and drip stone are left unfinished to the east.

The differing architectural styles contribute to an attractive built form. The setting of the Gatehouse has been compromised by the demolition of Mount Alyn, and the quarrying operations behind. Its original purpose has been lost, and as a result its setting has been impacted. From the B5102/Croeshowell Hill the setting, along with views towards and from the listed building is largely unchanged from the late C19, apart from the demolition of a range of buildings/structures within the walled garden area.

The remains of the walled garden are important to retain as evidence of a previous phase of development, predating the last irritation of Mount Alyn. Overall, Mount Alyn Gatehouse exhibits a high significance in terms of Aesthetic value.

**4.2.4 Communal value:** your historic asset may have particular significance to people for its commemorative, symbolic or spiritual value, or for the part it has played in local cultural or public

life. This will be particularly important in the case of buildings in public use or sites where public access must be maintained or improved

It is often difficult to assess Communal value. It has a lower communal value than a public building, but Mount Alyn Gatehouse does exhibit some communal value. It has some degree of communal value through its historical links to the Mount Alyn estate and association with Alexander Balfour.

**4.2.5 Summary** - In terms of the guidance offered by Cadw, Tithe Barn House offers a strong contribution to the Heritage Asset, evidenced in particular through Evidential Value, Historical Value, and Aesthetic Value.

## 5. Analysis of the Proposals

**5.1** It is proposed to build five new dwellings on land adjacent to Mount Alyn Gatehouse. The indicative layout shown below shows the proposed location of the new dwellings in relation to the remains of the walled garden, a non-designated heritage asset.



Indicative layout of new dwellings

**5.2** The applicant has previously received correspondence from the LPA's Conservation Officer:

*'We are pleased to note that the indicative layout proposes to retain this historic wall, which would be considered a non-designated heritage asset. It is unclear however, whether all of the existing walling is being retained, the curved section closest to the road for example is shown in a lighter-weighted line to the rest. We would ask that this is confirmed and unless robust justification is put forward for its demolition, we would expect the wall to be retained in its entirety.'*

5.3 Following the above correspondence, it can be confirmed that the entirety of the historic wall is to be retained. No part of the historic wall is to be demolished to facilitate the new dwellings.



Aerial photo of proposed development site

5.4 As can be seen in the aerial photo above, and from a photo taken from the B5102, there are established trees between the proposed development site and the listed building. The trees/vegetation will help screen the site from the listed building. The proposed building line is set further in the site, and as a result, it will be difficult to view the new dwellings from the viewpoint below.



Photo taken near listed gateposts

5.5 The proposed entrance to the development site is located next to the junction with Gegin Lane. The indicative photo below shows the approximate location of the new entrance. Mount Alyn Gatehouse cannot be seen from this viewpoint.



Approximate location of new entrance

5.6 When approaching the listed building up Croeshowell Hill, the proposed development sit is not apparent in the streetscape until after passing the Gatehouse. The photo below demonstrates this.



Proposed development site indicated by arrow.

5.7 The surviving stone wall that demarcates the development site is to be retained. The wall may well indicate the historic boundary of the Mount Alyn estate, and is important to retain. A native planting scheme can be specified on the sloping ground above the boundary if the LPA deems it appropriate.



Boundary wall to development site

5.8 The existing topography, vegetation cover, and the careful siting of the proposed new dwellings will reduce any potential impact on the listed building. The careful and considered retention of the historic wall will also help screen the site from the listed building.

5.9 Section 28 of Cadw's *'Conservation Principles for the sustainable management of the Historic Environment in Wales'* sets out the instances where new work and alterations will be acceptable.

5.10 New work or alteration to an historic asset will normally only be acceptable if:

5.10.1 a. The need for the work is fully justified;

As demonstrated in the analysis above, the works have been carefully considered and are fully justified. The building line has been set back, vegetation retained, and the remains of historic walled retained.

5.10.2 b. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the asset;

The research undertaken shows the significance of the asset. The development of the building is identified within the HIA, and its significance is not questioned. The impact of the proposed works could be considered minor detrimental/ neutral to the setting of the listed building; however, it would enable five new, much needed dwellings in the area to be built.

5.10.3 c. the proposal would not materially harm the values of that asset, which, where appropriate, would be reinforced or further revealed;

The proposed works would not materially harm the values of the asset. It is not proposed to make any works to the listed building.

5.10.4 d. the quality of design and execution must add value to the existing asset;

There are no proposed works to the listed building itself. The remains of the walled garden a non-designated heritage asset will be retained in its entirety. The proposed layout of the five new dwellings have been carefully considered. The design of the new buildings has not yet been determined; however, they will be high quality dwellings that reflect local distinctiveness.

5.10.5 e. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, largely reversible or be designed not to prejudice alternative solutions in the future.

The long-term consequences of the proposals, from experience be demonstrated to be largely benign. The development is away from the listed building, and will have minimal impact its setting. The setting has already been severely compromised by the mining operation and the loss of the principal house at Mount Alyn.

## **6. Conclusions**

**6.1** This HIA has been prepared to assess proposals for five new dwellings on land adjacent to Mount Alyn Gatehouse, Rossett.

