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1.0 INTRODUCTION

Conservation Area Designation

1.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Authorities to identify “areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance” for designation as conservation areas.

Purpose

1.2 The purpose of the Conservation Area Assessment and Enhancement Plan is:

- To provide a clear definition of the area’s special architectural or historic interest
- To identify ways in which their unique characteristics can be preserved and enhanced through the Enhancement Plan
- To strengthen the justification for designation
- To create a clear context for future development in accordance with conservation area policies in the development plan
- To provide a vehicle for engagement and awareness raising

Cefn Mawr Conservation Area

1.3 This Assessment and Enhancement Plan aims to promote and support developments that are in keeping with, or enhance, the character of the Cefn Mawr Conservation Area. It is not an attempt to stifle change. The aim is to strike a balance so that the interests of conservation are given their full weight against the needs for change and development. The Cefn Mawr Conservation Area was designated in November 2004. This document is concerned with the reasons for designation, defining the qualities that make up its special architectural and historic interest, character and appearance. The omission of any reference to a particular building, feature or space should not be taken to imply that it is of no interest.

Planning Context

1.4 This Statement should be read in conjunction with the adopted Wrexham Unitary Development Plan 2005, and national planning policy guidance, in particular Welsh Office Circular 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas.

Article 4 Direction

1.5 An Article 4(2) Direction has been in affect within the Conservation Area since January 2006. The purpose of the direction is to ensure that alterations to the visible elevations of dwellings are carried out in sympathy with the special character and appearance of the area. The implications of the Article 4(2) Direction are explained further in Section 8.0 of this document.

Cefn Mawr Conservation Area Assessment 2005

1.6 This document will now replace the Cefn Mawr Character Assessment adopted in 2005. Since publication, the Conservation Area has been significantly enhanced through a Townscape Heritage Initiative (THI), largely funded by the Heritage Lottery Fund and the Welsh Government. The revised document takes account of the improvements made since 2005 and promotes

the future enhancement of the Conservation Area. This document should be read in conjunction with and forms part of the Cefn Mawr Management Plan.

Location

1.7 Cefn Mawr, meaning great ridge in English, is situated near the south west boundary with Denbighshire. Cefn Mawr is situated between Ruabon and Llangollen, approximately 7 miles from Wrexham. The village is located on a steep- sided, sandstone outcrop almost 100 metres above the Dee Valley floor and marks the eastern gateway to the Vale of Llangollen. The town has been formed on several tiers within the hillside, wrapped around a central quarry creating a unique and distinctive townscape. Its elevated position affords Cefn Mawr with magnificent views along the Vale of Llangollen towards the Pontcysyllte Aqueduct, which was inscribed a UNESCO World Heritage Site in June 2009.

Geology

1.8 The principal building stone of the area is a fine-grained carboniferous sandstone, quarried from the middle coal measures. The Cefn stone, as it is known, has a tendency to blacken easily. From the upper coal measures quantities of fireclay and red terracotta marls can be obtained, whilst iron ore is prevalent at deeper levels. The diversity of available local building materials has created a rich and varied townscape of striking terracotta reds offset by the yellow hues of the Cefn stone.

Archaeology

1.9 Archaeological interest in the area derives from previous industrial activity as reflected by the number of industrial sites listed on the Sites and Monuments Record for the Area. Archaeological sites largely relate to the numerous collieries, potteries, foundries and quarries, highlighting the importance of the area during the Industrial Revolution. All historic buildings hold archaeological value, however, within the Conservation Area key sites include the Listed Buildings of Plas Kynaston and Cefn Kynaston as well as the former Plas Kynaston tramway. The former sites of the Plas Kynaston Foundry and canal as well as the Cefn Mawr quarry, fall just outside of the Conservation Area boundary but their influence remains significant within the Conservation Area.

Consultation

1.10 Consultation on this document was undertaken during January, February and March 2012 and included the Community Council, Council members, a range of organisations and groups with an interest in the historic environment and the local area as well residents and businesses within the Conservation Area. Statutory bodies such as Cadw were also consulted.

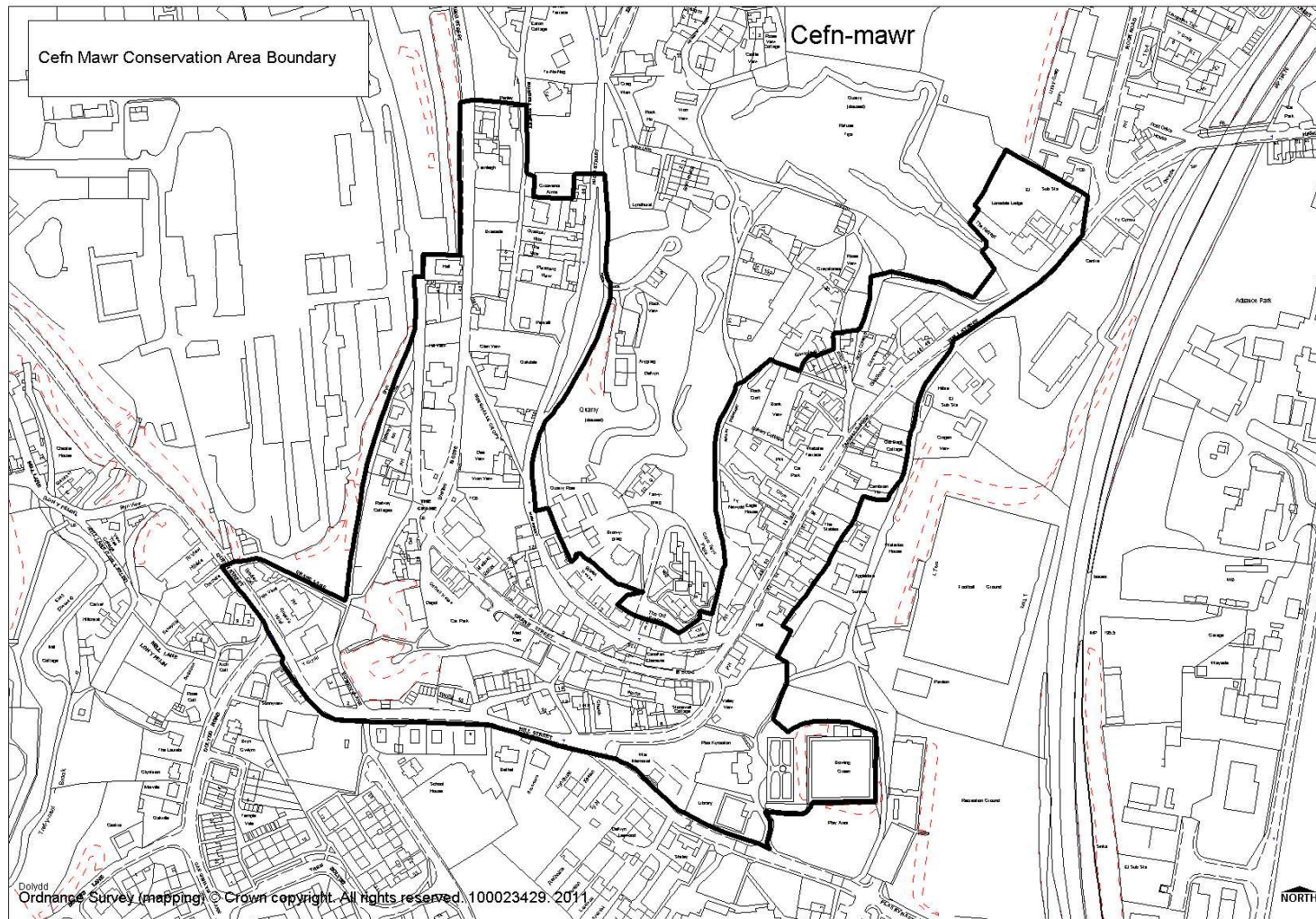


Figure 1 – Cefn Mawr Conservation Area

PART I - CHARACTER ASSESSMENT

2.0 HISTORY AND DEVELOPMENT

Early Activities

2.1 Until the Industrial Revolution of the late 18th and early 19th Centuries Cefn Mawr was an undeveloped rural area situated within the Parish of Ruabon. Some industrial activity had previously occurred by way of quarrying the Cefn sandstone with several quarries noted as dating back to mediaeval times. Early examples of the Cefn stone can be seen locally at Valle Crucis Abbey and also further afield at the Liverpool Central Library and Museum. There is some evidence of industrial activity on a small scale relating to coal and clay by the beginning of the 18th Century but the properties of coal in the making of iron were only being discovered. It was not until the end of the 18th Century, when the first pits were sunk, that the industrial potential of the area was fully realised. Yet growth was hindered by the inability to efficiently transport the materials.

The Industrial Revolution

2.2 In 1793 the Ellesmere Canal Company was formed to address the problem of transportation. Under the supervision of Thomas Telford, works began on the construction of the Pontcysyllte Aqueduct to transport materials by canal over the River Dee. It was an ambitious scheme, which originally planned to link the Mersey with the River Dee at Chester, Wrexham, the North Wales Coalfield, the town of Ellesmere and eventually with the Severn at Shrewsbury, although the full extent of the network was never realised.

2.3 William Hazeldine, the Shrewsbury ironmaster was awarded the contract for supplying the iron for the construction, setting up an ironworks at nearby Plas Kynaston. The ironworks also supplied wheels and tracks for a $\frac{3}{4}$ of a mile system of tramways, necessary to transport the loads over the difficult landscape and linking the quarries, ironworks and collieries from Ruabon, Acrefair and Cefn to the mouth of the canal. In addition to the iron works the Aqueduct also provided opportunities for coal extraction and for larger scale quarrying activities to establish and grow in the area, with an arm of the canal extending into Cefn Mawr.

2.4 The construction of the Aqueduct formed the hub of Cefn's industrial development. It was a catalyst for growth and led to an influx of entrepreneurs and workers to the area, doubling the population of Ruabon at that time. By the early 19th Century, two key industrial areas had developed, Acrefair and Plas Kynaston. Some of the industries in these areas included the Plas Kynaston and New British Iron Company foundries, large collieries at Plas Kynaston and Wynnstay and the Plas Kynaston Brickworks. The growth of the industries inevitably resulted in a demand for housing and this need resulted in a mass of workers cottages, built up on the land between these sites, thus establishing the settlement of Cefn Mawr.

