



æon archaeology

Wynona, Station Road, Rossett, Wrexham LL12 0HE (ROSP/2021/1169)

March 2022 v1.0



Level 3 Historic Building Survey

Project Code: A0359.1

Report no. 0338

Event PRN: 213745





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Level 3 Historic Building Survey

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Project Code: A0359.1
Date: 31/03/2022
Client: Ian Humphreys
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1.0 NON-TECHNICAL SUMMARY

Comisiynwyd Aeon Archaeology gan Ian Humphreys i gynhyrchu cofnod adeiladu hanesyddol lefel 3 o Wynona, ffordd yr orsaf, Wrecsam LL12 0HE.

Aeon Archaeology was commissioned by Mr. Ian Humphreys to produce a level 3 historic building record of Wynona, Station Road, Rossett, Wrexham LL12 0HE.

2.0 INTRODUCTION

Aeon Archaeology was commissioned by Mr. Ian Humphreys, hereafter ‘the Client’, to produce a level 3 historic building record of a single storey dwelling at Wynona, Station Road, Rossett, Wrexham LL12 0HE (centred on **NGR SJ 36318 57143**) in advance of demolition.

Conservation Area approval (**ROS P /2021 /1169**) was obtained by the Client from Wrexham County Borough Council, hereafter ‘the Council’ on the 4th March 2022 for the demolition of the existing dwelling and the erection of a replacement dwelling with associated single garage. The following condition concerning archaeology and heritage was applied to the approval:

Condition 3

No development shall take place until a programme of building recording and analysis, equivalent to an Historic England Level 3 building survey, has been secured and implemented, in accordance with a brief issued by the local planning authority and a written scheme of investigation which has been submitted and approved in writing by the local planning authority. The survey will be completed by a professional archaeological contractor. The programme of building analysis and recording must meet the standards laid down by the Chartered Institute for Archaeologists in their Standard and Guidance for the archaeological investigation and recording of standing buildings or structures.

A copy of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust (The Offices, Coed y Dinas, Welshpool, Powys, SY21 8RP Email: mark.walters@cpat.org.uk Tel: 01938 553670). After approval by the Local Planning Authority, a copy of the resulting report and digital archive should be sent to the Historic Environment Record Officer, Clwyd-Powys Archaeological Trust for inclusion in the regional Historic Environment Record and a copy of the report and whole project archive should also be sent to the National Monuments Record, RCAHMS, Aberystwyth.

Reason: To ensure the development is carried out in a manner that reflects the existing character and appearance of the Conservation Area in accordance with Policies GDP1 and EC7 of the Wrexham Unitary Development Plan.

A written scheme of investigation (WSI) was produced by Aeon Archaeology in March 2022 (A0359.1 Wynona, Rossett HBR WSI 1.0) which outlined the aims and objectives of the project and the methods by which they would be met in order to meet the spirit and intent of condition 3 of approval ROS P /2021 /1169.

The Development Management Archaeologist (DMA) at the Clwyd Powys Archaeological Trust (CPAT) made the following consultee comments regarding the proposed development:

The proposals impact an unlisted building which is not recorded on the Historic Environment Record. The corrugated metal sheet bungalow appears to date to the inter-war period and is of local architectural and historical interest as an example of a rapidly vanishing type of pre-fabricated house used in the 1930s - late 1940's. These buildings provide a useful window on the social conditions of the time and the nature of temporary poorer housing. We currently have very poor information relating to this building and a survey of the present form, layout and condition of the building therefore needs to be preserved prior to its demolition.

We would recommend that a Level 3 survey is completed in accordance with the Planning Policy Wales (Feb 2021) and TAN 24 (May 2017) guidance and an appropriate condition is

supplied below. The Level 3 survey would include a detailed photographic survey, written descriptive survey and a measured survey using annotated architects' plans if they are available, or a wholly new survey if required. The recording work must be completed by a professional archaeological contractor in accordance with CIFA standards and guidance.

This report is offered in consideration to the Council and their advisor, the DMA at CPAT in relation to the condition of application ROS P /2021 /1169.

This report conforms to the guidelines specified in Historic England's '*Understanding Historic Buildings: a guide to good recording practice*' (2016) & *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (Chartered Institute for Archaeologists, 2020).

This level 3 historic building record has been undertaken as CPAT event primary reference number (PRN) **213745**.

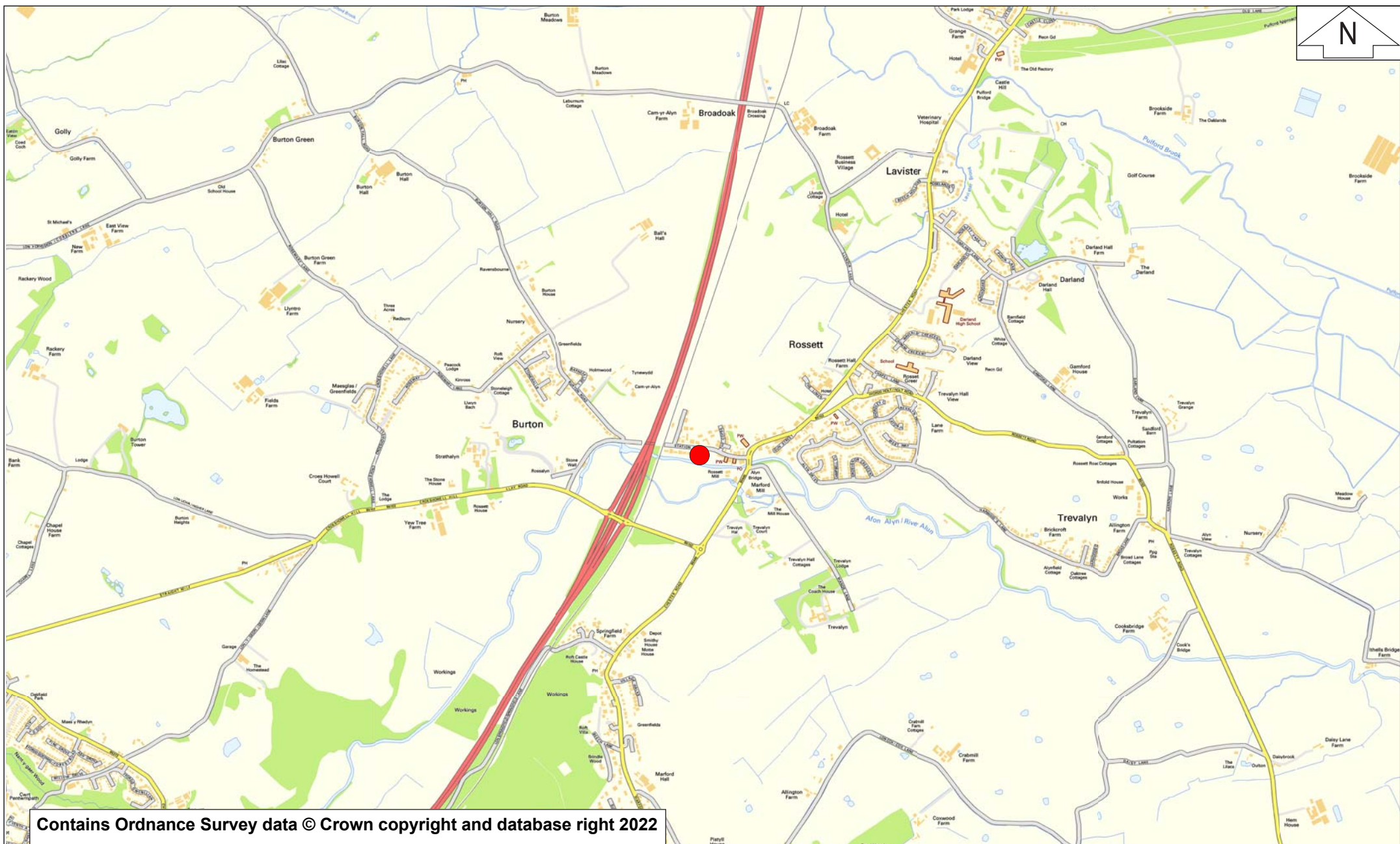


Figure 01: Location of Wynona, Station Road, Rossett, Wrexham LL12 0HE.
Scale 1:20,000 at A4.