**6.2** The primary aim of the HIA is to explore the potential impacts of the proposals upon the heritage significances of the listed building and the neighbouring non-designated heritage assets, in line with the requirements of planning law and policy relating to the conservation of the historic built environment.

**6.3.** This is a well-considered, reasonable and sensitive scheme that will not impact on the special characteristics of this listed building. The scheme would deliver five much needed, high-quality dwellings to the area.

## Appendix A

### Listing Description

| Full Report for Listed Buildings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                 |                                                                                                                                                                         |            |                     |                   |   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---------------------|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Summary Description of a Listed Buildings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                 |                                                                                                                                                                         |            |                     |                   |                                                                                                                                                                         |
| Reference Number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Building Number | Grade                                                                                                                                                                   | Status     | Date of Designation | Date of Amendment |                                                                                                                                                                         |
| 17461                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                 | II                                                                                                                                                                      | Designated | 18/10/1996          | 18/10/1996        |                                                                                                                                                                         |
| Name of Property                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                 | Address                                                                                                                                                                 |            |                     |                   |                                                                                                                                                                         |
| Mount Alyn Lodge (including gate piers at drive entrance)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                 |                                                                                                                                                                         |            |                     |                   |                                                                                                                                                                         |
| Location                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                 |                                                                                                                                                                         |            |                     |                   |                                                                                                                                                                         |
| Unitary Authority                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Community       | Town                                                                                                                                                                    | Locality   | Easting             | Northing          |                                                                                                                                                                         |
| Wrexham                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Rossett         |                                                                                                                                                                         | Burton     | 334859              | 356854            |                                                                                                                                                                         |
| Street Side                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                 | Location                                                                                                                                                                |            |                     |                   |                                                                                                                                                                         |
| S                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                 | Situating towards the top of Croes Howell Hill adjacent to the south side of the B 5102. The Lodge lies roughly 0.4km to the west of the lower Lodge and Yew Tree Farm. |            |                     |                   |                                                                                                                                                                         |
| Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                 |                                                                                                                                                                         |            |                     |                   |                                                                                                                                                                         |
| Broad Class                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                 | Period                                                                                                                                                                  |            |                     |                   |                                                                                                                                                                         |
| Domestic                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                 |                                                                                                                                                                         |            |                     |                   |                                                                                                                                                                         |
| History                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                 |                                                                                                                                                                         |            |                     |                   |                                                                                                                                                                         |
| <p>Mount Alyn Lodge formed one of the entrance lodges to Mount Alyn (demolished for quarrying operations) the country seat of Alexander Balfour begun in the 1870's. Balfour was a Liverpool merchant and shipowner whose commitment to the Temperance Movement also led him to have built the former Coffee House in Station Road, Rossett, now the National Westminster Bank. The Lodge appears to be an extension to the east and west of an earlier building, probably one of the cottage ornees of the Trevor estate built under John Boydell's stewardship in the early C19 and some of the fabric suggests an earlier building is incorporated into this as was common practice.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                 |                                                                                                                                                                         |            |                     |                   |                                                                                                                                                                         |
| Exterior                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                 |                                                                                                                                                                         |            |                     |                   |                                                                                                                                                                         |
| <p>The building is composed of three blocks, a gate-keepers lodge of four bays to the west, a carriage house to the centre, and accommodation of three bays to the east. Of brick construction, with dentilated eaves, under pitched slate roof. Two storeys to the west, three storeys to the east. The western block is rendered and retains twelve pane sash windows to the northern elevation and an original sideways sliding sash to the cottage ornee portion of this block. At ground floor is a late C19 wooden porch with carved and pierced barge boards. The western elevation is three sided to allow views of the drive to Mount Alyn. The eastern block has a two storey canted bay projection topped with Victorian decorative ironwork and a two storey projecting gable end from the central carriage house section. Four-pane sash windows to the northern elevation and a separately articulated stair turret to the southern elevation capped by a pyramidal rood and lead ball finial. To the north the central section is unfenestrated, to the south is a segmental arched carriage opening and open windows. To the east of the arch is an attached wall leading to the former wash-house and toilet. The Cottage Ornee section has been converted to a garage at ground floor level, probably early C20, and has a corrugated iron roof projecting from floor level. To the first floor are three blocked windows under an open triangular pediment with dentilated details which retain some original render. To either side of the drive are two Gothic Revival gate posts of carved stone with decorative ironwork to linking stone walls. Each gate-post has a two-centered drip stone over a trefoil inset panel. The carved foliage to the cusps and drip stone are left unfinished to the east.</p> |                 |                                                                                                                                                                         |            |                     |                   |                                                                                                                                                                         |
| Interior                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                 |                                                                                                                                                                         |            |                     |                   |                                                                                                                                                                         |
| Western block said to retain no original fixtures and fittings, exposed floor joists boarded over. Access to eastern block not possible at time of re-survey (1996).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |                                                                                                                                                                         |            |                     |                   |                                                                                                                                                                         |
| Reason for designation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                 |                                                                                                                                                                         |            |                     |                   |                                                                                                                                                                         |
| Listed as a substantial example of a C19 lodge retaining historic character.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                 |                                                                                                                                                                         |            |                     |                   |                                                                                                                                                                         |

Blank

Blank

Blank