2.5 The 1873 Ordnance Survey Map indicates that the main rail route through Cefn Mawr led past the quarry at Rhosymedre, following the curve of the hillside and running past the front of Plas Kynaston. At this point it is believed the rail route continued underground following the path of the earlier tram lines. The

railway, as shown in 1873, then re-emerged on the opposite side of Hill Street and continued parallel to Crane Street running in front of the Railway Inn where evidence of the tram- line is still visible. The tram route linked to the industries of Plas Kynaston before meeting with other lines from Acrefair and continuing on to the mouth of the canal.

2.6 Early housing in Cefn Mawr was predominantly that of functional, tiny stone workers cottages huddled together, in a disordered manner on the upper levels around the quarry. Evidence of what was originally a labyrinth of pathways, steps and stone walls remain, retaining the characteristic links through and between the levels of the village. Following slum clearance in the 1960's, much of the early housing was destroyed, with only one quarryman's cottage now remaining along High Street. By unique contrast, the early 18th Century, managers housing of Plas Kynaston, is perhaps the earliest building now remaining in Cefn Mawr. The grand design, orientation and evidence of formal landscaping signify the importance of its former occupants.

2.7 Mostly stone built, two storey cottages date from this period. Built in uncoursed sandstone, these properties are simple in detail with stone sills and lintels and sliding box sash windows. Most evident along High Street these range from short terraces of 'one up one down' cottages to individual properties built for the more skilled workers, an example of this being the printers shop and adjacent house. Many of these terraced cottages have since been combined to form larger dwellings, yet their original form is still evident where original doorways and openings have been blocked. Many of these houses were supplied by employers and as such date-stones bearing their initials are a common and interesting feature within the Conservation Area. The terrace, now 118 and 120 High Street displays both these characteristics.

Mid to Late 19th Century

2.8 The next phase of change for Cefn Mawr came about during the latter half of the 19th Century. The Newbridge Viaduct, built by Henry Robertson between 1846-8 for the Shrewsbury to Chester railway, greatly improved transport links and allowed for further development with stations at Ruabon, Cefn and Chirk. The Industrial Revolution had also brought about technological advancements in the development of steel, which in turn brought about a depression in the iron industry. Yet the clay business was thriving with the production of terracotta in the form of tiles, chimney pots and other architectural features, most notably under JC Edwards, at his Trefynant works, one of the principal clay works in Wales at that time.

2.9 The chemical industry had also flourished through the extraction of oil from coal shale under R.F Graesser. The chemical works were later taken over by Monsanto and subsequently Flexys. Several different industrial companies have operated on the site now known as the Ruabon Works occupying much of the old industrial area of Plas Kynaston.

2.10 During the 19th Century Cefn Mawr had a thriving community with many local facilities catering for the needs of the industrial workforce. With industrial growth and an increasing population, so to grew a strong cultural movement. Cefn Mawr had become crowded with public houses and shops mostly

concentrated along Well Street and Crane Street. The centre of Cefn Mawr functioned as the principal commercial centre for the wider district, its catchment including all the adjacent villages as well Ruabon and Froncysyllte. Evidence of the former commercial role of the settlement is still expressed today through the several former cinemas, many public houses, bank buildings and commercial edifices which populate Well Street and Crane Street.

2.11 At the same time there was a strong religious movement, evident through the legacy of non-conformist Baptist chapels. Distinguishable through their imposing gable frontages and tall windows, the chapels still appear as dominant structures within the townscape.

2.12 Most buildings in Cefn Mawr relate to this period, particularly commercial properties, public houses and chapels. However, a number of buildings, particularly on Well Street and Crane Street are built upon earlier sandstone bases or are concealing earlier stone structures behind later brick frontages.

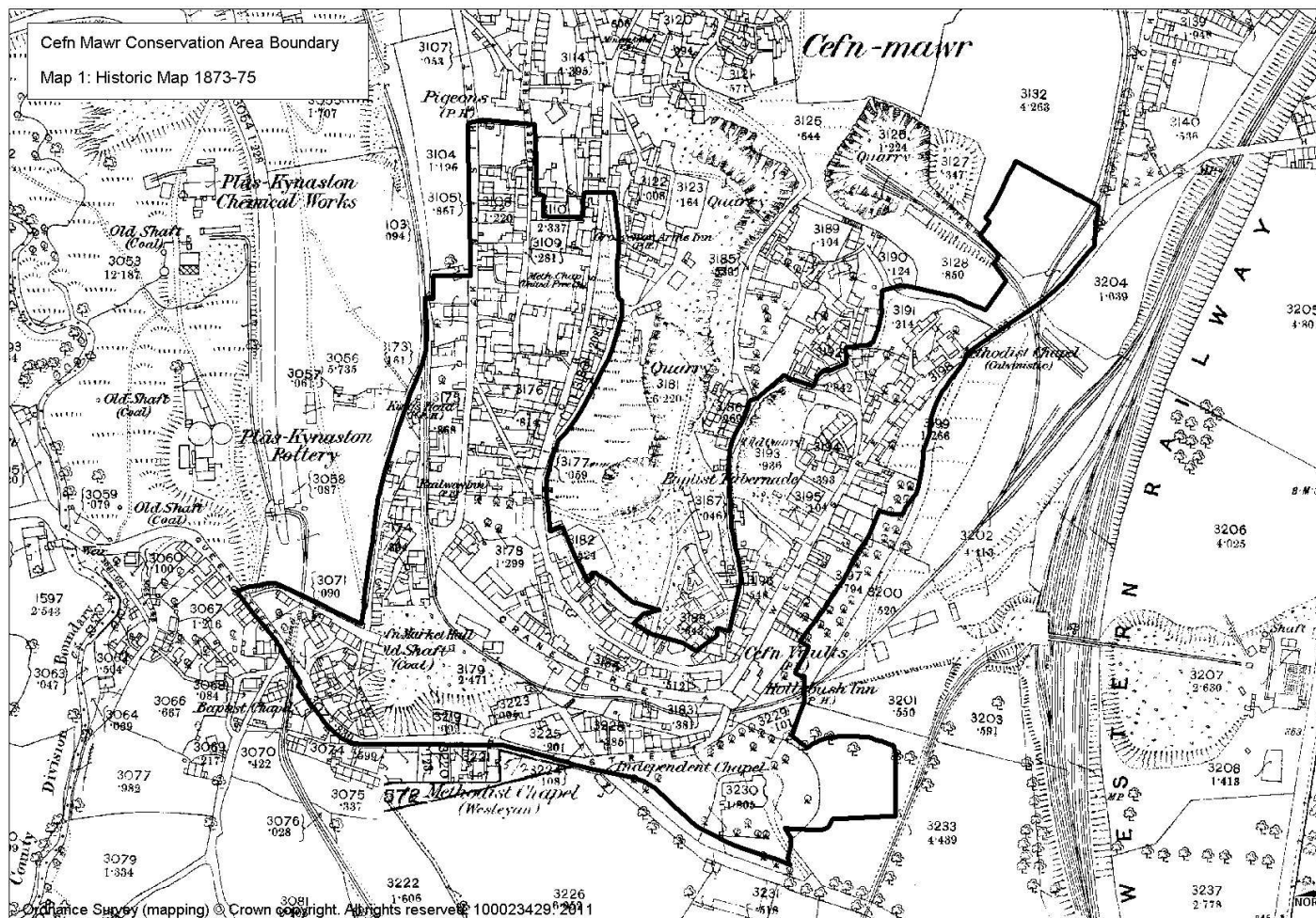


Figure 2 – Cefn Mawr 1873

Twentieth Century to Present Day

2.13 Many of the more richly decorated properties date to this period, particularly on Well Street and Crane Street such as Paris House, Deva House and Central Buildings on Well Street and 1 Crane Street. Again materials are predominantly Ruabon red brick with terracotta and sandstone detailing. Many retain their original shopfronts, a number of which are hidden behind new shop frontages or roller box shutters.

2.14 All the local industries except chemical manufacturing reached their peak of development around 1900, and declined more or less gradually after the end of World War One. The second half of the 20th Century saw the closure of major industrial sites, particularly quarries, mines and brickworks. At the same time, changes in the structures and practices of engineering and chemical manufacture meant smaller workforces and the eventual closure of the Flexsys Chemical Works and Airproducts Factory.

2.15 Despite the years of neglect and decline that followed in the latter part of the 20th Century, a strong community still remains in Cefn Mawr. Phase I of the THI has brought new investment and a renewed sense of pride to the village. The community places significant value on their heritage as evidenced through the Heritage Forum which comprises of various heritage groups as well as individuals with an interest in the distinct history and heritage of Cefn Mawr.

2.16 In the future, building upon links with the Pontcysyllte Aqueduct and Canal World Heritage Site should increase tourism in the area, increasing investment in the village, its built environment and increasing employment for the local community.