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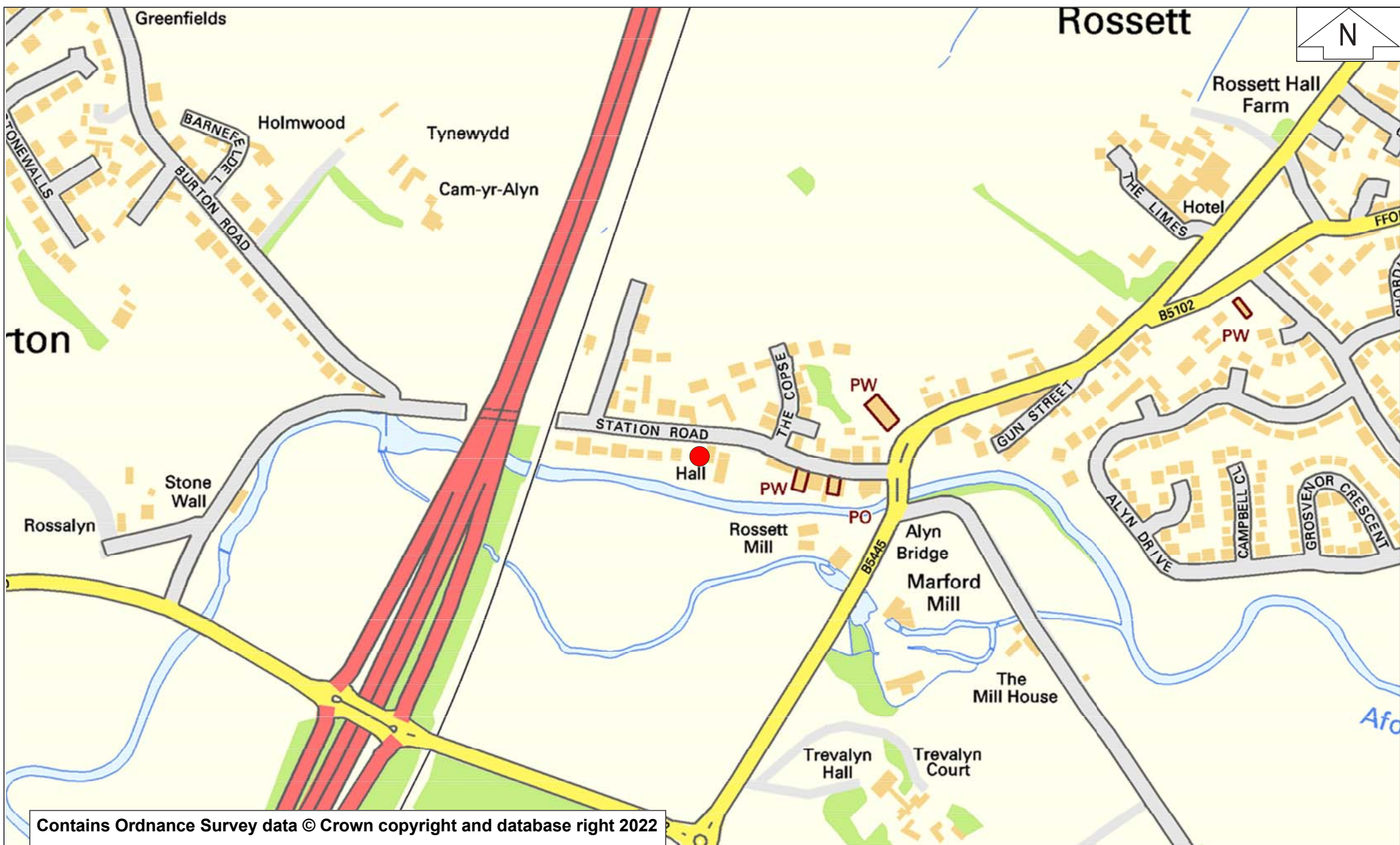
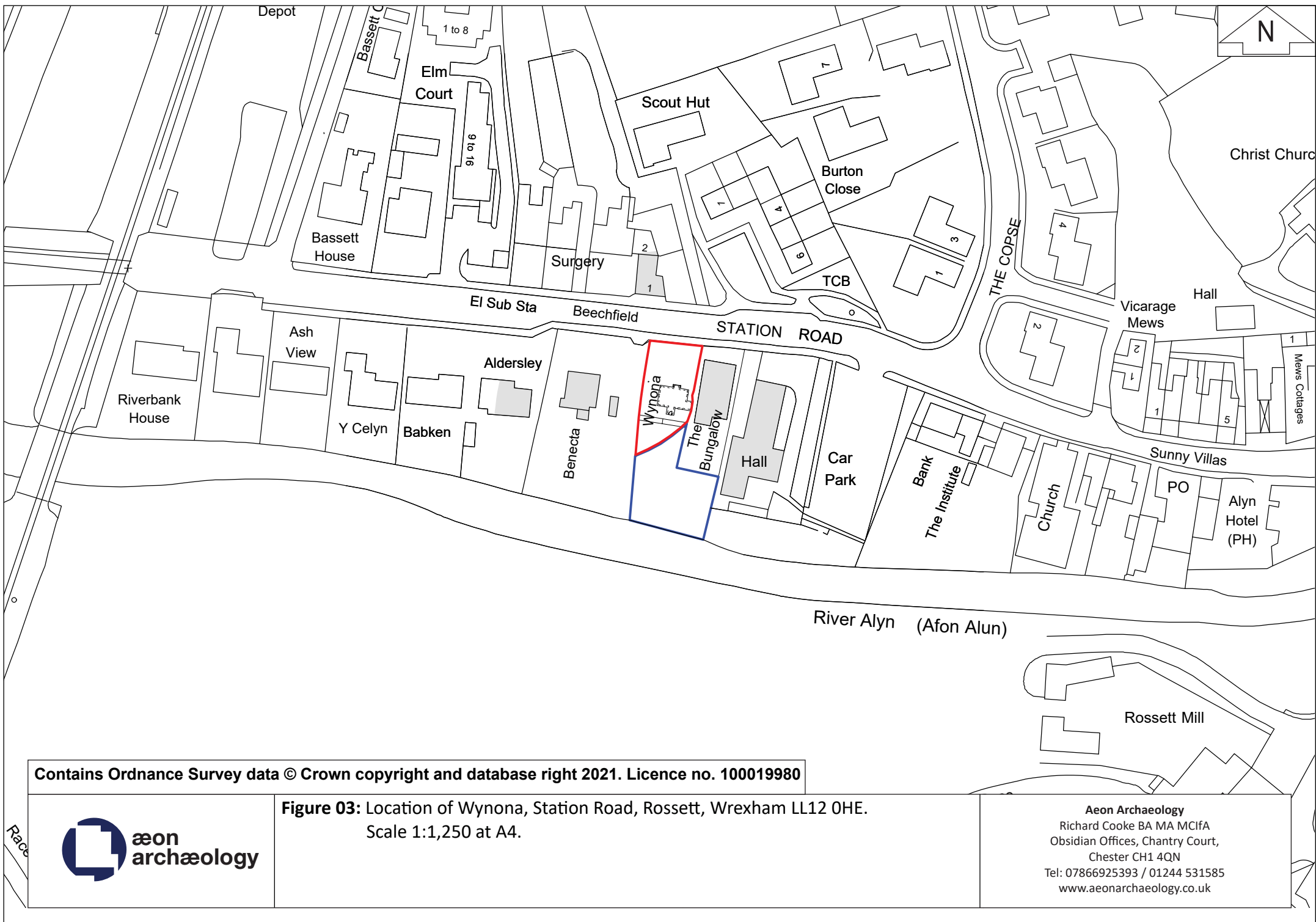


Figure 02: Location of Wynona, Station Road, Rossett, Wrexham LL12 0HE.
Scale 1:5,000 at A4.



