

# HERITAGE IMPACT ASSESSMENT

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Proposed Structural Repairs, Reinstatement of Original  
Openings and Insertion of Rooflights  
At

THE COACH HOUSE  
CEFN KYNASTON  
HILL STREET  
CEFN MAWR  
WREXHAM  
LL14 3BA

For



***D S Jones & Co.***

Architectural & Planning Consultants.

The Coach House, Cefn Kynaston – Heritage Impact Assessment : Ref :10639:HIAv1.

## **PLANNING APPRAISAL.**

### **1.1**

The proposed development site comprises an ancillary building located to the west of the Grade II Listed Building, Cefn Kynaston, Cefn Mawr. The subject building is Listed by virtue of it's location within the curtilage of Cefn Kynaston.

### **1.2**

Cefn Kynaston comprises a structure which originates from c. 1820 / 1830 although there is a datestone located within the garden wall which carries the date 1805 with initials V over T.A. The Coach House was clearly a later addition which utilizes the existing northern garden wall as the ground floor wall on the northern side.

### **1.3**

The Listed Building has a 2-storey frontage of coursed and squared rubble with tooled freestone dressings and a hipped, natural slate roof and paired brick axial chimney stacks. There is a segmentally arched main doorway in the centre of the south facing elevation with segmental trellis work porch. Flanking windows are 12-pane sash windows with tooled heads with 3No. similar windows at first floor level. Rubble walls with dressed stone copings enclose the garden.

### **1.4**

The building which forms part of this application for Listed Building Consent is much later than the Main House, more utilitarian in appearance and is ancillary to the main Listed Building. The building comprises smooth (Ruabon Red) clay brick elevations beneath a natural slate roof. Existing windows are timber framed with casement openings. There are two later, agricultural type openings with timber sliding / hinged doors at ground floor level to the south elevation though the arched brick heads of the original openings still survive.

### **1.5**

The proposals as set out on the submitted drawings include the following

works of repair and reinstatement :-

- Take down the defective external leaf of brickwork at first floor level to the western side of the south elevation and rebuild using recycled materials.
- Take down the defective internal and external leaves of brickwork at first floor level to the eastern side of the south elevation and rebuild using recycled materials.
- Remove the defective half door at first floor level in the centre of the south elevation and replace with timber framed window in the same style as the existing window at first floor level to the western elevation.
- Remove the existing sliding timber doors at ground floor level to the eastern side of the front elevation, reinstate original opening given cues from the surviving brickwork arches above and provide and fit new “garage” type door and personnel door all in timber and decorated to approval
- Remove defective hinged door at ground floor level to the western side of the south elevation and replace with new timber door as indicated on the submitted drawings, decorated to approval.
- Provide and fix 3No. Conservation style rooflights to the south facing roof slope to match the existing rooflights evident on the Main House.

## 1.5

Details of the proposed works of structural repair and reinstatement and the external renovation of the building are detailed on the submitted drawings. The retention of the external appearance of the building save for reinstatement of existing openings with preserve and enhance the subject building and ensure that the building will continue to make a positive contribution to the character and appearance of the Listed Building and the wider Conservation Area.