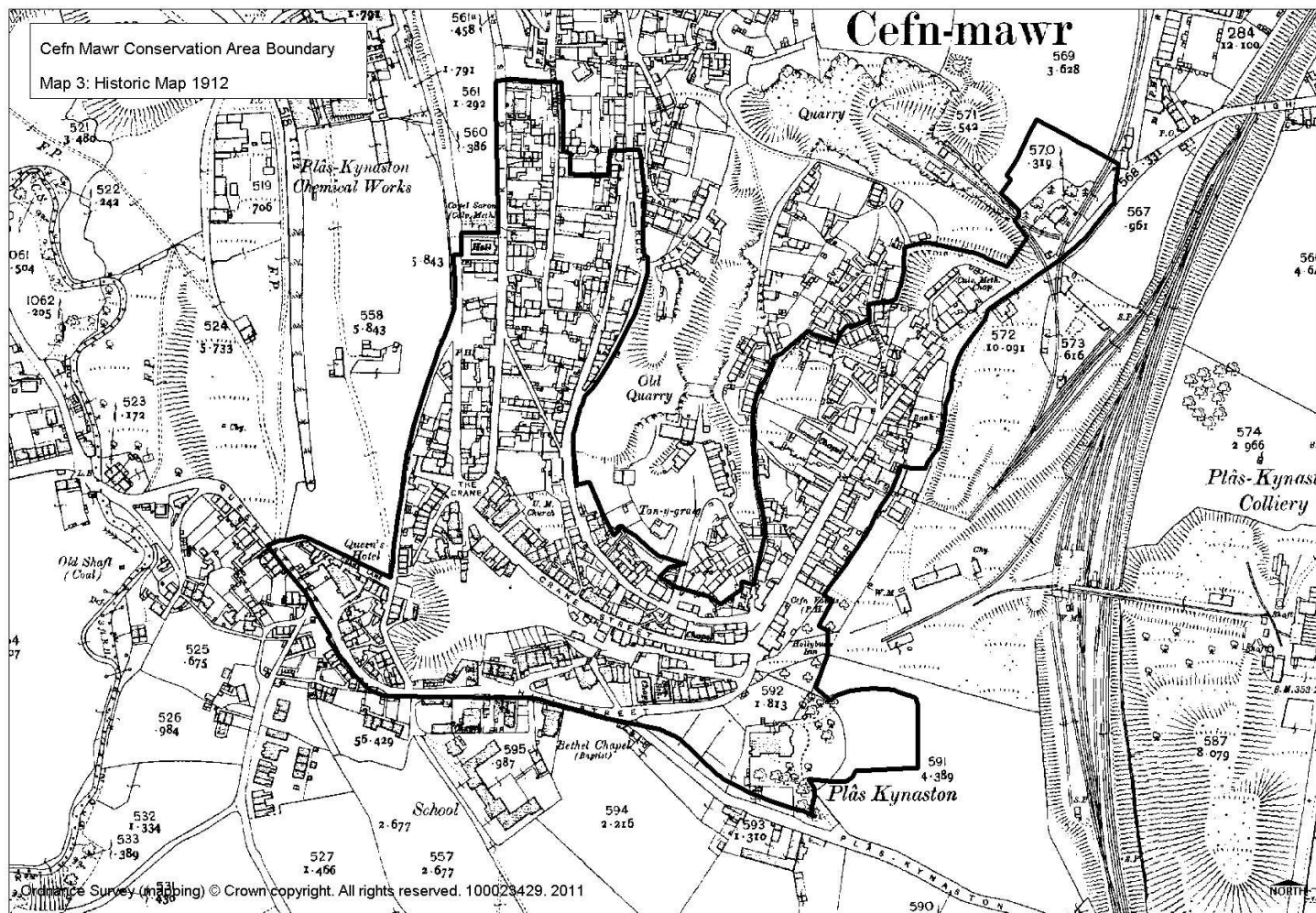


Figure 3 – Cefn Mawr 1912

3.0 SUMMARY OF SPECIAL CHARACTER

3.1 The special character of Cefn Mawr Conservation Area is derived from the following:

Former Industries

3.2 Cefn Mawr is the largest village within an agglomeration of several settlements that established between the numerous industrial sites that once populated the area and has national significance as being a good example of an early industrial settlement. Whilst little direct physical evidence remains of these industries within the area, the settlement pattern, buildings, street names and the network of footways, narrow steps and alleyways provide strong indirect evidence of the areas industrial heritage and contribute significantly to the identity and sense of place of Cefn Mawr Conservation Area.

Use of Locally Produced Materials

3.3 Many of the buildings in the Conservation Area display fine examples of both iron and terracotta detailing which were locally produced materials in the mid to late 19th Century and the early 20th Century. The most notable example of ironwork can be seen in the construction of the Pontcysyllte Aqueduct which was produced by William Hazeldine, however in the Conservation Area, iron is evident both as boundary treatments and balcony details. Particular examples include the railings to Jasmine Cottage on Hill Street and most notably the exquisite railings and brackets to the balcony of Fernleigh, King Street.

3.4 Cefn Mawr is famed for the production of terracotta-ware and a wide variety of products and styles, particularly in the form of roofing details and architectural dressings which are displayed throughout the Conservation Area. Paris House, Deva House and Central Buildings on Well Street and Number 1 Crane Street are excellent examples of the elaborate and decorative use of this material with views from High Street over the Crane Street roofscape evidencing fine terracotta detailing to roofs.

3.5 Brick was also produced locally at Plas Kynaston and Tref Y Nant and was used in conjunction with terracotta to mark the social status and wealth of the owners. The elaborate and decorative brickwork still present is evidence of the complex tiers of society within the village at this time.

3.6 Cefn Sandstone is also a significant material within the Conservation Area, the yellow colour and susceptibility to blackening easily making it distinctive within the townscape. Sandstone has been quarried in Cefn Mawr since medieval times and the stone was used in the construction of both Wrexham and Gresford Parish churches in the 14th and 15th Centuries. Cefn stone is most common in earlier construction within the settlement and historically both higher and lower status properties were constructed of the material, with Plas Kynaston and Cefn Kynaston being of sandstone construction as well the early workers cottages along High Street.

Sandstone Walls

3.7 Yellow sandstone walls are a common boundary treatment in the Conservation Area having been a readily available material. The walls give an indication of the early street plan and form an important townscape feature. The heights of walls vary depending on their original function. Most are boundary or retaining walls, separating the tiers of the hillside. Evidence that some of the remaining walls formed part of the earlier cottage buildings can be seen particularly along High Street, where coal-holes are still visible within the structure. The style of capping, predominantly, 'cock and hen' or clinker, indicates the lower status of the inhabitants. Red brick boundary walls can also be found surrounding the properties in the Conservation Area indicating the changing fashion and taste of the late 19th Century as red brick became more readily available and cheaper to buy. In some cases a mixture of both sandstone and red brick exists in boundaries which add to the unique character of the Conservation Area.

Buildings of Interest

3.8 There are two designated listed buildings within the Conservation Area, Plas Kynaston and Cefn Kynaston, both listed grade II. Plas Kynaston is one of the earliest structures still remaining within Cefn Mawr, believed to date from the middle of the 17th Century, although greatly remodelled in the 18th and 19th Centuries. The grand design, orientation and evidence of formal landscaping signify the importance of its former occupants. The nearby Cefn Kynaston was built in the 1820s to 30s in local Cefn stone with distinct sandstone boundary walls adding to the setting and significance of this building.

3.9 The majority of the buildings within the Conservation Area have no statutory designation however this does not diminish their importance within the streetscape or the wider area. Ebenezer Chapel is a particularly important building with its position, scale and materials making it a landmark building distinctive of Cefn Mawr. Also of importance are Deva House, Paris House and Central Buildings on Well Street with their rich terracotta detailing and 3 storey height adding interest and prominence within the street.

Vernacular Detail

3.10 The predominant building material is the Cefn stone but the smooth red Ruabon brick and local terracotta are also very much in evidence. Stone buildings tend to be built of snecked, coursed and un-coursed rubble construction with many retaining their natural stonework finish. The architectural detailing to most of the properties is simple with sandstone heads and sills being the most common features. The common roofing material is slate and the majority of roofs are of pitched construction, although there is variation in their orientation with some roof-slopes running parallel to the street whilst others display gable frontages. Many of the later 19th Century red brick properties along Crane Street and King Street are more standard in their form however the use of local materials for detailing, in particular terracotta mouldings, gives the buildings a character distinct to Cefn Mawr.

Pathways, Steps and Alleyways

3.11 The Conservation Area is threaded by paths, steps and routes which are evidence of the former complex network of connections that existed in the village with some of the former tram and track-ways still evident around Crane Street and Railway Road. The dense network would have been used for the transportation of people, goods and raw materials into and out of the settlement with the remains forming important character features which add to the special interest of the Conservation Area. The stone-walls and adjacent buildings which line many of the pathways and steps create a sense of enclosure and direction.

Settlement Pattern

3.12 The early settlement pattern of Cefn Mawr whilst influenced by the topography of ridge, was fairly random and scattered following the location of the industries. The early 19th Century saw the unmanaged and piecemeal growth of the terraces with the odd angles of some buildings and plots evidencing the position of early boundaries. Stone cottages and terraced properties, dating from the early to mid 19th century can be found commonly along High Street, Well Street and Crane Street. There is little evidence of formal planning in the later 19th Century to the upper terraces where properties have a more random pattern of settlement. To the lower tiers of Crane Street and Well Street the building line is more organised and typically follows the street resulting in a more dense and urban character to these areas.

Views and Townscape

3.13 The steep topography of the settlement provides far reaching views across the Vale of Llangollen, the Newbridge Viaduct and towards Froncysyllte most notably from Cefn Square, the Crane and along High Street, creating a visual link between the village and the wider landscape. High Street and the upper paths allow for views over the townscape where the variety of terracotta roof-ware is particularly evident. Views of the townscape are equally significant when looking back into the settlement from Froncysyllte and from the canal towpath where the tiers of the diverse settlement are most distinguishable.

Trees & Open Space

3.14 Mature broad-leaved and naturally colonised woodland to the top of the ridge, form a backdrop to the Conservation Area. The presence of trees to the east of the Conservation Area, form an important boundary to the settlement. There are small informal wooded areas throughout the Conservation Area providing some greenery and relief in this busy settlement.

3.15 There is a greater sense of openness along the fringes of the defined boundary, in particular along High Street and to the south of the Conservation Area. Significant areas include the land south west of the Crane Street car park, originally believed to be the site of a crane and the land surrounding Plas Kynaston, the former grounds to the property.

4.0 CHARACTER IN DETAIL

4.1 The Conservation Area can be divided into six distinct character areas as now described below:

High Street and Russell Street

4.1 One of the oldest streets in Cefn Mawr, High Street gently follows the curvature of the hillside wrapped around the central quarry. The earliest and predominant building style along High Street relates to the early to mid 19th Century with buildings ranging from short terraces of 'one up one down' cottages to individual properties built for the more skilled workers, an example of this being the printers shop and adjacent house. Buildings are predominantly built of snecked sandstone on principal elevations with un-coursed rubble to those of lesser importance. Towards the lower end of High Street the smooth red Ruabon brick is more evident. Some visual relief from the built environment is offered by the presence of a number of small front gardens, bounded by low stone-walls. Building heights, materials and general form are relatively consistent between the buildings of this age but later housing of various styles and building periods prevents any uniformity in the streetscape along High Street and is reflective of the continued growth of the village during the 19th and early 20th Centuries.

4.2 The Conservation Area is entered from the north along Zion Street next to numbers 86 and 88 High Street. Both buildings are of sandstone and slate roof construction with two windows on each floor set symmetrically about a central doorway. Number 86 retains its original stone boundary wall with cock and hen coping. The stonework detailing to number 88 is more elaborate than that of its neighbour and is evidence of its former use as the Grosvenor Arms public house and is the oldest surviving former public house building in Cefn. The property retains an impressive stone portico comprising a broken pediment and pilasters. There is a square bay window to the left of the entrance with stone surround and windows to the upper floors have dressed stone architraves. Gable chimney stacks are surmounted by a pair of tall octagonal stone pots, that are unusual within the Conservation Area. These properties together with the surrounding dwellings and the trees and planting opposite create an attractive entrance into the Conservation Area.

