

Heritage Impact Assessment

Rev A

Ruabon Cons Club, 23 Park Street Ruabon

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1. Introduction

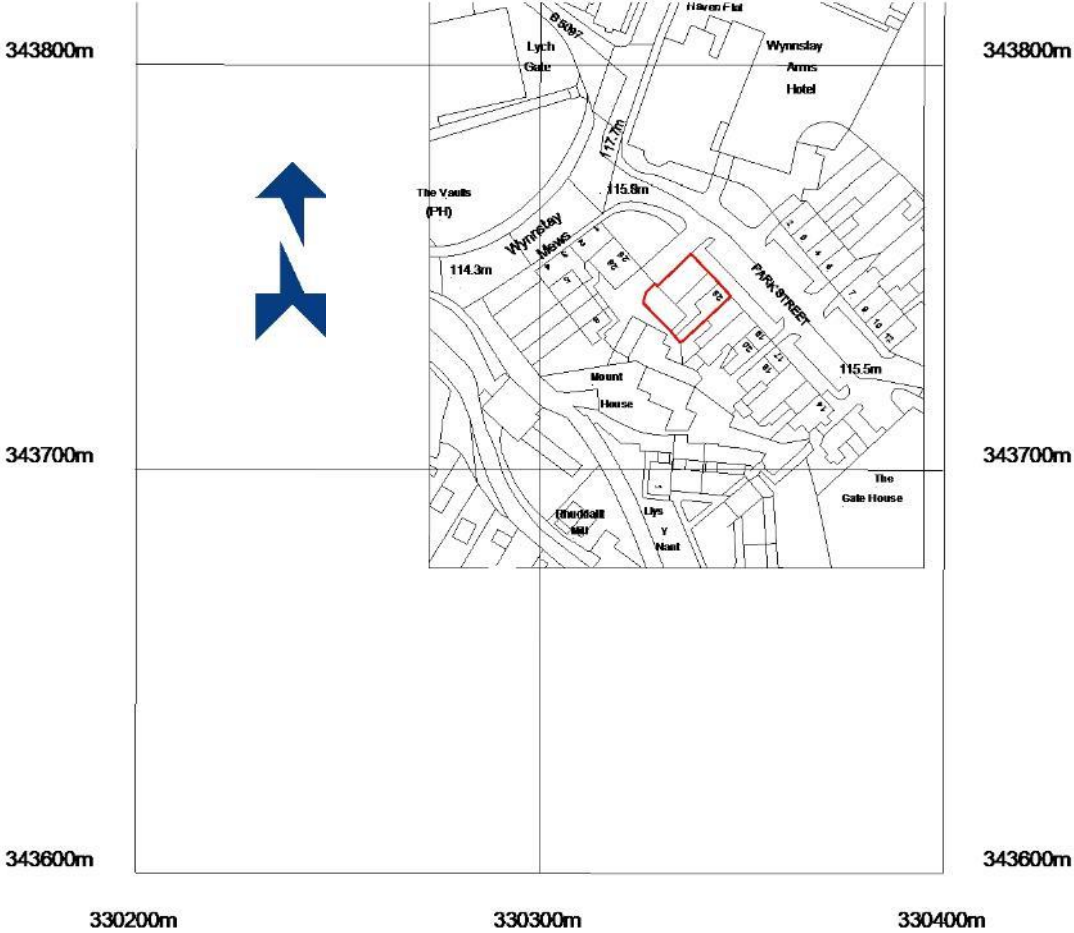
This application has been prepared on behalf of the Ruabon Cons Club who are seeking approval to convert the Grade II listed, former estate cottage, currently used as storage for the cons club, into a kitchen/servery and dining area on the ground floor and staff facilities on the first floor.

The former estate cottage forms part of a block of cottages, of which there are 4 blocks in Park Street. The proposed alterations include minor internal alterations and replacing/handling the staircase to allow a more flexible use of the building.



2. Site Details and Description

The building proposed for change of use/alteration is the former end cottage of a block forming a group of 4 blocks of former estate cottages within Park Street, Ruabon.