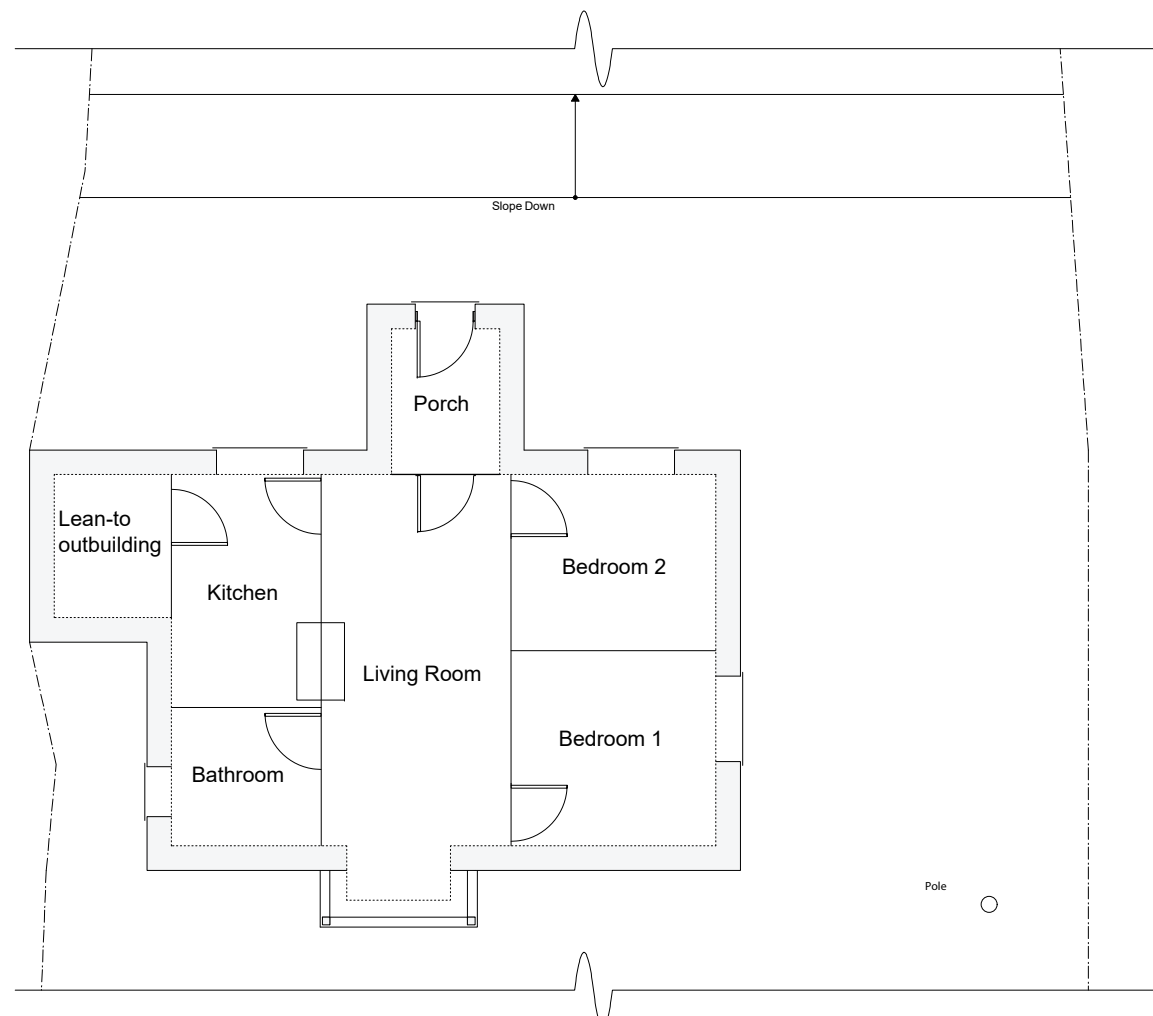
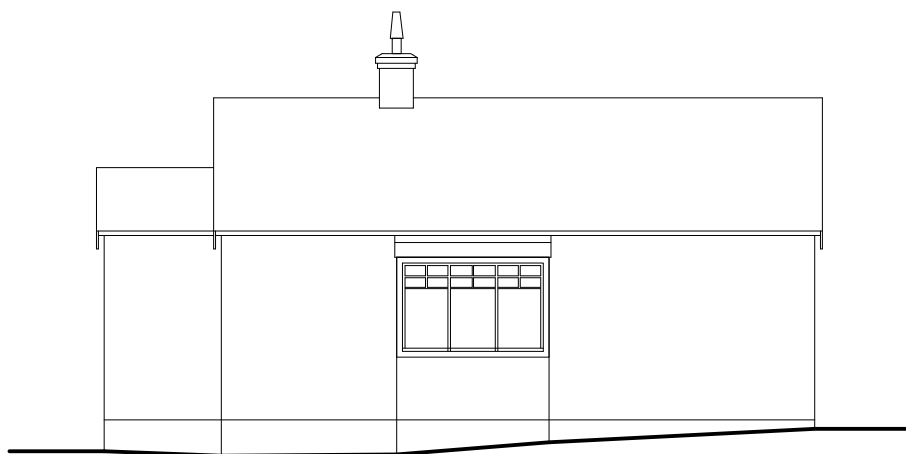
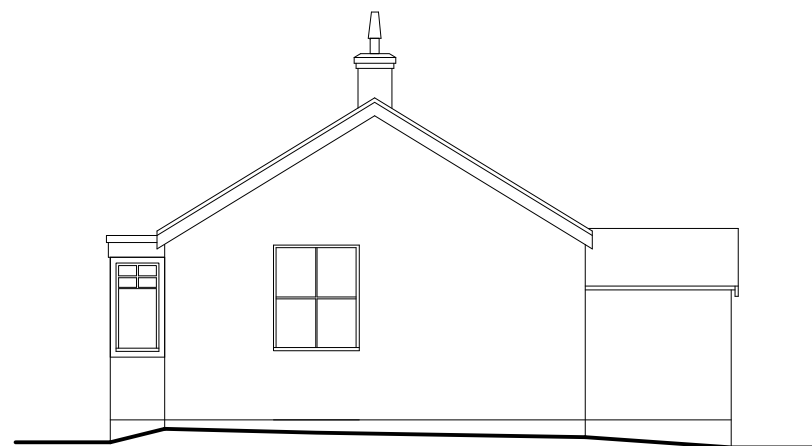


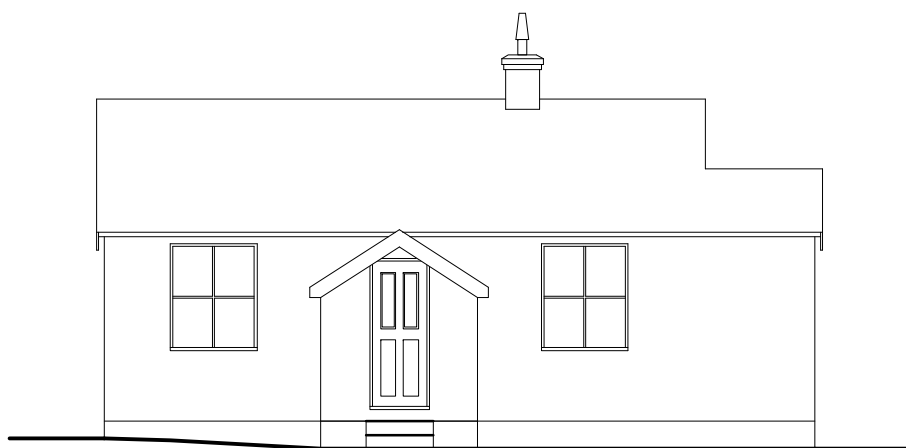
Figure 04: Floor plan as existing of Wynona, Station Road, Rossett, Wrexham LL12 0HE.
Scale 1:100 at A4.



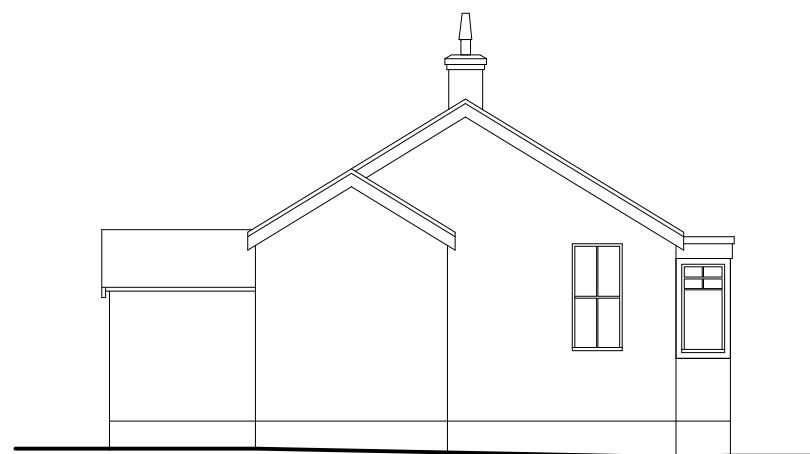
Front elevation



Side elevation



Rear elevation



Side elevation

3.0 POLICY CONTEXT

At an international level there are two principal agreements concerning the protection of the cultural heritage and archaeological resource – the UNESCO Convention Concerning the Protection of World Cultural and Natural Heritage and the European Convention on the Protection of the Archaeological Heritage, commonly known as the Valetta Convention. The latter was agreed by the Member States of the Council of Europe in 1992, and also became law in 1992. It has been ratified by the UK, and responsibility for its implementation rests with Department for Culture Media and Sport.