4.3 Continuing south along High Street the properties follow the natural gradient of the land, with the rear stone elevations of Graesser Villa, The Villa and Pleasant View on Russell street enclosing the road and views outwards. High Street itself is a narrow lane and the sense of enclosure is reinforced through the high stone boundary walls that line each side of the road. Historically the area would have been densely settled with stone workers cottages which lined either side of the street. Evidence of the former cottages remain in some sections of the stone walling, with former coal holes still visible at lower levels.

4.4 The stone walls decrease in height and the road opens up continuing towards number 110 High Street. This section of High Street is now less densely populated and offers important views along to the Vale of Llangollen. Number 110 High Street is the only remaining example of an early workers cottage. The building is of a random

stone construction, now painted white, with a slate roof. From the road-side it appears to be single storey in height but when viewed from the rear from Minshalls Croft the property is clearly of two storeys and built into the hillside. This style of cottage would have been prevalent along both sides of High Street and it is likely that number 110 formed part of a longer terrace.

4.5 Opposite number 110 High Street is the entrance to Quarry Rise, a modern single storey property. The wide splayed entrance to the property represents the former entrance to the old stone quarry. At this point High Street begins to gently curve left. Dee View and Fron View, located at the Junction of Minshall Croft and High Street, are in contrast to the earlier properties along High Street. Built in smooth red brick, they are typical examples of the later terraces prevalent within and around Cefn Mawr. Beyond Fron View significant views can be obtained across the village and towards Newbridge Viaduct, Ty Mawr Country Park and the Pontycysllte Aqueduct and Canal World Heritage Site.

4.6 The Cefn stone walls continue into the lower section of High Street. Here the properties face directly onto the highway with little, if any private space to the front. The properties are most commonly semi-detached or form part of a short terrace. The materials used vary with stone properties sitting comfortably next to the smooth red brick properties. Of particular interest in this section are numbers 118 and 120 High Street and T. W Evans Printers opposite. The properties are all constructed of sandstone with simple stone cills and lintels. Numbers 118 and 120 were originally part of a row of four smaller cottages but have since been remodelled internally to form two larger cottages. The original window and door positions can still be seen within the stonework. Many of these terraced cottages were provided by local employers and as such dates-stones bearing their initials are a common feature as displayed on these properties.

4.7 T.W Evans and the adjoining cottage are thought to be examples of the larger stone cottages constructed for the higher skilled labourers. The stonework detailing is of a slightly better quality with stone quoins evident to the corners of the property and window surrounds. The shop front would appear to be of late Victorian date and retains its consoles, pilasters, fascia and cornice. Both properties have been recently restored and are well maintained.

4.8 A small, steep passageway linking High Street to Crane Street separates number 120 from numbers 122 and 124. These properties are likely to date from the late 19th Century and are constructed of the smooth Ruabon red brick with local sandstone used for window sills and heads. The properties incorporate decorative features such as blue brick banding, a terracotta dentil course with central motif to the first floor and crested, terracotta ridge tiles.

4.9 The building line becomes less frequent to the right hand side of High Street due to the topography and geometry of the hillside however the stone boundary remains a consistent feature. The wall is in a poor condition in places and this together with the large gap site between 124 High Street and Offa View, detracts from the character and appearance of High Street.

4.10 On the north side of High Street, the properties become more varied in both their design and materials and individually add very little to the appearance of the Conservation area. As a group, the properties do provide a more regular pattern of development and enclose High Street from the quarry behind. Compton House is the only stone building in this section and has renewed vertically sliding sash windows to its road frontage. The bay window is likely to be a later alteration to the building as is the small single storey side extension.

4.11 Looking southwards from High Street, a break in the building line provides some of the best views from within the Conservation Area of the Vale of Llangollen. The tiered layout of the village can also be fully appreciated with excellent views of the roofscape of Crane Street below. Beyond this break is 134 High Street, a stone dwelling which has lost much of its architectural interest through the alteration of openings and subsequent rendering. Adjacent to the property is a narrow alley-way lined in Cefn stone which winds down to Crane Street. The walls are in need of repair with some of their original height lost at the descent onto Crane Street.

4.12 Opposite number 134 is the Old Bakery of early 20th Century date. The building has some decorative detailing with corbelled brickwork separating the brick ground floor from the painted first floor. The name T.J Williams Steam Bakery remains on the front elevation.

4.13 Ebenezer Chapel on the south side of the street and a high stone wall to the north give this area of High Street a strong sense of enclosure, before the steep descent onto Cefn Square where views open up along the valley. The original entrance to Ebenezer Chapel is still visible from High Street reflecting the streets history as the first area of more organised settlement in the village.

4.14 Russell Street, set at a lower tier of the hillside, runs parallel to High Street with links to the upper streets through a characteristic narrow stone stepped alleyway that runs along the south side of Penrallt. Access to the lower tiers is via another narrow pathway known as Auntie Mena's Hill that runs alongside number 28 King Street. The narrow width of the street and low density development give Russell Street a more quiet and peaceful character.

4.15 Penley and Maesbury are positioned at the entrance of the Conservation Area. The buildings are believed to have mid to late 19th Century origins however alteration and insertion of modern materials disguises its original character and age. The properties are set close to Fernleigh and Garfield Villa with views of the four properties from King Street revealing the hap-hazard and unmanaged settlement pattern that once characterised the village.

4.16 Looking back up towards High Street offers excellent views of the rear elevations of 86 and 88 High Street, their blackened sandstone walling and four storey height making them a dominant feature. Adjacent are Graesser Villa and The Villa, two late 19th Century large sandstone Victorian villas. Detailing to these properties is uncharacteristically simple with stone heads and sills to openings. The roof retains traditional Welsh slates, terracotta ridge tiles and large buff brick axial stacks with terracotta corbelling. The elevated position of the properties gives excellent views out towards the Vale of Llangollen.

4.17 Pleasant View adjoins The Villa and was formerly the Calvinistic Methodist Chapel. The building dates from the mid to late 19th Century although modern alteration, particularly the pebbledash rendering obscures any evidence of the original age and function.

4.18 Numbers 1 and 2 Braeside sit opposite, their warm red brick in contrast to the sandstone and rendered facades that dominate Russell Street. The properties date from the early 20th Century with a date stone depicting 1902. It is evident when viewing the building from King Street below that the properties sit upon a sandstone base suggesting they were built on top of earlier structures.

4.19 Russell Street terminates just beyond Penrallt, an attractive rendered property dating from the interwar period, where a narrow set of sandstone steps gives access back up to High Street.

King Street, Railway Road and Minshalls Croft

4.20 The Conservation Area is entered from the north along King Street which runs parallel with High Street above. To the east of the road is the former chemical works site where intrusive palisade fencing obscures views towards the Vale of Llangollen. Garfield Villa and Fernleigh sit opposite occupying elevated positions, set back above road level behind Cefn sandstone boundary walls surmounted by decorative painted iron railings and small front gardens.

4.21 Garfield Villa is an impressive double fronted late Victorian, early Edwardian property constructed from smooth red Ruabon brick laid in a Flemish bond, with slate roof and crested terracotta ridge tiles. A decorative iron balcony is positioned centrally over the main doorway and is supported on intricately detailed, braced iron posts. The delicate iron-work around the door creates an attractive and prestigious entrance to the property, and the work is reflective of the quality of the ironwork available in the area. A small coach house with a gabled frontage sits to the left of the property directly onto the roadside and adds interest to the streetscene.

4.22 Fernleigh is of a similar period and construction as Garfield Villa. The property retains much of the original decorative finishes with blue brick banding, decorative terracotta panels within the canted bay, fretted bargeboards and decorative, terracotta corbelling to the top of each bay. The property also has a pair of tall, corbelled brick chimney stacks to each gable end. The side elevation of Fernleigh reveals snecked stonework with the brick frontage evidence of the preference and fashion to introduce brickwork to the façade.

4.23 Continuing southwards along King Street a sandstone boundary wall forms a continuous boundary to the west. The settlement pattern is more random in this area interspersed with disused and overgrown plots of land particularly on the eastern side of the street. These plots provide important greenery to this section of the Conservation Area and large trees and dense foliage obscure views of the elevated properties located along Russell Street. Just visible through the trees are the rear elevations of number 1 and 2 Braeside. Cefn stone boundary walls are also visible through the trees providing continuity between the upper and lower tiers of the village.

4.24 The former Salvation Army Hall lies to the east of King Street dating from the late 19th Century. The building is constructed of smooth red brick with a kneelered and coped gable frontage. There are corbelled piers at either side with a centrally located projecting doorway. Windows are modern Upvc replacements with stone sills and heads to the roadside elevation and segmental arched heads to the side elevations. The boundary to the front consists of iron railings on a brick and sandstone plinth with tooled sandstone gate-piers.

4.25 Adjacent are 43 to 45 King Street. The properties form a short terrace set down below street level, bounded to King Street by a red brick wall with half round terracotta copings. The position of these properties demonstrates the random pattern of development characteristic of the Conservation Area. Numbers 43 and 44 originally formed 3 small cottages, as shown on figure 2, the 1873 Ordnance Survey Map, and are constructed of sandstone, now rendered. The slate roof and central

stone chimney stack remain but windows are all modern replacements and little of the properties original features have been retained. Number 45 is constructed of smooth red brick and is of a larger size and scale than the neighbouring cottages creating a large step in ridge heights. The building dates from the late 19th or early 20th Century when the village was still growing and expanding.

4.26 To the west is number 28 King Street, a two storey grey pebble dashed building extended and altered quite significantly from the original plan, with the oldest part of the property being the left hand gable section fronting directly onto King Street and running adjacent to a small steep access path that links King Street to Russell Street. This section of the property is likely to date from the mid to late 19th Century and would have originally been of stone construction. The building was known as Aunty Mena's shop during the later 19th early 20th centuries and it is from this that the characteristic small access path linking to Russell Street to the side gained the name Aunty Mena's Hill.

4.27 Glen View, a narrow two storey, red brick property sits above road level and marks the gentle curved junction of King Street with Minshalls Croft. There are traces of traditional Cefn Stone to the property and within adjacent site, particularly the stone plinth on which the Glen View sits, the stone wall projecting from the front elevation, and the boundary walls and the outbuilding associated with Oakdale. These remnants suggest that the current property may be located upon the site of former stone cottages.

