

Heritage impact statement

Founded after the civil war Sir William Williams descended from Cadrod Hardd a tenth century lord of Anglesey.

He purchased the estate at Llanforda and through marriage joined it to Glasgoed.

His oldest son WAtkin gained Wynnstay estate through marriage to baronet

Jane Thelwell with family connections with sir watkin Williams was a member of the grounds were landscaped by capability brown (his largest commission in Wales)

Owing to death duties the William Wynns moved from Wynnstay to nearby Plas Belan, a house on the estate grounds, and finally left Ruabon forever in 1948.

Much of the estate was put up for sale and the house became a private school, Llandisfarnham; the school closing in bankruptcy 1994 and the house was converted into luxury apartments in 2004.

This is when this apartment including stairs etc was built. These will be matched exactly in handrails, newel post, spindles, strings etc

The new staircase will raise over the existing.

The proposed roof lights are positioned in a valley (see photo) and cannot be seen from outside the property ; conservation velux are to be used (including changing to conservation type)

These Velux replicate the original cast iron rooflight of the period and will have low profile flashing. The original House was destroyed by fire in 1858.

The new Mansion built upon the ruins was designed by Ferry in the style of one of the old French palaces (renaissance)

The additional bedroom is needed for the client's son and we feel it is in no way detracts from the heritage asset.