The management and protection of the historic environment in Wales is set out within the following legislation:

- The Planning (Listed Buildings and Conservation Areas) Act 1990 (As amended)
- The Historic Environment (Wales) Act 2016
- The Town and Country Planning Act 1990
- The Ancient Monuments and Archaeological Areas Act 1979
- The Town and Country Planning (General Permitted Development Order) 1995 (As amended)

The Historic Environment (Wales) Act is the most recent legislation for the management of the Historic Environment and amends two pieces of UK legislation — the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990. The new Act has three main aims:

- to give more effective protection to listed buildings and scheduled monuments;
- to improve the sustainable management of the historic environment; and
- to introduce greater transparency and accountability into decisions taken on the historic environment.

With respect to the cultural heritage of the built environment the Planning (Conservation Areas and Listed Buildings) Act 1990 applies. The Act sets out the legislative framework within which works and development affecting listed buildings and conservation areas must be considered. This states that:-

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses” (s66(1))

Other known sites of cultural heritage/archaeological significance can be entered onto county-based Historic Environment Records under the Town and Country Planning 1995.

Planning Policy Wales sets out the land use planning policies of the Welsh Government. Chapter 6 covers the historic environment and emphasises that the positive management of change in the historic environment is based on a full understanding of the nature and significance of historic assets and the recognition of the benefits that they can deliver in a vibrant culture and economy.

Various principles and policies related to cultural heritage and archaeology are set out in the Planning Policy Wales which guide local planning authorities with respect to the wider historic environment.

The following paragraphs from Planning Policy Wales are particularly relevant and are quoted in full:

Paragraph 6.1.5 concerns planning applications:

The planning system must take into account the Welsh Government's objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations. 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. The historic environment can only be maintained as a resource for future generations if the individual historic assets are protected and conserved. Cadw's published Conservation Principles highlights the need to base decisions on an understanding of the impact a proposal may have on the significance of an historic asset.

Planning Policy Wales is supplemented by a series of Technical Advice Notes (TAN). Technical Advice Note 24: The Historic Environment contains detailed guidance on how the planning system considers the historic environment during development plan, preparation and decision making on planning and listed building consent applications. TAN 24 replaces the following Welsh Office Circulars:

- 60/96 Planning and the Historic Environment: Archaeology
- 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas
- 1/98 Planning and the Historic Environment: Directions by the Secretary of State for Wales

4.0 REQUIREMENTS

4.1 Building Record

The requirements were for an archaeological building record of Wynona, Station Road, Rossett prior to demolition, however should observations or desk-based research suggest the potential for significant features to be encountered during the alteration works, the archaeological contractor should make arrangements to undertake any appropriate supplementary recording work during the development. The DMA at CPAT has requested that the building record be roughly commensurate with the English Heritage '*Understanding Historic Buildings: a guide to good recording practice*' (2016) **Level 3**.

Level 3 is an analytical record, and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis.

The information contained in the record will for the most part have been obtained through an examination of the building itself. If documentary sources are used they are likely to be those most readily accessible, such as historic Ordnance Survey maps, trade directories, and other published sources. The record will not normally discuss the building's broader stylistic or historical context and importance at any length.

The detailed photographic record will consist of English Heritage '*Understanding Historic Buildings: a guide to good recording practice*' (2016) elements:

- written account: 1-3, 6-9, 11-13, 22
- drawings: 2
- photographs: 1-9

5.0 METHOD STATEMENT

5.1 Level 3 Record

5.1.1 Written Account

The written account will include:

- The building's precise location as a National Grid Reference and address form;
- A note of any statutory designation and non-statutory designation;
- The date of the record, name(s) of the recorder(s) and archive location;
- A summary of the building's form, function, date, and sequence of development.
- An introduction, setting out the circumstances in which the record was made, its objectives, methods, scope and limitations, and any constraints which limited the achievement of objectives.
- Acknowledgements to all those who made significant contributions.
- A discussion of published sources relating to the building and its setting, an account of its history as given in published sources, an analysis of historic map evidence and a critical evaluation of previous records of the building, where they exist.
- An account of the building's overall form and its successive phases of development, together with the evidence supporting this analysis.
- An account of the past and present uses of the building and its parts, with the evidence for these interpretations.
- Any evidence for the former existence of demolished structures or removed plant associated with the building.
- Full bibliographic and other references.

5.1.2 Photographs

The photographic record will include:

- A general view or views of the building;
- The building's external appearance. Typically a series of oblique views will show all external elevations of the building and give an impression of its size and shape;
- The overall appearance of the rooms to be altered.
- Any internal or external detail.
- Any machinery or other plant, or evidence for its former existence.
- Any dates or other inscriptions.
- Any building contents or ephemera which have a significant bearing on the building's history.
- Copies of maps, drawings, views and photographs present in the building and illustrating its development or that of its site.

A Digital SLR (Canon 600D) set to maximum resolution will be used throughout.

5.1.3 Drawings

The drawn record will include:

- A measured site plan showing the location and orientation of photographs. This will label all room spaces and indicate any architectural features of note.
- Measured elevation drawings of all external elevations.

5.2 Processing data, illustration, report and archiving

Following completion of the record as outlined above, a report will be produced incorporating the following:

- A copy of the design brief and agreed specification
- A site location plan
- A plan illustrating the location and direction of photographs
- Basic background and relevant historical, descriptive or analytical detail
- A full bibliography of sources consulted
- Illustrations, including plans and photographs, will be incorporated within the report.

6.0 ARCHAEOLOGICAL AND HISTORICAL RECORD

The property known as Wynona and located on Station Road, Rossett is a single storey inter-war pre-fabricated (prefab) dwelling, constructed from corrugated iron sheet and dating to the inter-war period. Most commonly, prefabs were put up as a temporary solution to ease the housing crisis after the Second World War, however the earliest system-built houses date back to the inter-war period, when around 50,000 non-traditional dwellings were built (Barry. 2022).

Prefabrication is a method of producing standardised components off-site in a factory or workshop, that can be fitted together on-site. The components can be shipped flat packed or partially assembled and are not subject to fluctuating weather conditions when they are manufactured.

As industrialisation swept the nation in the first half of the 20th Century, and wages began to outweigh the costs of materials in the construction process, the attention of developers turned to processes designed to increase efficiency and speed on site. However, it was during the post-war period that production stepped up a gear. Between 1945 and 1955 around 20% of new housing was system-built, amounting to some 500,000 units, with a further 750,000 units being constructed between 1955 and 1970 (ibid).

In the 1970s there was a reaction against system-building, due primarily to issues of poor design and construction that came to light as defects in the houses built during the 1940s and 1950s began to appear. A number of dwellings suffered from problems with thermal insulation, noise insulation and condensation, and in some cases failure of external cladding and structural components. The government introduced legislation under the *Housing Defects Act 1984*, which allowed local authorities to designate particular types of property as 'defective by reason of their design or construction', and fund remedial work (ibid).

Since the 1920s 4.3m houses had been built, and by the end of the 1930s one family in three was living in an interwar house. Fuelled by low interest rates, there was also a rise in home ownership, from 10% of families in 1914 to 31% by 1939. The majority of these mass building programs did not take place in the crowded inner cities of the old industrial heartlands, but on the outskirts of the city, where land was cheaper and more easily available (www.findmypast.co.uk).

Despite this, it was estimated that there were 350,000 houses that were overcrowded in 1936 and many others that were unfit for human habitation. Even as late as 1943 it was estimated that 40% of houses in Hull, and 90% of houses in Stepney were without baths (ibid).

The 1930 Housing Act introduced a five year programme for the clearance of slums, with designated Improvement Areas. Local authorities were required to provide suitable housing for anyone whose home was demolished in the slum clearance. This led to the provision of council housing. As a result of the Act a total of 19,840 houses had been demolished by the summer of 1934 (historywebsite.co.uk).

Although many houses were built in the 1930s, the problem still remained, and was made worse by the increasing population. The building programme temporarily came to an end at the outbreak of the Second World War, and didn't start again until the war ended in 1945. During the war thousands of houses were destroyed by enemy bombs, which made the problem even worse. In 1945 it was estimated that around 750,000 new houses were required (ibid).