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2. Existing Context – Photographic Survey



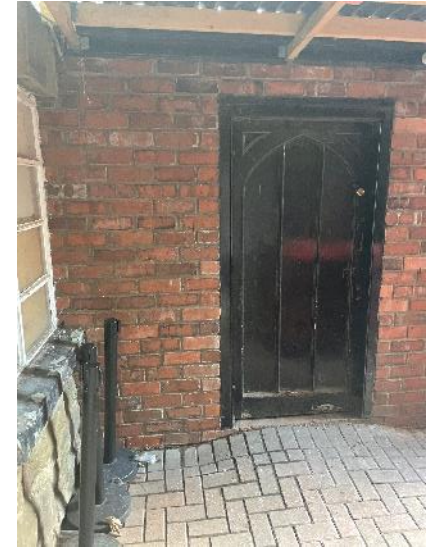
View of the front NW elevation



View of the passage between the two buildings.



View of the rear SW elevation



View of the side door in the single storey rear block.



View of the window in the single storey rear block.



View of the lower rear elevation, within the passage.



View of the existing staircase – to be retained and repaired where necessary.



View of the ground floor front room

2. Existing Context – Photographic Survey



View of the ground floor front room.



View of the partition to be removed from the ground floor front room.



View of the rear elevation of the ground floor rear room.



View of the partition to be removed from the ground floor front room.



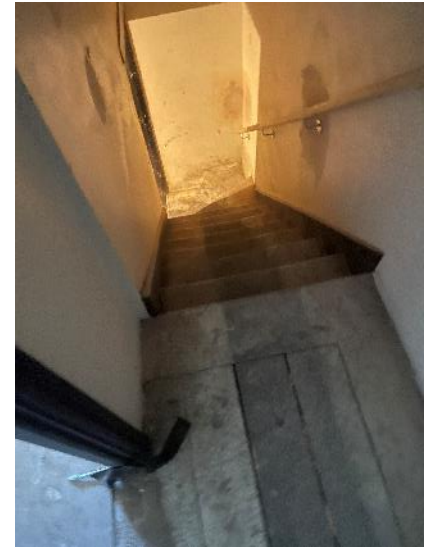
View of the first floor rear room.



View of the first floor front room.



View of the first floor front room viewed from the rear room.



View of the existing staircase from the first floor – to be retained.

