



Heritage Impact Assessment

Land at Tyn-y-Coed,

Chester Road, Rossett

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Conservation officer comments

"The site itself does not lie within the conservation area but is immediately adjacent, with the conservation area boundary including the boundary wall along Chester Road.

Whilst the boundary wall height has been altered previously it remains intact along this stretch until it reaches the relatively recent new opening created for The Limes development. This mostly unbroken stretch of brick wall does contribute positively to the character and appearance of the conservation area, clearly setting out historic boundaries and creating a focused view along Chester Road from either direction into or out of the conservation area.

We wish to raise concerns over the proposed new entrance which we consider will have an impact on the wall's contribution to the significance of the conservation area. We question why the existing entrance to the site cannot be retained and re-used instead, whilst this may need some improvements, it would avoid the loss of historic fabric and punctuation of the long unbroken stretch of wall onto Chester Road.

In terms of the proposed layout, we recommend that this is revisited, currently it creates a sinuous enclave of buildings which do not interact with the village. Far preferable would be to have the properties closest to the south-east and south-west boundaries orientated to face them, with a generous set back and well considered boundary treatments i.e. not tall close boarded fencing. Design of the dwellings, including materiality should be based on detailed assessment of the villages character, building types and palette of materials, so that the new dwellings relate to their context and integrate successfully into this sensitive setting."

Our response

We have looked carefully at the comments made. The heritage significance of the wall is noted. As stated in the HIA as part of the original application, the application site was a field, until Tyn-y-Coed was built. We believe a new access to the south of the plot was approved at this time, so the entrance is not historic, although its curving nature forms part of the character of the area. Part of the wall in question along Chester Road was increased in height by 1.5m following the granting of planning permission in 2009. We question whether the boundary is truly historic as the bonding of the brickwork appears to be random, a significant section of the wall is not original, and as such it does not have a high amount of evidential or historic value. Nonetheless, it is appreciated that since works have been undertaken in 2009 to increase the height of the wall, that the wall does have a degree of aesthetic value but as can be seen at close quarters the wall is in a poor state of repair, has been poorly pointed and parts of the wall are in a poor condition. The wall needs attention in terms of its repair and restoration, so that it does not become a liability.



Fig 1. The wall



Fig 2. Looking north along Chester Road to The Forks Road c1950. Note the stone boundary to the Golden Lion, which continues along the back of pavement line to meet the brick wall fronting the site at Tyn-y-Coed (arrowed red). (Copyright: Francis Frith).