In the mid to late 1930s, a housing boom was in full swing. This explosion led to huge changes in the way houses were being designed, built and located.

The post-war Labour Government instigated a housing programme that relied on local authorities to provide the much-needed housing, and large building projects were soon underway. Part of the solution lay in the large-scale construction of prefabs, a scheme that was instigated by the government's *Temporary Prefabricated Housing Programme*.

Most of the prefabs were small factory-built, single storey temporary bungalows with a life expectancy of just 10 years. Although around 156,000 of them were built, there was still an acute housing shortage. Local authorities still had to provide a range of houses to cater for different sized families, and so the conventional prefabs could only fill part of the housing gap (ibid).

Despite the 50,000 prefabs built within the inter-war period a large proportion have been demolished due to dilapidation and not meeting modern building regulations and living standards. Indeed, a search of the Wales Historic Environment Record using the search term 'prefabricated bungalow' returns only 108 entries for the whole of Wales, with most of these relating to inter to post-war military buildings.

Wynona lies within the Rossett Conservation Area (adopted October 2011). The Conservation Area Management Plan mentions the property as follows:

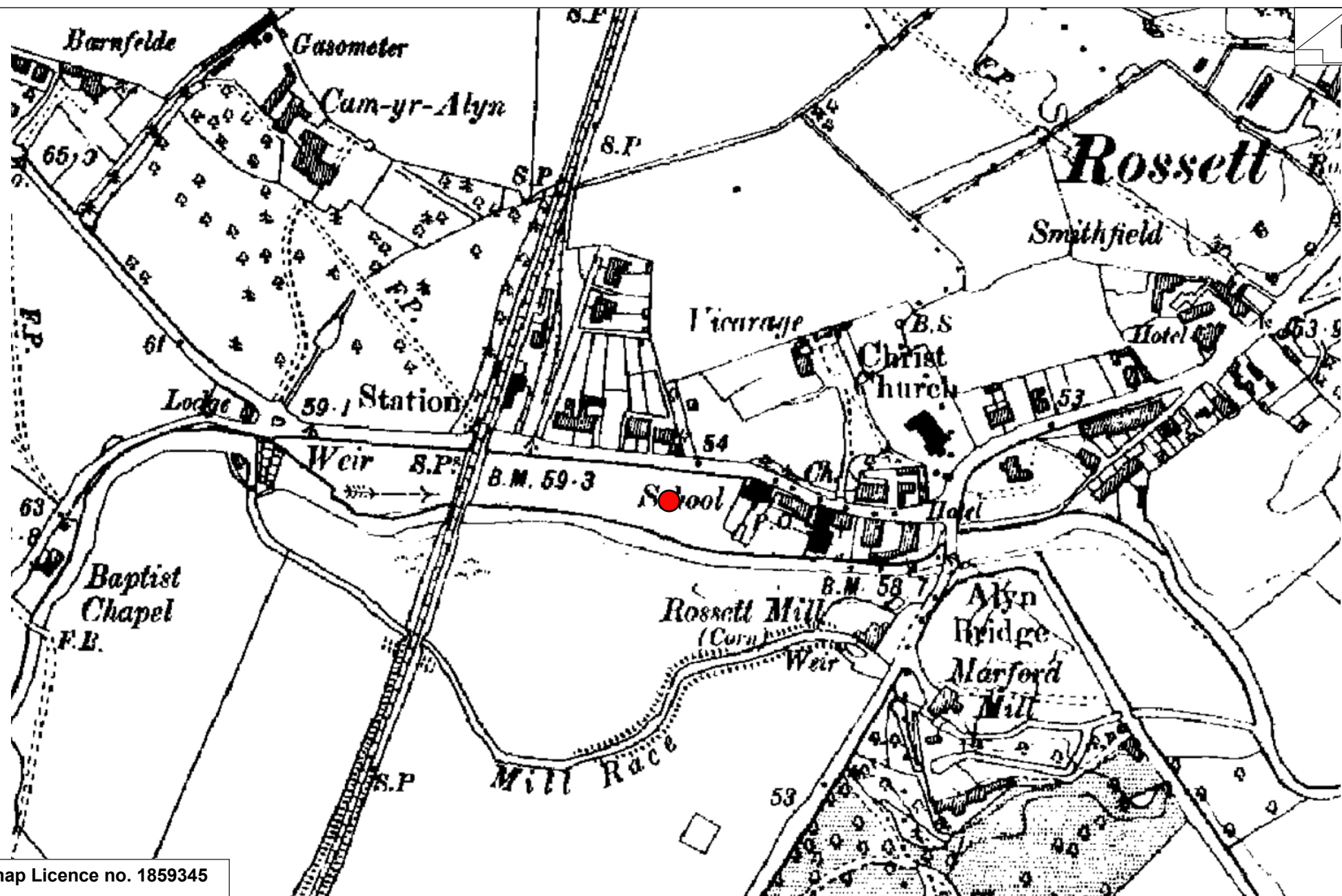
Beyond the Church Hall are the Dental Surgery and Wynona, two single storey buildings originating from the interwar period. The Dental Surgery, a large brick and pebble dash render building, has a double gable frontage with characteristic decorated gable apexes under which are two traditional, simple shopfronts, that to the left appears to retain the original timber and iron shopfront whilst the right is partially renewed all in timber. The lean-to canopy extending across the frontage unfortunately obscures the original design intention. Wynona is of a much humbler scale and set back from the highway by a large front garden bounded by a thick hedge. The building is constructed of corrugated metal sheeting and although quite different in character and appearance to the older properties in the Street, Wynona still adds to the sense of place of the Conservation Area due to its unusual design.

Wynona is not shown on the 1:10560 inch Ordnance Survey map of 1914 (figure 06) and had not been constructed by this point in time. However by the production of the 1938 1:10560 inch Ordnance Survey map of 1938 (figure 07) both Wynona and the Dental Surgery are shown. The former lies set back from Station Road while the latter fronts onto the road and lies next door to the Church Hall.

An examination of the census records within the Wrexham Archives and Records Office provides little information regarding the occupants of Wynona and only two references to the property could be found.

The first is that of the 1939 England and Wales Register which records a Jane Jones (widow) (housewife) born 26th March 1856, age 83 as residing at Wynona, Wrexham, Denbighshire.

The second is that of the 2003-2010 register which records a Mr. David R. Jones, born 1942-1944, and residing at Wynona, Rossett between 2003 and 2010. The surname Jones is common in this part of North Wales however it is possible that David R Jones is the descendant, probably Grandson, of Jane Jones and possibly inherited the property.