4.28 Minshalls Croft links King Street to High Street and terminates at a narrow junction on which Dee View and Fron View sit. The lane is fairly steep and offers views to the rear of 110 High Street and the steep side of the quarry beyond. The lane is defined by Cefn stone boundary walls that run either side. Looking west from Minshalls Croft, views of the Vale of Llangollen are mostly obscured by the small section of woodland which rises up the steep slope towards the rear of Dee View. At the lower level, the woodland follows the line of King Street forming an attractive boundary with the road.

4.29 Opposite Minshalls Croft is Hill View. The property, which incorporates the former Kings Head public house, is set behind a rendered wall with cement copings which runs adjacent to the highway for some distance and encloses a large section of land within this part of the Conservation Area. The building has been subsequently enlarged and altered with modern materials, the cream and white render finish of the property and the boundary wall being in stark contrast to the surrounding smooth red brick and the blackened local Cefn stone. The original entrance to the pub is just about visible over the wall and a photograph taken in 1910 shows the original building to be of brick construction with stone quoins and architraves to the windows.

4.30 Moving towards the junction with Crane Street and Railway Road, King Street widens and begins to curve to the right. Here wider views and a sense of the elevated position of the village can be obtained with the surrounding hillsides visible beyond the post office building. Taking a sharp right, Railway Road runs almost parallel with King Street. The road obtained its name from the railway line that ran along the street linking the quarries, coal mines, iron works, potteries and chemical

works. Upon entering the road, the buildings are located in a small cluster close to the main junction. The oldest building in this section of the Conservation Area is The Railway public house which dates from the mid 19th Century. The building is of stone construction now rendered with painted stone quoins.

4.31 Bryn Teg on the west side of the road, is a three-storey half rendered half smooth red brick property of Edwardian date. The building has an unusual 'V' shaped plan and utilises the natural slope of the land to disguise it's three storey height. The north facing section of the building has a two storey canted bay with stone surrounds to the first floor windows. The property also retains its original timber sliding sash windows. Sills and heads to the windows are of Cefn stone and form an attractive contrast to the brick window surrounds and the render on the first floor. Terracotta has been used to embellish the building with decorative dentil course, crested ridge tiles and curved finials. The red brick boundary wall also incorporates terracotta in the form of copings and pyramidal cappings at the entrances.

4.32 Examples of Cefn stone can be found along Railway Road, mostly in the form of boundary walls, providing continuity to this section of the Conservation Area. The rear boundary wall of Hill view is a prominent feature along Railway Road and evidence of a doorway, possibly linked to the former public house use can be seen in the brick work. A stone wall to the rear of the properties on Railway Road acts as a retaining wall and delineates Bowens Lane, a historic tramway believed to date from the late 18th Century that linked the collieries at Plas Kynaston to the forge at Newbridge.

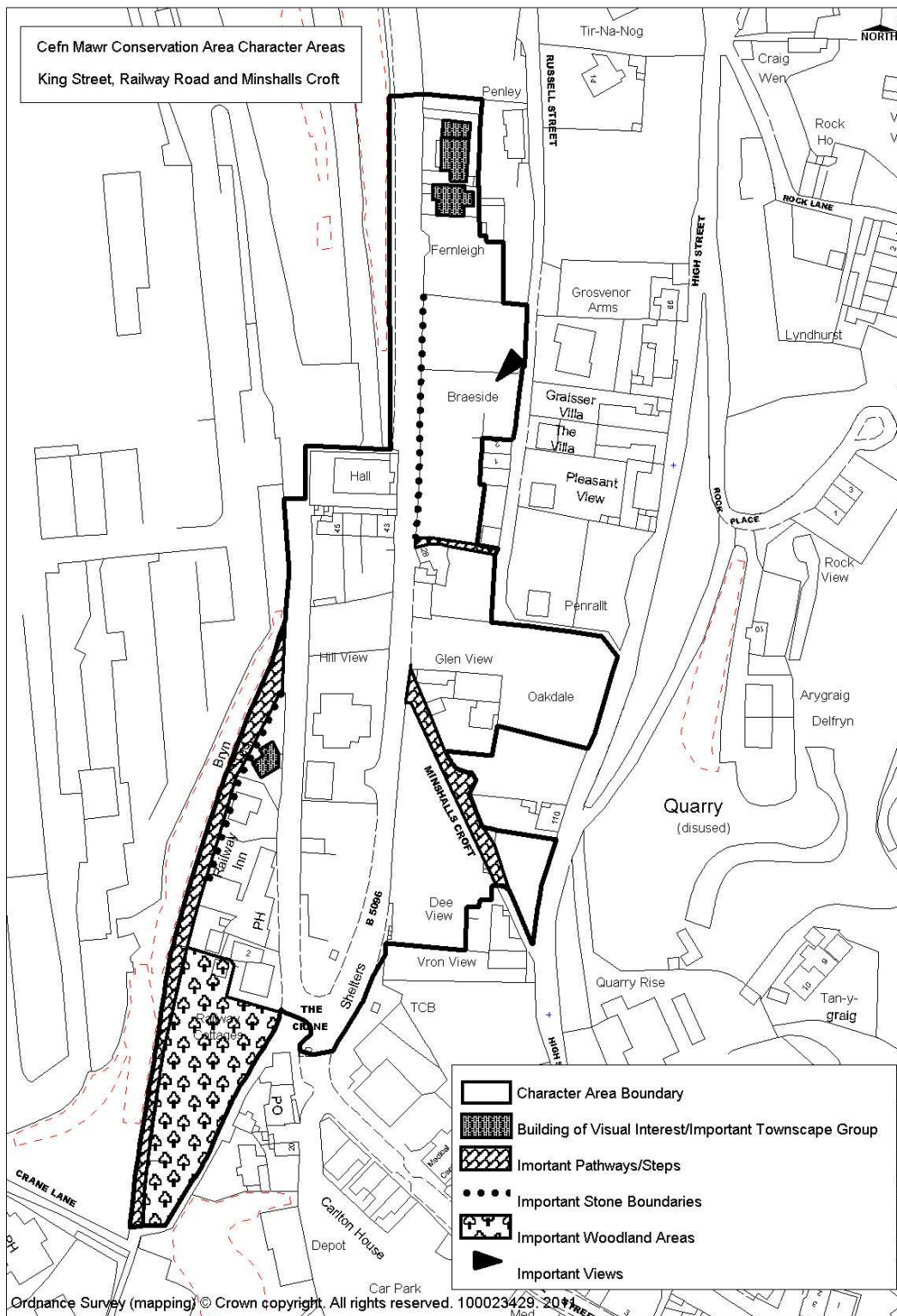


Figure 5 – King Street, Minshalls Croft & Railway Road Character Map

Crane Street

4.33 Crane Street begins at the junction with King Street and Railway Road and curves round to the east following the same curved pattern of High Street on the tier above. The wide open area, which marks the northerly entrance to the commercial centre is known as The Crane. Historic photographs and maps show this area to have been densely developed at one time with a number of shops concentrated around the junction. Today the main shopping area is located further along Crane and Well Street and the area is now unfortunately more open in character due to the removal of many of the older buildings, although this has allowed for more extensive and far reaching views of the surrounding countryside.

4.34 Many of the properties on Crane Street date from the late 19th and early 20th centuries as purpose built shop units with the more richly decorated facades evidence of the wealth of the village at the time. The street has always been a busy retail centre for the village and many buildings retain their original shop fronts, a number of which are hidden behind later shop frontages or roller box shutters. Original timber fascias with stall risers and consoles are evident and other common architectural features include decorative barge boards.

4.35 The Post Office is positioned opposite Crane Corner. Its position on the gentle curve of the road makes it an important and prominent building when travelling along King Street. The building is Edwardian in date and has been designed in two distinct sections. The residential section has an attractive timber porch to the centre and canted bay at ground floor to the left side. The shop section retains the original timber Edwardian shop front. Windows are modern PVCu replacements and there have been some later alterations to the property, notably the lean-to extension to the front elevation.

4.36 Moving past the post office, a short side street leads to the public car park. Set down from the street at the head of the car park is number 20 Crane Street, a pair of small stone cottages dating from the mid 19th Century and in a derelict state. Their position and orientation suggest that they were workers cottages for the railway that ran adjacent to the properties. Windows are modern replacements with segmental arched brick heads. There is a large central shared chimney stack and terracotta ridge tiles to the slate roof. The cottages are enclosed by a sandstone boundary wall with cock and hen copings, a characteristic boundary treatment within the village.

4.37 Crane House, situated to the west and below the cottages, is a two storey Cefn stone property dating from the late 19th to early 20th Century. Access to the property is via Crane Lane, a steep track extending southwards from the Crane running behind the Post Office. The property has retained some characteristic features including a slate roof with terracotta ridge tiles and metal windows, although not original. The pointing has been replaced in a ribbon style which gives the stonework an unnatural appearance. Crane House and 34 Crane Lane, the neighbouring property of similar date and construction, are the only properties remaining on Crane Lane, a once densely settled street within the village.

4.38 The Crane Street public car park provides an important open area within the denser village environment. The site of the car park, a former coal shaft, has remained undeveloped throughout the village's development and now its elevated position provides excellent uninterrupted views along the Vale of Llangollen and towards the Pontcysyllte Aqueduct and Canal World Heritage Site, linking the village to its surrounding industrial heritage. It is thought that the site was used previously to hold the village fairs. Clearly defined paths and green space help make the public space more usable and offer links to the lower tiers of the village.

4.39 Heading back onto Crane Street, the street width and pattern of development is more structured offering order and consistency to the Conservation Area and displaying a much stronger urban character than experienced along High Street and King Street. The later success of the clay industry in the area is clearly evident along Crane Street with many of the buildings using the strong red Ruabon brick which is intensified by rich terracotta detailing. The buildings are generally two-storeys in height with purpose built shops to the ground floor and accommodation above although earlier stone cottages are evident, their original construction often disguised behind modern render finishes.

4.40 There are several distinct groups of buildings along Crane Street that contribute to the area's strong urban character. Sun House, Carlton House and Hazelhurst, to the south of the Street, comprise a row of red brick two storey buildings with gable frontages that add to the interest and rhythm of the streetscape. Sun House has undergone extensive alterations to re-locate the main frontage and access to the rear away from Crane Street. Little original detailing remains except for a lancet window with sandstone dressings within the gable apex. Carlton House and Hazelhurst originally housed three shops although two of the shop frontages have been removed, as is visible within the brickwork, and the remainder of the building converted into residential use. Carlton House retains the original Edwardian shop frontage and sliding sash windows to the upper floor. Decorative detailing includes segmental arched brick heads to windows, simple string course and decorative finials.