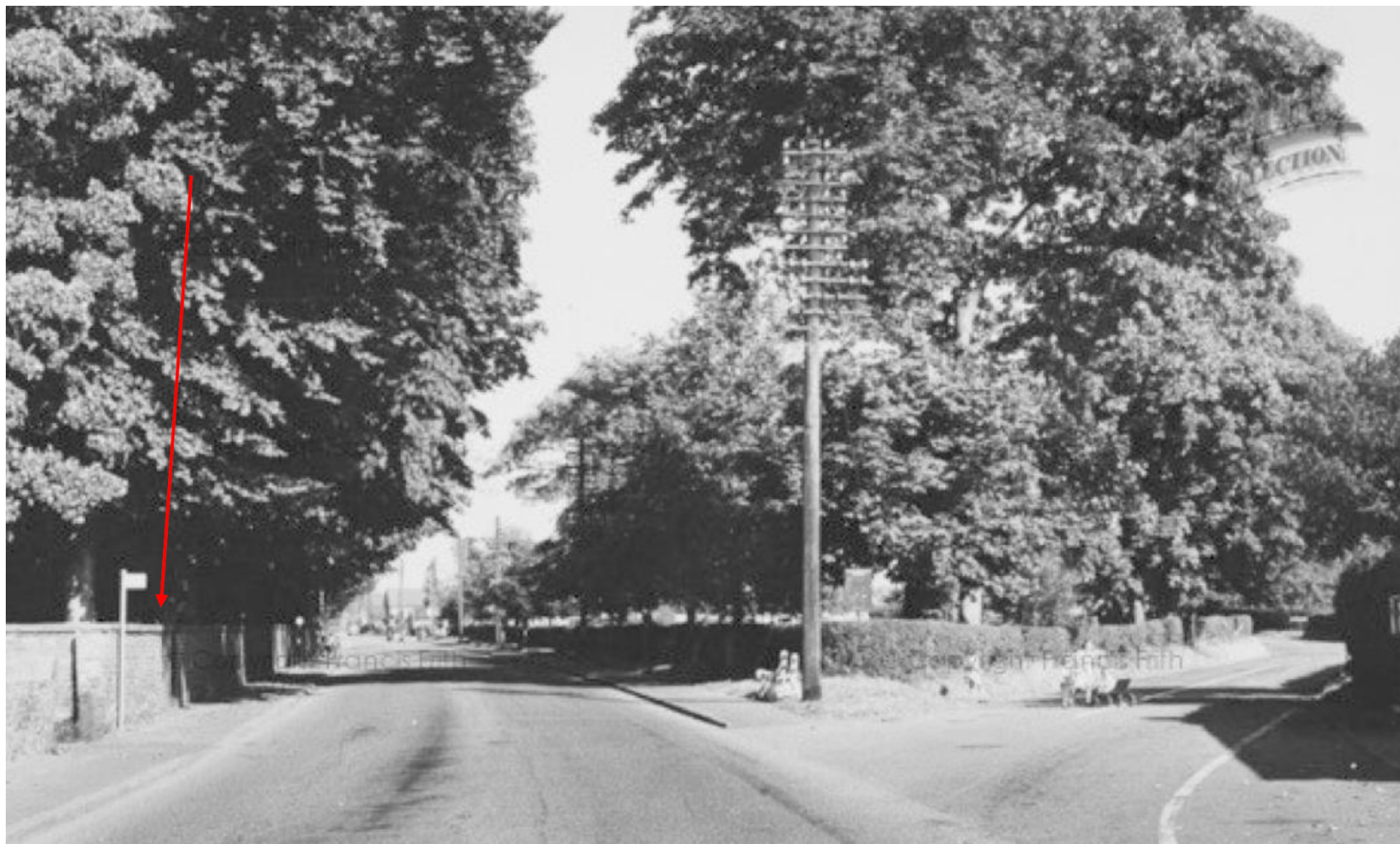


Fig 3. The Forks Road 1960 – the site and boundary wall is on the left (Copyright: Francis Frith). Note curved boundary to the open space to the right of the photograph



Fig 4. Planning application photographs of 2009 showing the wall had been reduced in height since the 1960's, and permission granted in 2009 to rebuilt up at the corner (arrowed red).

The existing access is opposite a complex junction and there are highways concerns over the use of this entrance. Whilst this isn't a heritage issue per se, it must be looked at cohesively. This development seeks to strike a wider planning balance. The access is proposed relatively centrally to the site off Chester Road, away from the junction of Chester Road and the B5102 Holt Road. The access visibility splay must be looked at in the historical context of the wall, which has been altered several times in height and appearance since it was constructed. It would not introduce a form that is inappropriate to the urban village context, and a similar type of boundary is seen elsewhere in the conservation area, off Station Road and Chester Road. It would not disrupt the understanding of Rossett's development pattern along Chester Road, which is an important feature of the conservation area. The site is relatively self-contained and will continue to be so. It does not perform a transitional setting or "element of separation between the main village and the former Rossett Hall estate" (Rossett Conservation Area Appraisal pg. 11). The boundary wall performs an important function in the physical and visual continuation of the built-up area, as the site has been built on before the conservation area was designated, and although set back, is visible from Chester Road.

There are several walls in the area, both within and outside the conservation area, but relevant to the character of Rossett as a whole, where walls are curved to allow access into the site. These curved walls are a feature of the conservation area, and such walls add interest to the character of the conservation area. These are noted below:



Conservation Area Boundary



Entrance to Manor Lane



Site access off Chester Road to 1661 Chester Road



Left: Access to Station Lane, and right, the Golden Lion

It is noted that the wall provides a sense of enclosure. It should also be noted that because of the length of the wall a substantial amount will remain. The boundary wall would still be legible to the street scene, and the boundary would not be severed as such, as it would retain the features that contribute to its significance, namely the coping stones, a true restoration. It would continue to be seen as a strong boundary from the kinetic views along Chester Road in both directions, and from the B5102. The cumulative effect of the development, although all reserved matter at this stage will be addressed also through landscaping to enhance this part of the conservation area, even though the site in question is not within the conservation area. The plot does not contribute to the character or significance of Rossett conservation area. It fronts Chester Road, which has medium significance within the context as part of the wider conservation area.

Proposed new wall.