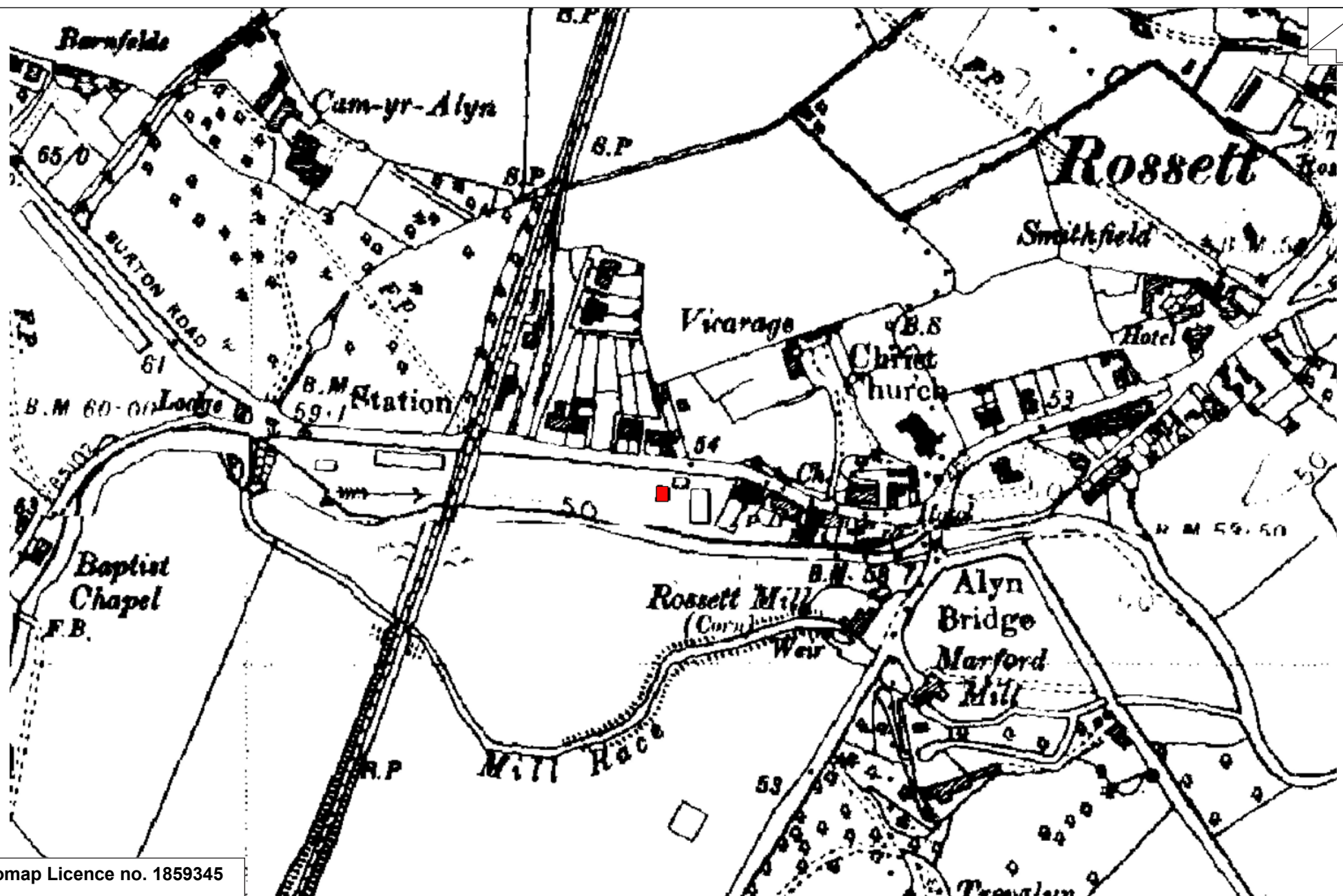


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Figure 06: Approximate location of Wynona (not built) on the 1914 1:10,560 inch Ordnance Survey map.

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Figure 07: Location of Wynona on the 1938 1:10,560 inch Ordnance Survey map.

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7.0 DIGITAL DATA MANAGEMENT PLAN

7.1 Type of study

A level 3 historic building record of Wynona, Station Road, Rossett, Wrexham LL12 0HE (centred on **NGR SJ 36318 57143**) in advance of demolition.

Photographs, digital text, annotated plans.

7.2 Format and scale of the data

Photographs taken in *RAW* format and later converted to *TIF* format for long term archiving and *JPEG* format for use in the digital report, converted using *Adobe Photoshop*. All photographs renamed using *AF5* freeware with the prefix (*project code_frame number*) and a photographic metadata created using Microsoft Excel (*.xlsx*) or Access (*.accdb*).

Written descriptions taken in digital *.txt* format and sent via email to ensure a digital backup copy at time of record.

Annotated plans scanned as *.PDF* files.

7.3 Methodologies for data collection / generation

Digital data will be collected / generated in line with recommendations made in the Chartered Institute for Archaeologists (CIfA) *Standard and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives* (2014. Rev 2020). Sections 3.3.1 and 3.3.3 are relevant:

3.3.1 Project specifications, research designs or similar documents should include a project specific Selection Strategy and a Data Management Plan.

3.3.3 Project designs or schedules of works etc should outline the methodology used in recording all information, in order to demonstrate that all aspects of archive creation will ensure consistency; for instance in terminologies and the application of codes in digital data sets, highlighting relevant data standards where appropriate

7.4 Data quality and standards

Consistency and quality of data collection / generation shall be controlled and documented through the use of standardised procedure as outlined in the WSI. This will include the use of standardised data capture file formats, digital proformas, data entry validation, peer review, and use of controlled vocabularies.

7.5 Managing, storing and curating data.

All digital data will be organised into Aeon Archaeology proforma project file systems and backed up to the cloud using *Digital River's Crashplan* with additional copies made to external physical hard drive.

7.6 Metadata standards and data documentation

Digital metadata created using Microsoft Excel (*.xlsx*) or Access (*.accdb*) of all photographic plates.

Paper metadata created from Aeon Archaeology proformas for contexts, artefacts, environmental samples, watching brief day sheets, trench sheets, and basic record sheets and then scanned to create digital .PDF copies.

7.7 Data preservation strategy and standards

Long term data storage will be through the submission of digital (.PDF) reports to the regional Historic Environment Record (HER); submission of digital (.PDF) reports and a project completion form to the RCAHMW; submission of the scanned (.PDF) archive, photographic plates (.TIF), and metadata (.xlsx) (.accdb) to the Archaeology Data Service (ADS); and retention of copies of all digital files at Aeon Archaeology on physical external hard drive and uploaded to the cloud.

7.8 Suitability for sharing

All digital data will be placed within the public realm (through the channels in 6.8) except for where project confidentiality restricts the sharing of data. All data sets will be selected / discriminated by the Senior Archaeologist at Aeon Archaeology and written permission will be sought from all project specific Clients prior to the sharing of data.

7.9 Discovery by potential users of the research data

Potential users of the generated digital data (outside of the organisation) will be able to source the data and identify whether it could be suitable for their research purposes through access granted via the ADS and RCAHMW websites. Requests can also be made for data through the regional HER's and directly to Aeon Archaeology (info@aeonarchaeology.co.uk).

7.10 Governance of access

The decision to supply research data to potential new users will be via the associated website request (ADS, RCAHMW, HER) or via the Senior Archaeologist when made directly to Aeon Archaeology.

7.11 The study team's exclusive use of the data

Aeon Archaeology's requirement is for timely data sharing, with the understanding that a limited, defined period of exclusive use of data for primary research is reasonable according to the nature and value of the data, and that this restriction on sharing should be based on simple, clear principles. This time period is expected to be six months from completion of the project however Aeon Archaeology reserves the right to extend this period without notice if primary data research dictates.

7.12 Restrictions or delays to sharing, with planned actions to limit such restrictions

Restriction to data sharing may be due to participant confidentiality or consent agreements. Strategies to limit restrictions will include data being anonymised or aggregated; gaining participant consent for data sharing; and gaining copyright permissions. For prospective studies, consent procedures will include provision for data sharing to maximise the value of the data for wider research use, while providing adequate safeguards for participants.

7.13 Regulation of responsibilities of users

External users of the data will be bound by data sharing agreements provided by the relevant organisation or directly through Aeon Archaeology.

7.14 Responsibilities

Responsibility for study-wide data management, metadata creation, data security and quality assurance of data will be through the Senior Archaeologist (Richard Cooke BA MA MCIfA) at Aeon Archaeology when concerning data generation and early/mid-term storage. Upon deposition with digital depositories the study-wide data management, metadata creation, data security and quality assurance of data will be the responsibility of the specific organisations' themselves.

7.15 Organisational policies on data sharing and data security

The following Aeon Archaeology policies are relevant:

- Aeon Archaeology Archive Deposition Policy 2019
- Aeon Archaeology Quality Assurance Policy 2019
- Aeon Archaeology Conflict of Interest Policy 2019
- Aeon Archaeology Outreach Policy 2019
- Aeon Archaeology Digital Management Plan 2020

8.0 BUILDING DESCRIPTION

8.1 External description of Wynona, Station Road, Rossett (plates 1-10)

The survey was undertaken by Richard Cooke BA MA MCIfA on the 25th March 2022. The weather conditions were ideal for the survey being both bright and clear and the building was mostly free from vegetation and obstruction externally and internally, although the southwest gable could only be photographed at an oblique angle due to the proximity of the neighbouring boundary.

All of the internal rooms were accessed and surveyed.

House

Wynona is a single storey (bungalow) dwelling, now vacant, with single attached lean-to outbuilding and porch. It is centred on NGR SJ 36318 57143 and is non-designated.

It is a rectangular building orientated northeast – southwest and measuring 7.85m in length by 5.5m in width (increasing to 9.4m in length by 8.3m in width when the lean-to outbuilding, porch and bay window are included respectively).

It lies set back from the Station Road and is approached via an asymmetrical concrete path with overgrown gardens either side. To the rear there is a large rectangular garden orientated northwest - southeast and leading up to the Afon Alyn.