4.41 An un-coursed stone wall with cock and hen copings forms the boundary to the public car park. Opposite is 10a Crane Street, a semi-detached brick cottage which historically formed part of a larger terrace. The property, and the adjoining dwelling, a smooth rendered brick building accessed via a steep pedestrian alley-way further along Crane Street, are examples of the random and sporadic infill development that has occurred between the different tiers of the village over time.

4.42 J Francis Roberts Funeral Directors and Cefn Mawr Dentil Practice are the remaining elements of a stone building that housed four separate units. The building has undergone quite substantial alterations with modern replacement windows, pebble dashing and partial demolition masking the true character and age of the building. The original stone-work has been finished using an inappropriate ribbon style pointing which detracts from the quality of construction. The fourth unit has been demolished but planning permission has been granted for a sympathetically designed new dwelling which will re-instate the original form of the row.

4.43 Continuing along Crane Street smooth red Ruabon brick becomes the principle material. The building line to both sides of the street is consistent, with buildings located directly adjacent to the highway. To the north side the buildings are generally two storeys in height and incorporate simple detailing in the forms of terracotta dentil and string courses. The former Plants and Flowers building has an imposing steeply pitched, kneelered gable frontage with the re-instatement of the original shop frontage further enhancing the appearance of the building. The east side of the building reveals un-coursed stonework showing the building was re-faced in brick in the latter half of the 19th Century. A loft door remains in this elevation and indicates the buildings original use as a store and shop.

4.44 A narrow steep passageway, winding up to High Street separates the former Plants and Flowers building from the almost continuous built frontage of shops starting at 5 Crane Street and continuing to Victoria House. The buildings, as a group, form an important feature of the townscape having been sympathetically restored through the Townscape Heritage Initiative. The Initiative has secured the repair and reinstatement of traditional shop fronts, timber sash windows and terracotta detailing providing attractive retail units for local businesses and significantly enhancing the appearance and vitality of the area. Of particular interest is the former Maypole Dairy, the sensitive and honest replica shop frontage and interior earning a Wrexham Civic Society Award in June 2011.

4.45 Attached to number 5 is the former newsagents shop, a narrow three storey building. Behind the unsympathetic roller box shutters lies elements of the original timber shop front, the painted consoles and cornice remain visible. To the first floor is a centrally positioned oriel window and to the second a simple casement window with painted stone sill and head with small gablet above. A simple string course provides visual distinction between each storey and a more intricately patterned dentil course lies beneath the decorative timber bargeboards.

4.46 Following the newsagents the building height steps down to 'Frame It' and 'Photography by Michael'. The original shop frontages have been restored with timber fascias and consoles, pilasters and brick stall risers. Above the shop signage the simple terracotta string course found on the newsagents is continued across the width of this property giving unity within the street-scene.

4.47 A small break in the built frontage leads onto Victoria House, another impressive and distinct building divided into three units and of a larger scale and height than its neighbours. Its triple gabled frontage with decorative bargeboards, blue brick banding and regular pattern of fenestration give rhythm to the streetscene.

4.48 To the south side of Crane Street the buildings again form a consistent frontage to the highway. Rowlands Pharmacy, Minffordd and A. E Roberts shop reflect the size and scale of the properties opposite and contribute to the strong sense of enclosure offered within this section of village. The properties are of similar construction and detailing built of smooth red Ruabon brick with simple Cefn stone sills and heads and simple terracotta detailing.

4.49 Minffordd and A. E Roberts form a long frontage that is unfortunately dominated by the modern and incongruous shop front to A. E Roberts. The buildings have retained much of the original detailing to the first floor with most of the sash windows remaining to A.E Roberts and all the sash windows to Minffordd. A simple dentil course runs under the eaves of Minffordd and continues across part of A. E Roberts. The dentil course and varying window style suggest that the division of the units has altered over time with the growth of the shop. From here the street width narrows and the sense of enclosure is further intensified.

4.50 Redcot, the first property in a distinctive range of nine buildings mostly consisting of single storey shops, has retained much of its original character having been sensitively restored through the Townscape Heritage Initiative with sliding sash windows surrounding a centrally positioned door with square leaded fanlight. Painted stone sills and heads, stone string course and terracotta dentil course add compliment to the front elevation.

4.51 The prominence of Redcot within the street scene is emphasised by the reduction in height and scale of the adjoining single storey shops, which are positioned between Redcot and the two storey building housing Chico's Chippy. The purpose built units date from the late 19th century and are good examples of single storey retail units that were once common along Crane Street and Well Street. The units are constructed using the local Ruabon brick and the butcher shop retains period tiling to the interior. Of interest in this range are the three units located between Cymru Kebabs and Chico's Chippy. The units are consistent in their appearance with timber shop fronts of Edwardian design successfully restored through the Townscape Heritage Initiative.

4.52 Number 1 Crane Street extends around the junction of Hill Street and is a good example of an Edwardian corner shop, the original shop frontage hidden behind modern shutters. The building is of smooth red brick construction with shaped gable, terracotta copings, consoles and ball finials adding elegance to the building and contributing to the varied character of the Conservation Area. The two storey sections also incorporate decorative features including mock timber framing, terracotta string course and Fleur de Lys finials. The introduction of modern materials, shop fronts and signage draws attention away from the quality of the detailing to the buildings.

4.53 The properties along Crane Street are humbled by the towering, double gabled frontage of the Ebenezer Chapel which is a prominent landmark when looking into the settlement from across the valley and a dominating structure from within the street-scene. The chapel rises from the centre of the village, positioned at an important convergence point within the Conservation Area. The three storey chapel dates from 1873 and was extended to the west in 1899. It is constructed from irregular sandstone blocks with buff terracotta used for the window heads, date tablet and string course. Characteristic red terracotta has also been used for decorative ridge tiles and ball and claw finials. The chapel displays several window styles reflective of the various stages of its development. The chapel has been successfully extended to the front with a glass and smooth render double gabled extension facing onto Cefn Square which compliments the original form and mass. The modern

materials provide an interesting contrast and further add to the buildings prominence within the village.

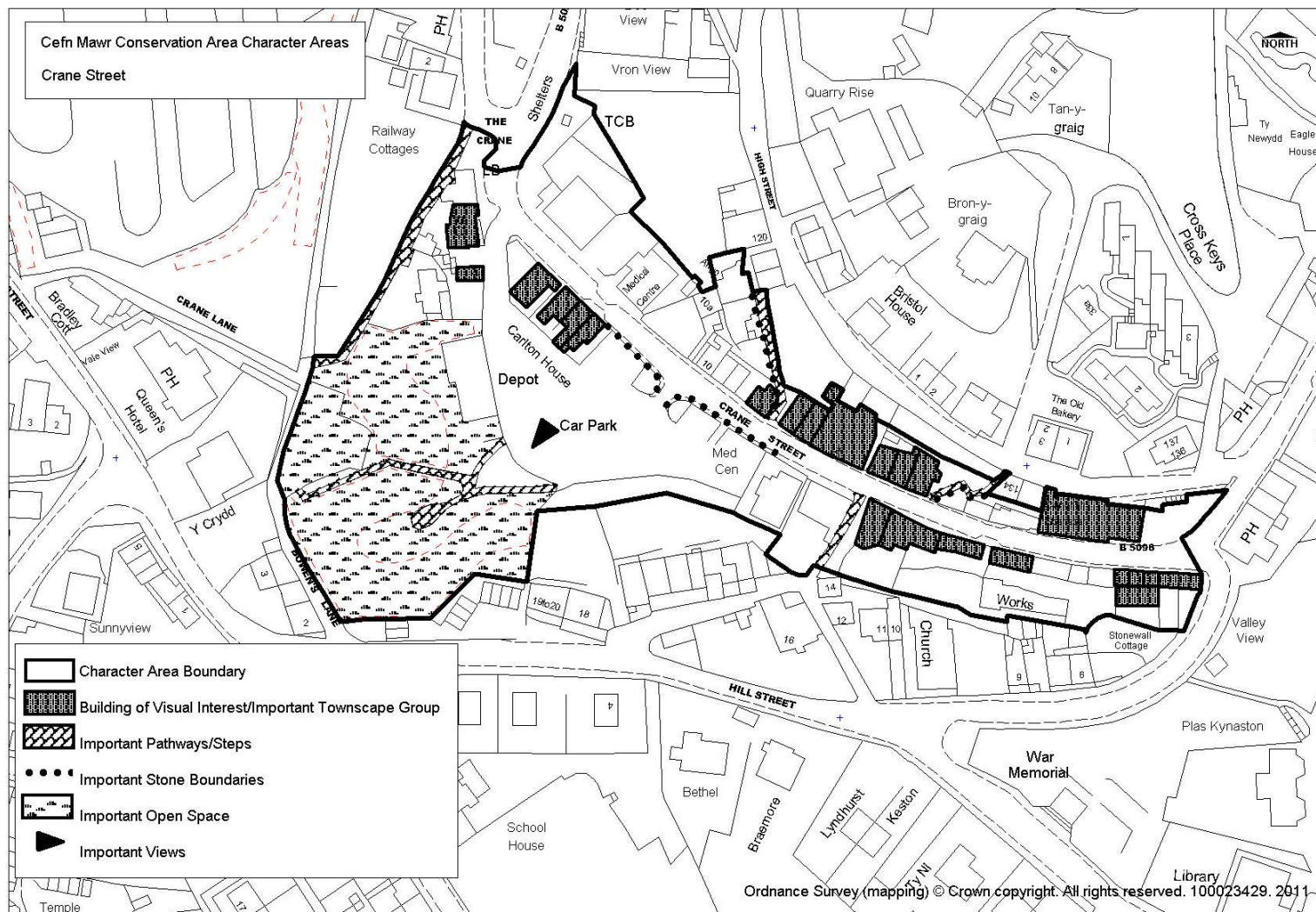


Figure 6 – Crane Street Character Map

Hill Street and Queen Street

4.54 The most southerly section of the Conservation Area comprises of Hill Street and part of Queen Street. Hill Street descends sharply from the junction with Crane Street and Well Street and bends to the right following a similar curve to the higher tiers of Crane Street and High Street above. Far reaching views to Ty Mawr, Newbridge Viaduct and the Pontycysllte Aqueduct are offered when travelling down Hill Street. The Conservation Area extends along the north side of the street consisting of rows of terraced cottages and semi-detached properties. Boundary and retaining walls predominantly of sandstone or red brick are important features along Hill Street and provide a more domestic character.