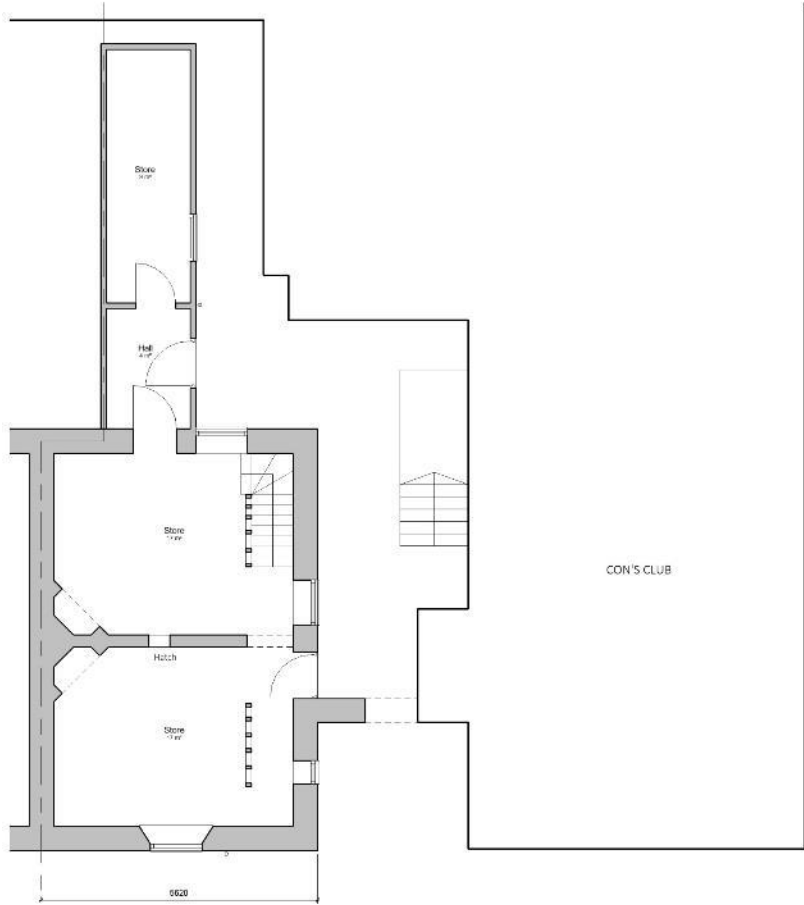
2. Existing Context – Site Plan



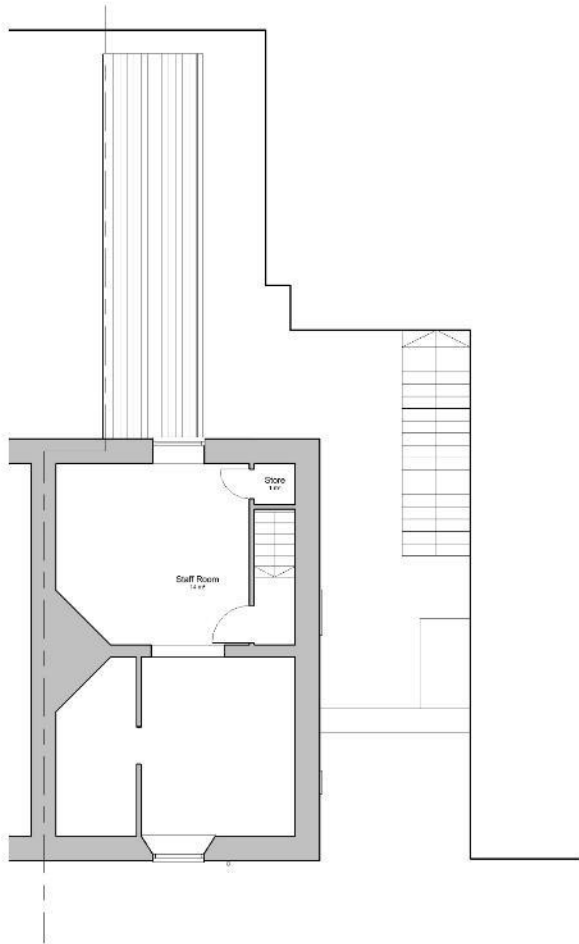
Existing Site Plan
1 : 100



2. Existing Context – Floor Plans



Existing Ground Floor Plan
1 : 50



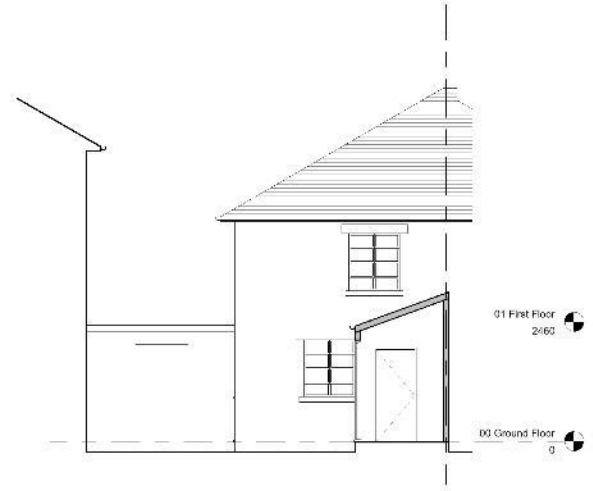
Existing First Floor Plan
1 : 50



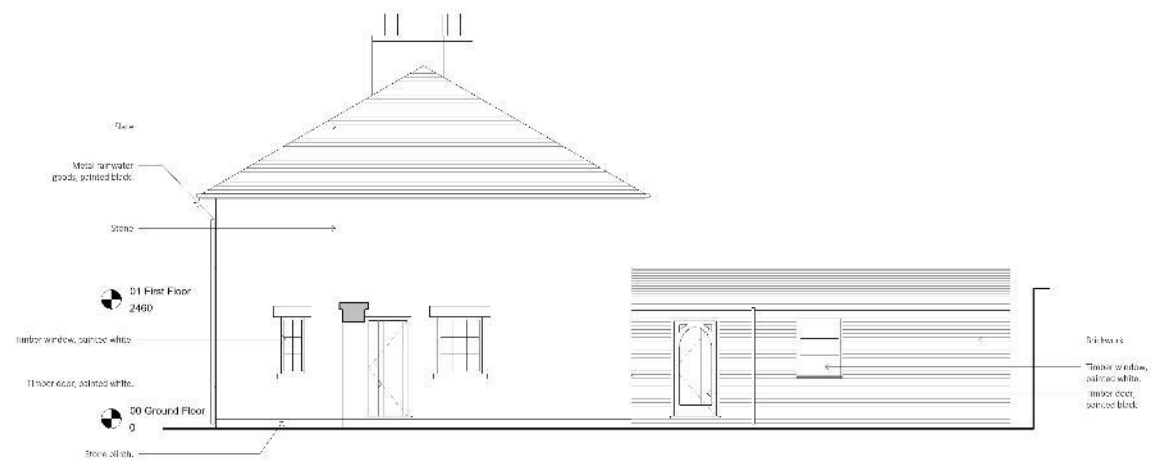
2. Existing Context – Elevations



Existing North East Elevation
1 : 50



Existing South West Elevation
1 : 50



Existing North West Elevation
1 : 50



3. Historic Significance and Character Listing Text

Entry Name: No 23, Park Street (S Side) Ruabon, Clwyd

Listing Date: 22 February 1995

Last Amended: 22 February 1995

Grade: II

Source: Cadw

Source ID: 15719

Building Class: Domestic

Location: The western of the two blocks of estate cottages on this side of Park Street.

County: Wrexham

Community: Ruabon (Rhiwabon)

Community: Ruabon

Built-Up Area: Ruabon

Traditional County: Denbighshire

History

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

Exterior

Symmetrical elevation, 2-storey 4 windows. Roughly coursed and squared sandstone rubble with dressed stone quoins, hipped slate roof with two octagonal stone chimneys. Paired central entrances share a stone canopy. Windows have hoodmoulds, those at ground floor badly eroded, those at upper level restored. Left hand return has paired entrances under shared stone canopy, that to the right now a window. Right hand return as left hand return.

Interior

Generally the two unit cottages retain basic plan form, some original stairs and blocked corner fireplaces.

Reasons for Listing

Listed as relatively intact examples of carefully planned estate cottages relating to the Wynnstay Estate.

Group value with neighbouring listed buildings on Park Street.

3. Historic Significance and Character

Historic Maps



Os Extract 1879



Os Extract 1900



Os Extract 1914



Os Extract 1938



Os Extract 1956

Historic Maps

The listing text states that the former estate cottages dates from circa 1840 and the earlier 1879 OS plan shows the cottages in more detail than on later maps.