The building is constructed from corrugated iron on a red brick foundation base bonded by Portland cement. It has a double pitched roof of corrugated iron sheets and with a ridge also of corrugated iron sheet. There is a wooden finial at the north east end over the gable and a brick built square chimney stack straddling the roof pitch at the right-hand end, just short of the gable, and which has a single ceramic chimney pot with lead flashing where it meets the roof pitch. The elevations are painted black and white.

The principal elevation lies to the southeast where there is a projecting rectangular porch, also of corrugated iron sheeting, painted black and white and with a double pitched roof of corrugated iron sheet.

The southeast elevation has a black plastic gutter at eaves height. There is a window opening at the right-hand end consisting of a four pane sash window in white painted wooden frame. Within the centre of the elevation is the projecting porch which is described below. At the right-hand end of the elevation is a second four pane sash window in white painted wooden frame.

The porch has a double pitched roof of corrugated iron sheet with matching corrugated iron sheet ridge. The southwest elevation has a black plastic gutter with single black plastic downpipe at the right-hand end. The southeast elevation has a wooden finial at eaves height with wooden fascia board. Beneath this is a single centralised doorway opening permitting access to the porch via a white painted cross panelled door with glass in the upper half and set in a black painted frame. The northeast elevation has a cast iron gutter with matching cast iron downpipe at the right-hand end, but is otherwise featureless. The porch doorway is accessed via two stone steps on red brick plinths and the porch itself is constructed from corrugated iron sheet painted black and white and founded on a red brick base bonded by Portland cement.

The southwest gable has a white painted wooden finial at eaves height and white painted wooden fascia board. Immediately beneath this is an electrical connection to a nearby upright

pole. To the left of centre is a four pane sash window in white painted frame and with black painted surround and sill. The elevation has been painted into four equally spaced white bays with black surrounds but this is merely aesthetic rather than denoting any structural form.

The northwest elevation has a black PVC gutter at eaves height with a single black PVC downspout at the far left-hand end. To the left of centre is a projecting rectangular bay window with 3 seven pane casement windows in the northwest side, and a single seven pane casement window in either end. It has a flat lead flashed roof with black PVC gutter at the eaves. The elevation is divided into three bays painted white with black surrounds however this is merely aesthetic and it's not denoting any structural form.

The northeast gable has a white painted fascia board at eaves height beneath this and centralised within the elevation is a ventilation opening consisting of a rectangular aperture with black painted wooden frame and with wooden slats. At the right-hand end is a four pane casement window with modesty glass in white painted wooden frame and with black painted wooden surround and sill. The left-hand end is obscured by a lean-to outbuilding also constructed from corrugated iron and set upon a brick built base bonded by Portland cement. This has a mono pitched roof sloping downward to the northeast and has also been painted black and white.

8.1 Internal description of Wynona, Station Road, Rossett (plates 11-27)

Porch

The porch is a square room measuring 1.8m. The ceiling is open to the roof pitch which is of white painted wooden shiplap boards with a single centralised fluorescent light fitting. The walls are all of light lilac paper.

The southwest elevation is featureless.

The northwest elevation has a single centralised doorway opening permitting access to the Living Room via a wooden board door, painted white with a single bakelite knob.

The northeast elevation is featureless.

The southeast elevation has a single centralised doorway opening permitting access to the rear garden via a white painted cross panel door with modesty glass in the upper half and modern ironmongery.

The floor is of dark blue carpet.

Living Room

The living room is a rectangular room orientated northwest to southeast and measuring 5.25m in length by 2.64m in width. The ceiling follows the line of the roof pitch but has been boarded and covered in white paper. There are two equally spaced modern fluorescent light fittings on the central section and two equally spaced exposed timber joists. The walls are all covered in paper painted light green.

The southwest elevation has a single doorway opening at the left-hand permitting access to bedroom two via a white painted cross panel door with plastic door knob and mounted in a white painted frame. At the right-hand end a similar doorway permits access to bedroom one.

The northwest elevation has a projecting bay with 3 seven pane windows in the northwest elevation and one seven pane window in each end. All windows are within white painted wooden frames. There is a white painted pelmet above the bay opening.

The northeast elevation has a single doorway opening at the left hand end permitting access to the bathroom via a white painted cross panel door with four panes of modesty glass in the upper half, with plastic knob and set in white painted wooden frame. To the right of this is an open fireplace consisting of light grey tiled mantelpiece and surround. At the right-hand end is a single doorway opening permitting access to the kitchen via a white painted cross-panel door in white painted wooden frame.

The southeast elevation has a single doorway opening to the right of centre permitting access to the porch via a wooden board door, painted white with a single bakelite knob.

The floor is of floral blue and green design carpet.

Bedroom 1

A rectangular room orientated northeast to southwest and measuring 2.92m in length by 2.58m in width. The ceiling is of exposed shiplap board running northeast - southwest and painted white. There is a single centralised modern electric light fitting and the remains of a



Plate 01: View of Wynona from Station Road, Rossett, from the west.



Plate 02: View of Wynona from the rear garden and Afon Alyn, from the southeast.



Plate 03: Northwest facing external elevation, from the northwest. Scale 1.0m.



Plate 04: Northwest and southwest facing external elevations, from the west. Scale 1.0m.



Plate 05: Southwest facing external elevation, from the west-southwest. Scale 1.0m.



Plate 06: Southwest and southeast facing external elevations, from the south. Scale 1.0m.



Plate 07: Southeast facing external elevation, from the south-southeast. Scale 1.0m.



Plate 08: Southeast facing external elevation (NE end), from the south-southeast.



Plate 09: Northeast facing external elevation, from the north. Scale 1.0m.



Plate 10: Northeast and northwest facing external elevations, from the north. Scale 1.0m.

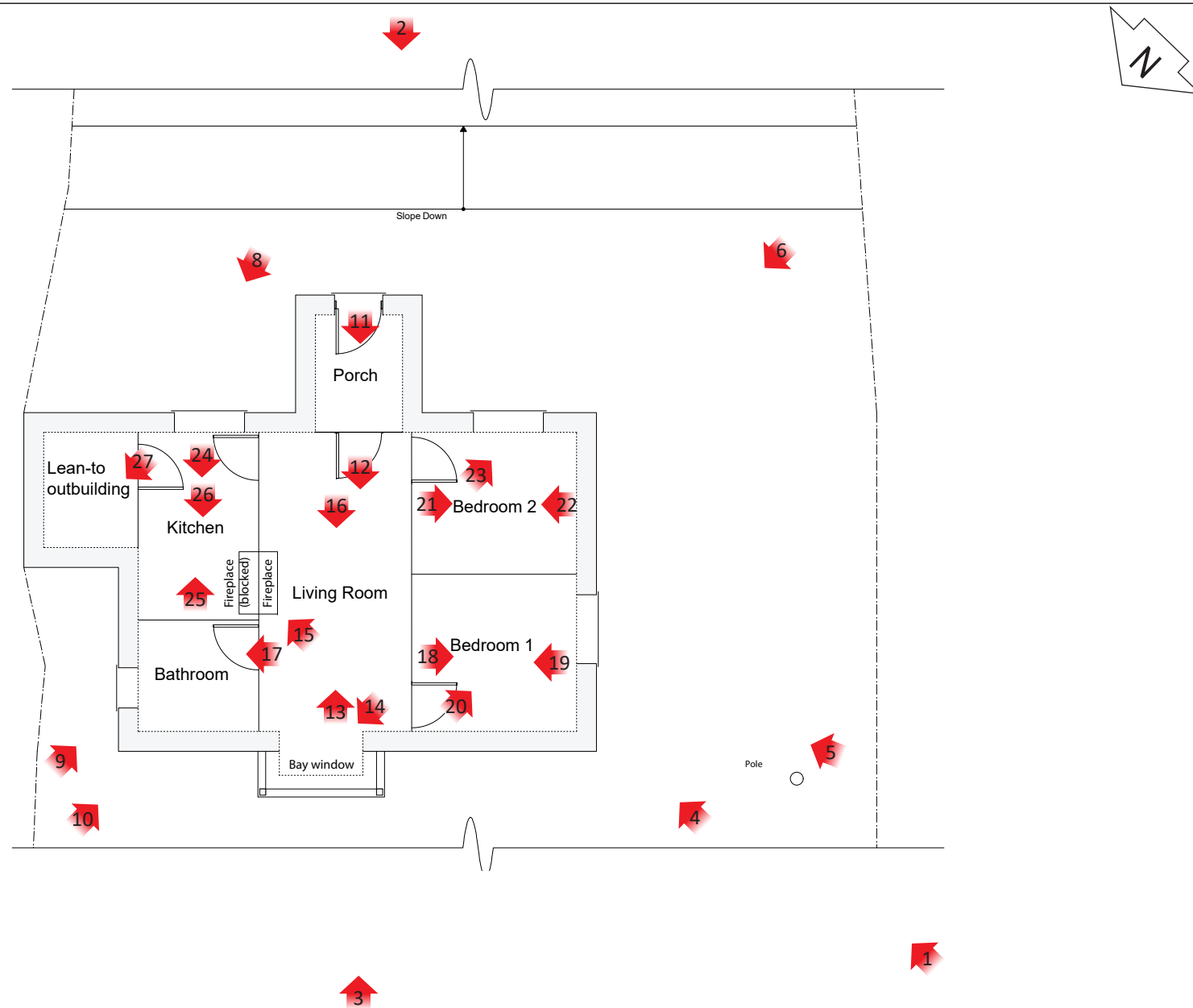


Figure 08: Location and orientation of photographic plates. Scale 1:100 at A4.

bakelite pendulum light fitting base. The walls are painted white in the upper quarter with blue geometric design wallpaper beneath.