4.55 To the left of Hill Street is the access into Tesco, the stone boundary walling and traditional Cock and Hen capping used to bound the access route helping to reduce its intrusion within the wider setting. Set below Hill Street is Plas Kynaston, a grade II listed building which stands within a large area of public open space that contains the war memorial, public library and bowling green. Steps from the front of the hall lead down to the bowling green and provide views towards Newbridge. The library building, set to the south and below the level of the hall, is of modern construction and materials. This public area provides important open space within the village and also highlights the former status of Plas Kynaston and its occupants.

4.56 Plas Kynaston dates from the early 18th Century however it was significantly remodelled in the early 19th Century, to which the present appearance relates with large rear service wing removed in the late 20th Century. The property is constructed of Cefn stone subsequently rendered and has a moulded stone cornice below the eaves. Two full height canted bays flank the central entrance. The hall gained its name from Roger Kynaston who built a property on the site as early as the mid 17th Century. Subsequent inhabitants of the property have been the Mostyn family and William Hazeldine, the Shrewsbury Ironmaster. The building lies vacant and is in a poor condition although the Council is actively working to explore future re-use of the building as part of the Buildings At Risk Strategy.

4.57 To the north side of Hill Street the rear elevations of the properties along Crane Street are visible exposing traditional timber sliding sash windows. Above, the Ebenezer Chapel dominates the skyline. A Cefn stone boundary wall with cock and hen copings delineates an informal parking area adjacent to the terrace containing numbers 6 to 9 Hill Street. The former industrial tramway network ran close to this site by Stonewall Cottage and the area maybe of high archaeological significance.

4.58 This short terrace, originally consisting of eight properties, dates from the mid 19th Century. Numbers 6 and 7 are set behind a later low red brick boundary wall. The façade has been rendered with original Cefn stone walling visible to the gable elevations. The original openings to the ground floor have been modified in size and windows and doors are PVCu replacements. Numbers 8 and 9 are set at a lower level following the natural slope of Hill Street. Number 9 displays the common blackened Cefn stone walling and provides evidence of the original appearance of the terrace. A low sandstone wall with solid stone gate piers forms the boundary.

Number 8 has been modified substantially with render façade and a large porch obscuring the original detailing.

4.59 Continuing down Hill Street the large gable end of the United Reform Church draws attention. The date stone to the front displays 'Independent Chapel 1866' of similar date to the Calvinistic Chapel at the northern end of Well Street providing evidence of a strong religious movement within the area at the time. The front façade has been rendered with only the sandstone dressings to the window and door openings, date tablet and circular vent revealed. The original timber windows have round arched heads and retain the simply patterned stained glass.

4.60 Set back from Hill Street, adjacent to the chapel are numbers 10 and 11. The buildings of red Ruabon brick construction were originally part of a larger terrace and date from the late 19th Century. Terracotta has been used to decorate the properties in the form of dentil and string courses. An attractive red brick wall with semi-circular terracotta copings forms the boundary to the side of number of 10. Various additions and changes to the front elevations and garden areas have altered the traditional appearance of the buildings.

4.61 Beyond the chapel an imposing stone boundary wall forms a distinct feature within the streetscene enclosing the Grade II Listed Cefn Kynaston within an unusual triangular plot. The two storey house dates from the early 19th Century and is of stone construction with slate hipped roof with large overhanging eaves. The entrance is centrally positioned with a segmental arched doorway within a similar arched trellis-work porch. Sash windows flank the entrance with three matching windows to the first floor. The building now a private residence was used as a doctor's surgery from 1897 to around the 1960's.

4.62 The stone walls surrounding Cefn Kynaston contribute to the intimate setting of Plas Kynaston Terrace and number 14 Hill Street where the buildings are separated from the main road by Plas Kynaston. The intimacy of the area is further enhanced by the scale of the properties and small front gardens which are enclosed by a mixture of stone, red brick and ironwork boundary treatments. Blackened sandstone walls enclose a narrow footway running between Cefn Kynaston and 11 Hill Street and leading back up to Crane Street, form the entrance to the 'Doctors steps', so named because of their association with the former Doctors House.

4.63 Plas Kynaston Terrace consists of six properties dating from the late 19th and early 20th Centuries. Coloured render disguises the original stone construction. Numerous alterations to the window openings, the insertion of inappropriate materials and also the addition of modern front flat roof porches detract from the character of the terrace. Located at the end of the terrace is Preswylfa, a larger two storey, red Ruabon brick building. The building provides an interesting contrast to the adjoining dwellings in terms of size, design and materials. The styling of the property is Edwardian with terracotta detailing including ball and claw finials, ridge tiles and string courses. At ground floor there is an enclosed gabled porch. The small front garden area is enclosed by a red brick wall sitting on a sandstone plinth with an iron gate set between two square brick piers with pyramidal cappings.

4.64 Numbers 18, 19 and 20 Hill Street are set against a large sandstone retaining wall that runs from the rear of Plas Kynaston Terrace and back up along Bowen's Lane. To the front of number 18, known as Jasmine Cottage, decorative iron railings surmounted on a red brick dwarf wall with sandstone piers and pyramidal cappings create an attractive frontage and entrance. The properties originally date from the mid 19th Century, however Jasmine Cottage displays a later red brick façade dating from the late 19th Century. Windows are recessed and contain the original sashes. On the ground floor the windows flank a centrally positioned doorway with tiled threshold and pathway.

4.65 Numbers 19 and 20 Hill Street, originally formed a pair of sandstone cottages now converted into one larger property. The blocked doorway to number 19 can still be seen within the stonework. An original stone lintel remains over the main entrance however the alteration of window openings has seen the removal of the original stone sills and heads. The insertion of modern PVCu windows and doors has eroded much of the original character of the building.

4.66 Moving down Hill Street, the road begins to drop away more steeply and the eye is drawn out of Cefn towards the Vale of Llangollen and the Pontcysyllte Aqueduct. The retaining sandstone wall becomes a dominating feature rising up directly adjacent to the road side and extending to over three metres in height before it turns back onto Bowen's Lane, a steep and narrow track that links Crane Lane and Railway Road. The junction with Bowen's Lane is where Hill Street terminates and Queen Street begins. Situated on the corner of Bowen's Lane and Queen Street is number 1-2 Queen Street. The building sits upon a sandstone plinth and sandstone walling is visible to the south side elevation. The building is likely to date from the mid 19th Century however the rendered finish, modern windows and doors and plastic fascias and guttering give the building a more modern appearance,

4.67 Set back from the road and screened from view by numbers 1-2 Queen Street is number 3, a small two storey pebble dashed cottage likely to date from the late 19th Century. PVCu windows sit within the original openings with painted stone sills. A stone boundary wall surrounding the property adds to the appearance of the building and contributes to the wider character of the Conservation Area when viewed in context with the stone walling to number 1-2 Queen Street and the large stone retaining wall when travelling eastwards back up towards Hill Street.

4.68 From this point the gradient of the road begins to lessen with the surrounding woodland, which blankets much of the background, providing a more rural feel in contrast to the denser urban centre of the village. Beyond this the white render façade of the Queens Hotel is visible and contrasts sharply with the surrounding stone and brick buildings and with the greenery of the surrounding trees and woodland. Situated before the hotel is Y Crydd, a modern property, set back into the hillside extending over 3 levels. The building incorporates some vernacular features with Cefn stone walling to the lower ground floor and a feature stone chimney stack helping to integrate the building into the Conservation Area.

4.69 The Queens Hotel occupies an elevated position within the street and is set back from the road behind a blackened sandstone retaining wall. The building dates

from the mid to late 19th Century and is of stone construction now rendered and painted white. The lower section to the left side is a later addition and is located on the site of a former tunnel that ran through the land linking Plas Kynaston Colliery in Newbridge to Plas Kynaston Pottery which lay to the rear of the hotel. The older and larger section of the building has 2 two storey canted bays flanking the entrance porch which is a modern addition. Historical photographs show there to have been some fine and ornate iron-work to the entrance and balcony. Black painted stone window sills and quoins and painted render surrounds contrast with the white render creating a prominent frontage. A variety of modern surface treatments to the front car park and boundary detract from the general setting of the building.

4.70 The Conservation Area terminates at the junction of Queen Street and Crane Lane. Located at the bottom of Crane Lane is Bradley Cottage. The building is believed to comprise two dwellings, the earliest section being of rendered sandstone construction. To the right side the red brick section is of early 20th Century date. Terracotta has been used to add simple detailing in the form of ridge tiles, finials and tiled sills. Windows are modern replacements and sit below arched brick heads.

4.71 Crane Lane, which runs to the rear of Bradley Cottage, Queen's Hotel and Y Crydd extends back up the hillside crossing Bowen's Lane and narrowing in width before exiting onto Crane Corner. The narrow pedestrian pathway allows for views to the rear of the properties of Queen Street displaying original sandstone boundary treatments. The rear elevation of the Queen's Hotel is of particular interest with traditional timber sash windows, gabled dormers and an interesting curved corner wall similar to that on the Hollybush, which would have once allowed for the passing and turning of horse drawn carriages.