4. Proposed Works, Design and Assessment of their Impact

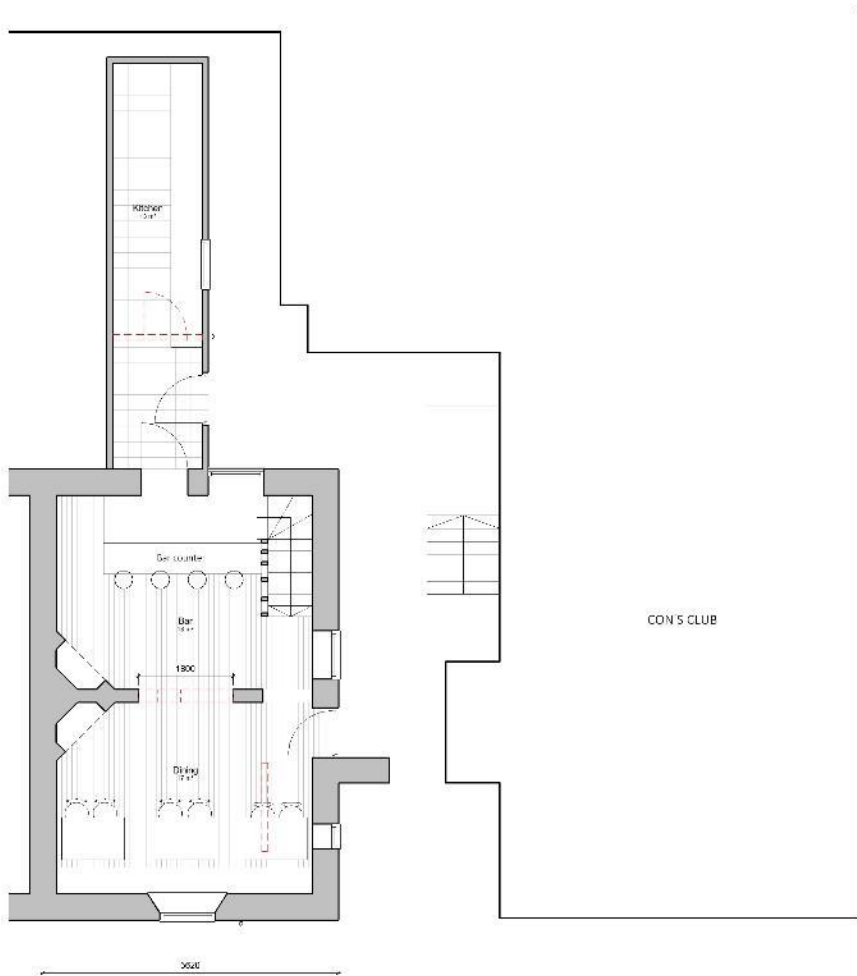


Proposed Site Plan

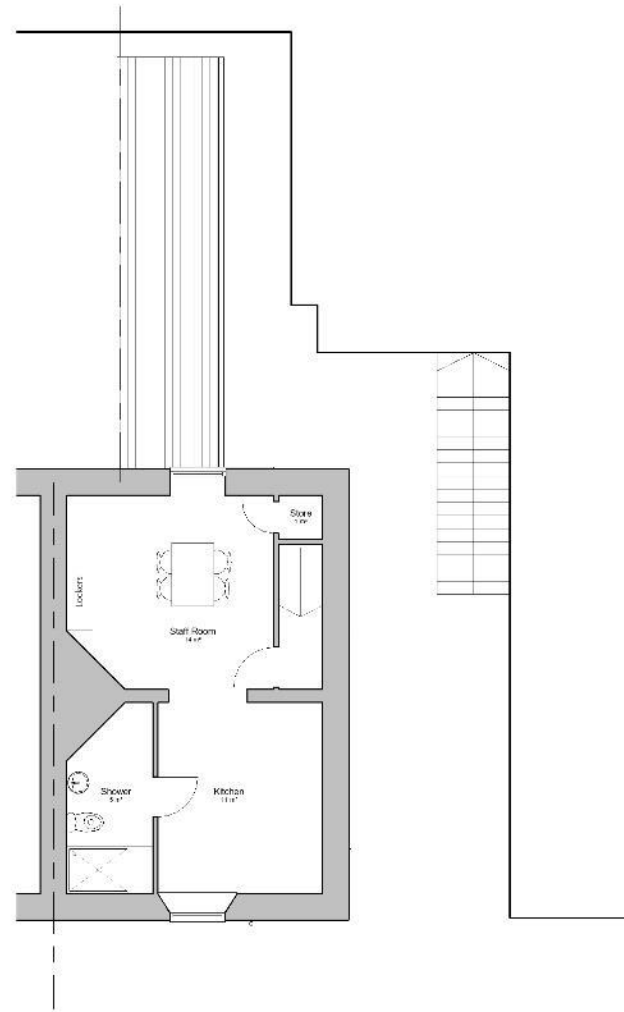
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4. Proposed Works, Design and Assessment of their Impact



Proposed Ground Floor Plan
1 : 50

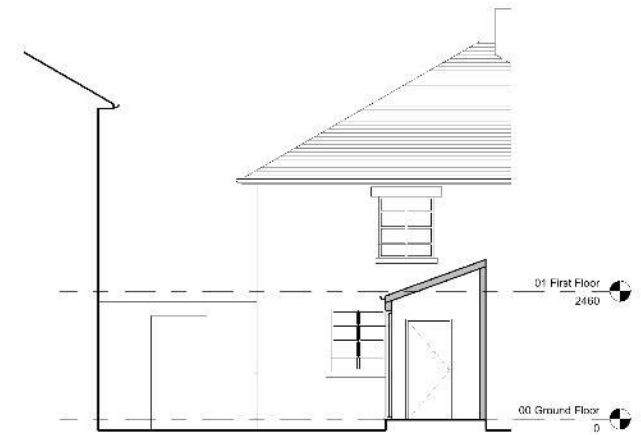


Proposed First Floor Plan
1 : 50

4. Proposed Works, Design and Assessment of their Impact



Proposed North East Elevation
1 : 50



Proposed South West Elevation
1 : 50



Proposed North West Elevation
1 : 50



4. Proposed Works, Design and Assessment of their Impact

When considering the development of a Heritage Asset the proposals should be designed to avoid or minimise any harm to the significance of the heritage asset.