The southwest elevation has a window opening at the left-hand end consisting of a four pane sash in dark blue painted frame and with blue floral pattern, floor length curtains.

The northwest elevation is featureless.

The northeast elevation has a single doorway opening at the left hand end permitting access to the living room via a blue and white painted cross panel door in dark blue painted frame. A single horizontal wood batten and four vertical down battens separate the wall into three bays and denote its construction.

The southeast elevation is separated into three bays by four down battens but is otherwise featureless.

The floor is of blue carpet.

Bedroom 2

A rectangular room orientated northeast - southwest and measuring 2.94m in length by 2.57m in width. The ceiling is papered white with a single fluorescent light fitting; the remains of a bakelite pendulum light fitting base; and a white painted beam. The upper quarter of the elevations are all painted white, beneath which the walls are all papered in yellow floral design paper.

The southwest elevation is featureless.

The northwest elevation is featureless.

The northeast elevation has a single doorway opening at the right hand end permitting access to the living room via a white painted cross panel door in white painted wooden frame.

The southeast elevation has a centralised four pane sash window in white painted frame and with blue and white curtains.

The floor is of dark blue carpet.

Bathroom

A rectangular room measuring 1.82m in length by 1.75m in width, orientated southeast – northwest. The ceiling is papered white with a single, modern bulkhead light. The walls are of white painted woodchip paper, aside from the northwest elevation which is of white ceramic tile.

The southwest elevation has a single doorway opening at the left hand end permitting access to the living room via a white painted cross panel door with four panes of modesty glass in the upper half, with plastic knob and set in white painted wooden frame. To the right of this is a modern electric shower and partially dismantled cubicle.

The northwest elevation is featureless.

The northeast elevation has a centralised four pane casement window with modesty glass in white painted wooden frame. There is a modern electric water heater beneath with white ceramic pedestal basin and toilet.

The southeast elevation is featureless.

The floor is of blue checked linoleum.

Kitchen

The kitchen is a rectangular room orientated northwest - southeast and measuring 3.39m in length by 1.77m in width. The ceiling is open to the roof pitch which is of white painted shiplap boards running northeast - southwest. There is a single centralised fluorescent light fitting and access hatch to a crawl space. The walls are all painted white.

The southwest elevation has a single doorway opening at the left-hand end permitting access to the living room via a white painted cross panel door in white painted wooden frame. To the right of this are modern kitchen units. At the right-hand end is a projecting chimney breast presumably built of brick but now papered and painted white.

The northwest elevation is dominated by modern kitchen units.

The northeast elevation has modern kitchen units at the left-hand end. At ceiling height is an opening hatch to allow ventilation into the kitchen. At the right-hand end is a single doorway opening permitting access to a lean-to outbuilding via a white painted wooden board door with cast-iron knob in white painted wooden frame.

The southeast elevation has a centralised four pane sash window in white painted wooden frame.

The floor is of blue carpet.

Lean-to Outbuilding

A rectangular building orientated northwest - southeast and measuring 2.28m in length by 1.45m in width. The ceiling and walls are all of white painted plywood. There is a single centralised fluorescent electric light fitting.

The southwest elevation is of white painted corrugated iron with a single doorway opening to the left of centre which permits access to the kitchen via a white painted wooden board door with cast-iron knob in white painted wooden frame.

The northwest elevation has built-in shelving but is otherwise featureless.

The northeast elevation is featureless.

The southeast elevation has a single doorway opening at the right-hand end permitting access to the rear garden via a white painted plywood door with single centralised glass panel and with strap hinges and bolt lock.

The floor is of exposed red brick.



Plate 11: Porch, from the southeast. Scale 1.0m.



Plate 12: Living Room, from the southeast. Scale 1.0m.



Plate 13: Living Room, from the northwest. Scale 1.0m.



Plate 14: Living Room showing bay window, from the south. Scale 1.0m.



Plate 15: Living Room showing fireplace, from the west. Scale 1.0m.



Plate 16: Living Room showing ceiling, from the southeast.



Plate 17: Bathroom, from the southwest. Scale 1.0m.



Plate 18: Bedroom 1, from the northeast. Scale 1.0m.



Plate 19: Bedroom 1, from the southwest. Scale 1.0m.



Plate 20: Bedroom 1 showing ceiling, from the north.



Plate 21: Bedroom 2, from the northeast. Scale 1.0m.



Plate 22: Bedroom 2, from the southwest. Scale 1.0m.



Plate 23: Bedroom 2 showing sash window, from the north. Scale 1.0m.



Plate 24: Kitchen, from the southeast. Scale 1.0m.



Plate 25: Kitchen, from the northwest. Scale 1.0m.



Plate 26: Kitchen showing ceiling, from the southeast.



Plate 27: Lean-to outbuilding, from the south. Scale 1.0m.

9.0 CONCLUSION

It is clear from the survey that the single storey bungalow at Wynona, Station Road, Rossett is a single phase building with no apparent structural additions or alterations. The former dwelling is constructed upon a red brick foundation base and then erected using corrugated iron sheets bolted together, with a single brick-built chimney at the northeast end serving the Living Room and Kitchen.

Internally the building has seen little alteration aside from the kitchen, which has been replaced with modern units – presumably including the blocking of the internal fireplace, and the installation of a modern bathroom. In addition, modern fluorescent lights have been added although the base plates of electric bakelite pendulum light fittings can still be seen.

The building is very much a product of its time and a response to a national housing, as well as skilled labour, shortage.

Wynona appears to have been constructed by 1938 and it is likely that it was not built, or more correctly assembled, much before this date. It is a prefabricated building, in that the corrugated panels were manufactured to the correct dimensions off-site and holes drilled. The only skilled labour required would be for the laying of the red brick foundation plinth, after which the building could be assembled very quickly on site.

Although the building does not now conform to modern living standards, it was a leap forward for the time in which it was built, offering a single-storey dwelling with inside toilet / bathroom and two bedrooms to accommodate a small family. In addition it was a far cry from the cramped conditions of the many slums being cleared in the 1930's, and provided a large garden for the growing of vegetables, flowers and space for children to play in.

There is much more information regarding the *Temporary Housing and Emergency Factory Made Homes* programmes of 1945-8 (post-war) than of the inter-war period of the 1930's, of which Wynona originates. Indeed, it would appear that Wynona is a well preserved example of an early type of system-built house and while specific forms and layouts can be attributed to the post-war examples, the inter-war prefabs were seemingly less formalised and at an experimental stage. Of the 50,000 non-traditional dwellings built in the inter-war period there are very few surviving examples and no parallels could be found through a search of the Historic Environment Record for this part of North Wales. Moreover, a search of the database of the Prefab Museum website, which includes both inter and post-war prefabs, only returned 162 examples of surviving prefab houses nationally. When it is considered that Wynona is an early, inter-war example and of corrugated iron rather than cast concrete, then it must be recognised that it is in very much in a minority of surviving examples of this particular house type.

The level 3 building record of Wynona has met the spirit and intent of the recommended planning condition in that it has produced a time-stamped photographic and descriptive record of the building in advance of demolition.

10.0 SOURCES

Maps.

Ordnance Survey Open Data maps SJ NE35, NW35, SE35, SW35.

Secondary Sources

Chartered Institute for Archaeologists, 2020. *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*

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