## HERITAGE IMPACT ASSESSMENT MATRIX.

| Proposal                                                                          | Aspects of Significance                                                                                                        | Significance of Affected Feature                                                                                                                            | Heritage Impact Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Proposed Solution                                                                                |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
|                                                                                   |                                                                                                                                |                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                  |
| Structural repairs.                                                               | Building is simple and ancillary in nature and has the potential to impact negatively upon the setting of the Listed Building. | The setting of the Listed Building and the preservation of the character and appearance of same and the wider Conservation Area is of paramount importance. | The potential impact upon the character, appearance and setting of the listed building or the works of structural repair / rebuilding will be neutral. Works of rebuilding and external renovation will be carried out sympathetically using materials to match the existing building.                                                                                                                                                                                         | The proposed development does not require any changes to the external appearance of the building |
| Reinstate original openings at ground floor level.                                | Building is simple and ancillary in nature and has the potential to impact negatively upon the setting of the Listed Building. | The setting of the Listed Building and the preservation of the character and appearance of same and the wider Conservation Area is of paramount importance. | The potential impact upon the character, appearance and setting of the listed building or the works of structural repair / rebuilding will be positive. The deletion of the agricultural style opening to the southern elevation and the reinstatement of the two original openings having regard to the surviving arched brickwork heads will be positive and will preserve and enhance the character and appearance of the subject building and the wider Conservation Area. | Undertake the works of reinstatement as indicated on the submitted drawings.                     |
| Insertion of 3No. Conservation Style Rooflights into the south facing roof slope. | Building is simple and ancillary in nature and has the potential to impact negatively upon the setting of the Listed Building. | The setting of the Listed Building and the preservation of the character and appearance of same and the wider Conservation Area is of paramount importance. | The insertion of the proposed rooflights which are of a style and size which matches the existing rooflights in place to the western facing roof slope of the Main House will be positive for the amenity of users of the first floor of the subject building by providing additional natural light and neutral in terms of the impact upon the character and appearance of the Listed Building and wider Conservation Area.                                                   | Undertake the works of reinstatement as indicated on the submitted drawings.                     |

## **CONCLUSION.**

The proposed structural repairs, reinstatement of original openings and insertion of rooflights to the subject building can be undertaken sympathetically and will provide a positive impact upon the character and appearance of an ancillary building which affects the setting of a Grade II Listed Building. The proposed works as set out on the submitted drawings will ensure the long term survival of this ancillary building and that it will continue to contribute to, preserve and enhance the character, appearance and setting of the adjacent Listed Building and the wider Cefn Mawr Conservation Area.

***D S Jones & Co.***

Architectural & Planning Consultants.

For and on behalf of [REDACTED]

## Appendix - Listing Report.

### Full Report for Listed Buildings



#### Summary Description of a Listed Buildings

| Reference Number                     | Building Number | Grade          | Status     | Date of Designation | Date of Amendment |
|--------------------------------------|-----------------|----------------|------------|---------------------|-------------------|
| 16870                                | 16              | II             | Designated | 30/04/1996          | 30/04/1996        |
| Name of Property                     |                 | Address        |            |                     |                   |
| Cefn Kynaston including garden walls |                 | 16 Hill Street |            |                     |                   |

#### Location

| Unitary Authority | Community                                                                                                                                                                | Town | Locality  | Easting | Northing |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-----------|---------|----------|
| Wrexham           | Cefn                                                                                                                                                                     |      | Cefn Mawr | 327917  | 342186   |
| Street Side       | Location                                                                                                                                                                 |      |           |         |          |
| N                 | Close to the junction of Hill Street and Plas Kynaston Lane, the house is set in walled grounds ringed by footpaths at the foot of steps leading down from Crane Street. |      |           |         |          |

#### Description

| Broad Class | Period |
|-------------|--------|
| Domestic    |        |
| History     |        |

A carved stone built into the garden wall carries the date 1805 with initials V over T.A. On stylistic evidence, the house in its present form seems unlikely to be as early as this, and is probably c1820-30. It was extended with a rear wing in the later C19. The house was the residence of local doctors from 1897-c1960.

**Exterior**

Coursed and squared rubble with tooled freestone dressings; hipped slate roof with bold overhang to eaves; paired brick axial stacks. Rear wing similarly constructed, but with yellow brick dressings to windows. 2 storeyed, 3-window range with central entrance. Segmentally arched doorway in segmental trellis-work porch. Flanking windows are 12-pane sashes with tooled heads. Similar windows to first floor. Lean-to stone addition against E elevation, with wide conservatory window facing garden.

Rubble walls with plain stone copings enclose the garden and form the E and S boundaries of the plot.

**Interior**

Original layout survives largely intact with central entrance hall flanked by principal rooms facing the garden. Several rooms retain simply moulded plaster cornices, and there are some original fireplaces: others are late C19 and later introductions. Enclosed staircase has simple stick balusters to landing. Panelled internal shutters to windows

**Reason for designation**

Included as a very well-preserved example of a small scale early C19 house of considerable character.