During the design process, the following questions have been assessed.

4.14 Why is the proposed work required?

To preserve and retain and conserve the existing Grade II Listed structure through its conversion into a usable space to be enjoyed by the community.

4.15 Could your requirements be met in a different way?

The alterations have been considered to minimise causing harm to the heritage asset.

4.16 What would the benefits be of the proposed work?

The proposed work will allow the existing building to continue to be used and appreciated by the local community. The existing rooms will retain their existing proportions and the new use will ensure the future of the historic structure.

4.17 Do you understand the heritage asset well enough to make an informed decision?

The structure has been fully assessed and different options explored to minimise the impact of the proposals.

4.18 Will the benefits outweigh any harm?

Due to the building currently used purely as storage, the benefit of its conversion outweighs any perceived harm, due to it being used by the wider community.

4.19 Could you avoid (mitigate) any minor impacts on the heritage asset?

The proposed conversion and additions have been designed to retain the appearance and respect the original building. The form is retained. The proposed alterations are internal and the external appearance is retained.

4.20 Is the scale, design, materials proposed for any proposed works appropriate?

The scale and design and materials are all retained externally.

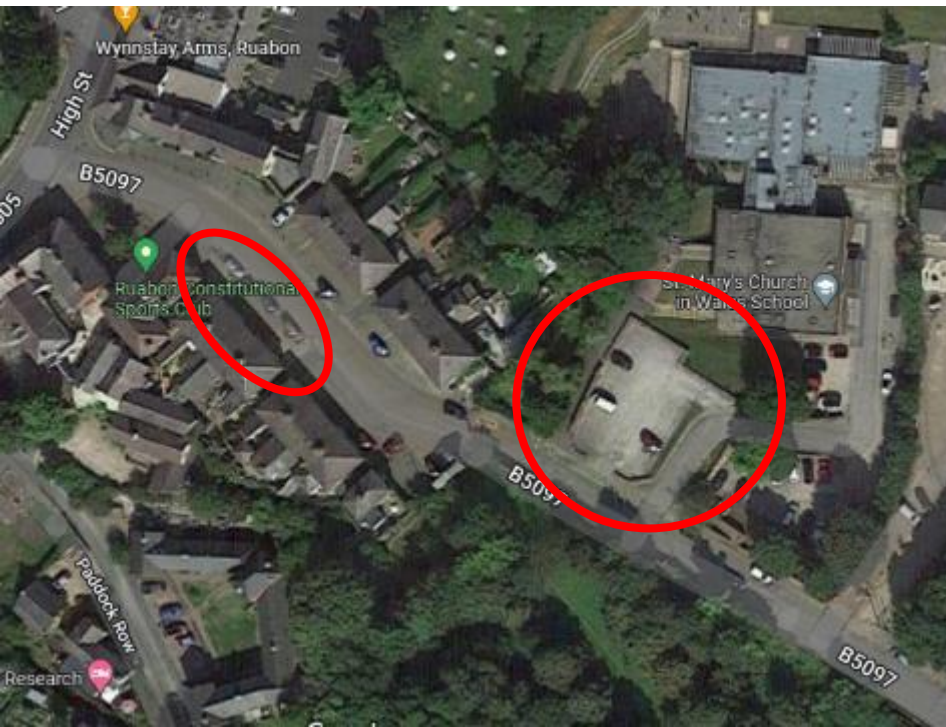
4.21 Is any proposed work in the least damaging place?

The internal alterations are limited and retain the existing character without impacting on the internal spaces. The existing roof and first floor ceilings will remain unaltered to avoid any impact on the potential of bat being present.

5. Access Statement

The existing access points into and from the building are retained and unaffected by the proposals. The existing staircase will remain unaltered (repaired where necessary) with the first floor being used for staff welfare with means of escape through the existing rear entrance door and secondary means of escape through existing first floor windows.

There is existing parking via a lay-by next to the building and the public car park in Park Street.



6. Conclusion

The proposed works are minor and limited to internal alterations. The external appearance of the building remains unaltered. The proposed alterations will allow the building to be used and enjoyed by the public and community of Ruabon. The character of the existing building and its impact on the surrounding area and ecology are unaffected by the proposals.