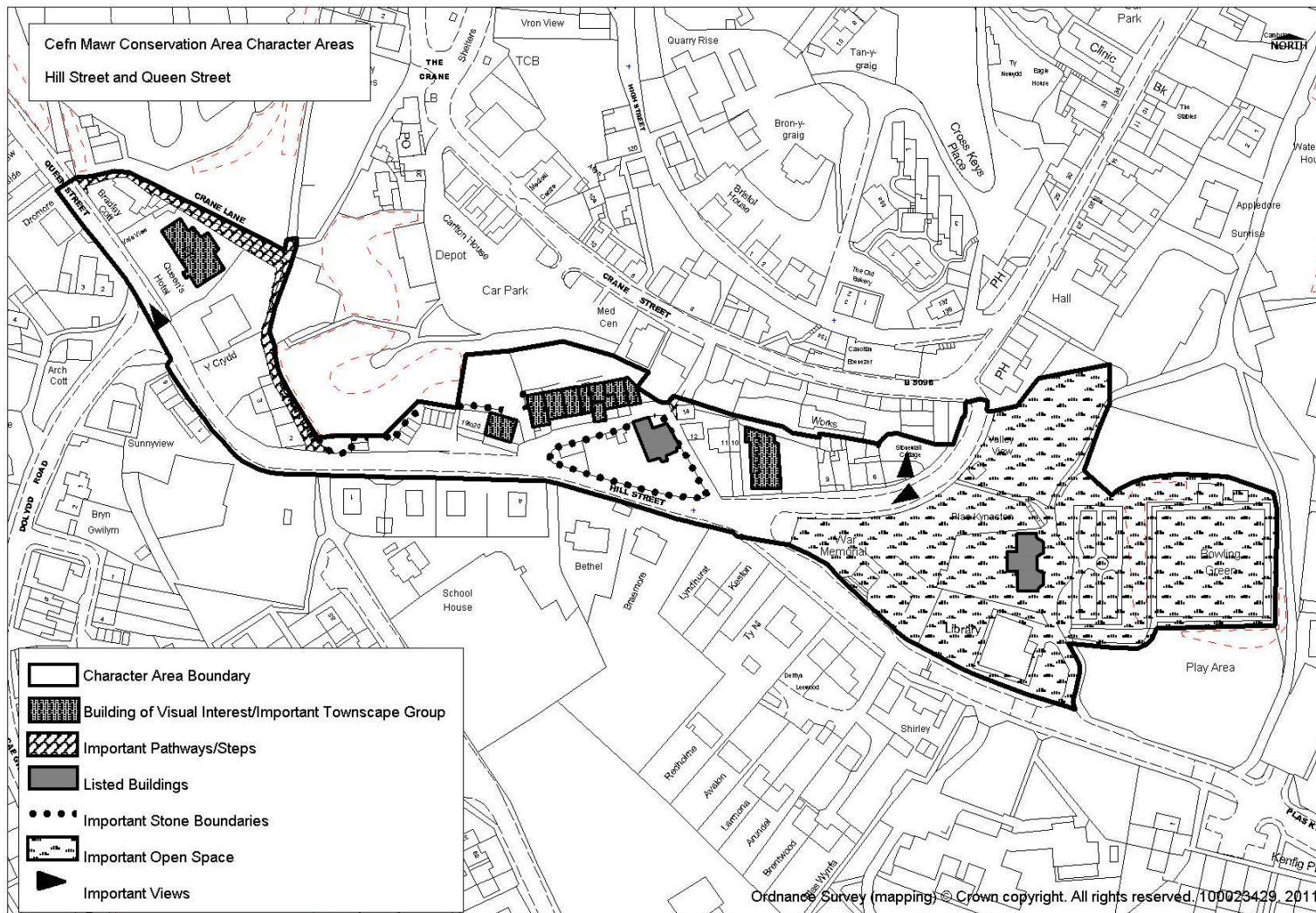


Figure 7 – Hill Street & Queen Street Character Map

Well Street (South section)

4.72 A higher density of development characterises Well Street. A consistent building line is upheld with building frontages sitting directly onto the footpath. Buildings vary in height ranging from 2 to 3 ½ storeys and with many on the eastern side dropping by a further level to the rear to accommodate basements. A strong vertical emphasis is displayed which is accentuated by the narrow street width. The vertical emphasis is particularly powerful to the rear of the Well Street properties, due to the fall of the land, adding to the drama of the townscape.

4.73 Buildings along Well Street generally date from the mid to late 19th Century and the early 20th Century and represent a period of economic growth and prosperity in the village when there was a demand for purpose built retail units. The smooth red Ruabon brick provides a unified appearance with terracotta detailing in the form of ridge tiles, finials, friezes and hood moulds. Sandstone sill and head details are also prevalent. Other common features include dormer windows and sliding box sash windows. The rich decoration of many of the buildings along with the narrow plot widths and building heights create a more intense streetscape than that experienced elsewhere within the Conservation Area.

4.74 At the approach from Cefn Square, the cluster of buildings around the central point collectively contribute to the urban townscape with the public houses of the Hollybush and the Vaults located on either side of the road, marking the approach onto Well Street. Both the buildings are predominantly of stone construction although much of the original stonework has been obscured through later rendering. The Hollybush, built as a coaching inn dates from the early to mid 19th Century whilst the Vaults is later, dating from the late 19th Century and has an interesting hexagonal plan facing onto Cefn Square. Render has been used on both buildings with the Hollybush having painted string course, quoins, sills, heads and window and door surrounds in a Victorian style. Detailing to the Vaults is simpler with painted smooth render window and door surrounds, sills and wedge and arched heads incorporating key stones. The properties have slate hip roofs, typical of public houses within the village but not common to domestic buildings. Some original sliding sash windows have been retained on both buildings and an acid etched window is also evident to the front elevation of the Vaults inscribed with Island Green Ales, a former Wrexham Brewery.

4.75 Adjacent to the Hollybush is the George Edwards Hall, an imposing smooth red brick building. The hall was erected in 1911 in memory of George Edwards, brother of J. C Edwards a local clay master. A centrally positioned stone porch with pediment above set within a two storey central gable frontage marks the entrance. Windows are recessed and contain the original sliding sashes. Recessed brick panels and pilasters add detail to the front elevation.

4.76 Continuing along the eastern side of Well Street are numbers 23, 20 and 20a which date from the early 20th Century but are likely to incorporate older elements. More recent alterations, including the insertion of modern window styles, alteration to openings and the painting and the rendering of the brickwork has removed most of the original detailing from the properties.

4.77 To the rear of the Vaults, Mount Pleasant, a steep, narrow access track leads up the side of the former quarry. Views from Mount Pleasant extend across the rooftops of the properties on Well Street, and out towards Rhosymedre, Newbridge and the Woodlands of the Wynnstay Estate. Here a real sense of the elevated position of the village can be appreciated. Situated on Mount Pleasant is Ty Newydd, a two storey sandstone property now rendered and painted white dating from the mid 19th Century.

4.78 Travelling along the west side of Well Street, a high Cefn sandstone wall encloses the garden and parking area of the Vaults. The wall dog legs, creating a brief break in the street frontage before curving round to link to the side elevation of number 29 Well Street. Numbers 29, 30 and 31 Well Street form an interesting and varied row within the streetscape. The properties all date from the early to mid 19th Century with number 30 displaying the restored sandstone frontage. First in the group is number 29, which has a later yellow brick façade with centrally positioned gablet to the front at first floor level. The yellow or buff coloured bricks are early examples of J.C Edwards bricks being an earlier form of the more common Ruabon red brick. Remnants of the original use as a shop are still visible with a chamfered brick openings consisting of a central door flanked by two large display windows. The form suggests that the building may have been a bakery at some point where the gablet opening would have acted as a loft door. The black painted sills, heads, surrounds, plinth and shop fascia create a striking contrast with the white brickwork and neighbouring stonework.

4.79 Numbers 30 and 31 have undergone extensive refurbishment through the Townscape Heritage Initiative. Number 30 retains an attractive Edwardian shop front with leaded toplights and centrally recessed doorway. Windows to the first floor are simple 6 light timber casements. Adjacent number 31 was formerly two properties and now converted to a single dwelling. This property also displays the early J.C Edwards yellow brick frontage with sandstone heads and sills. Windows are four light sliding sashes and are sympathetic reproductions. To the right section of the building located between the first floor windows is a painted sign displaying the name of "E. Davies Stafford House" where above the date stone reads 1869.

4.80 Derek's Cycles opposite is an early to mid 19th Century stone building. The property is three storeys in height on its Well Street elevation. The property has been carefully restored through the Townscape Heritage Initiative. Its soaring random uncoursed stone gable wall is a particularly impressive feature within the streetscape.

4.81 At this point building heights are maintained at three storeys which combined with the narrow street width creates an imposing townscape group. Properties generally date from the late Victorian and early Edwardian era and feature much more intricate and decorative architectural detailing. Paris House, Deva House and Central Buildings represent a fine range of Victorian shops. The buildings are three storeys with a slate mansard roof set behind a dramatic parapet comprising shaped gablets inset with round brick arched window openings interspersed with ball finials set atop brick pilasters which define the bays on the floors below. The rich terracotta detailing includes friezes, hood moulds, string courses and decorative motifs. To the

first floor are three canted bays containing pedimented windows and depressed arch surrounds. The pediment is repeated above the doorways below which have recessed tiled thresholds. The three shop-fronts retain their traditional fascias and stallrisers, although the addition of more modern signs, roller box shutters and the insertion of modern windows and panelling detracts from the grandeur of the façade. The buildings are collectively perhaps some of the most impressive within the Conservation Area in terms of scale and detailing and are also excellent examples of the quality and diversity of local building materials and products being produced at the turn of the 20th Century.

4.82 Adjoining Paris House is the former HSBC bank building. Constructed during the mid 19th Century, it is more simply detailed than the adjoining properties. It has a classically styled façade to the ground floor with pilasters with ionic capitals framing the door and windows openings. To the first floor sash windows have sandstone sill and heads and to the second floor dormer windows have been set within the eaves under decorative barge boards breaking up the terracotta dentil course.

4.83 Situated opposite are numbers 32 and 33 Well Street. The buildings are equally impressive in scale to Paris House and when viewed as a group contribute to the grandness of this section of Well Street. These buildings were designed as a semi-detached pair of shops constructed around the turn of the 20th Century. There is little uniformity of elevational treatment between the two units except at second floor level where a regular row of sliding sash windows are interspersed with brick pilasters with stone capitals. Windows have stone lintels with a continuous stone sill band. Below number 32 incorporates a classically styled doorway and distinctive Oriel window at first floor level. Both buildings have retained their original shop frontages, that to number 32 is obscured by an intrusive roller box shutter whilst that to number 33 has been restored through the Townscape Heritage Initiative. At first floor level number 33 has a fully glazed cast iron display frontage above which an early shop fascia sign which has been exposed during renovation works. The sign displays the name 'W.H Morris, Complete House Furnisher est. 1855'. A very early telephone number has also been provided suggesting that the sign dates from the 1940's.

4.84 A narrow and steep passageway runs alongside number 34 Well Street extending up to Mount Pleasant and is another example of the traditional linkages interspersed throughout the village. Number 34, now occupied by Sandra's Hair Studio is a gable fronted, narrow, two storey painted brick building, believed to date from the late 19th Century. The windows are the original sashes and have simple segmental brick heads. Elements of a traditional timber shop front remain at ground floor level however as is common along Well Street, the detail is partly obscured by a modern, inappropriate roller box shutter.

4.85 The clinic and the public car park area represent the end of this more ordered section of Well Street. The public car park is situated on the site of the Cefn Tabernacle Chapel which was demolished in the 1970's. Unfortunately the car park area displays no evidence of its former use and none of the original stone boundary walling has been retained onto Well Street instead metal railings do little to preserve or enhance the character of Well Street.

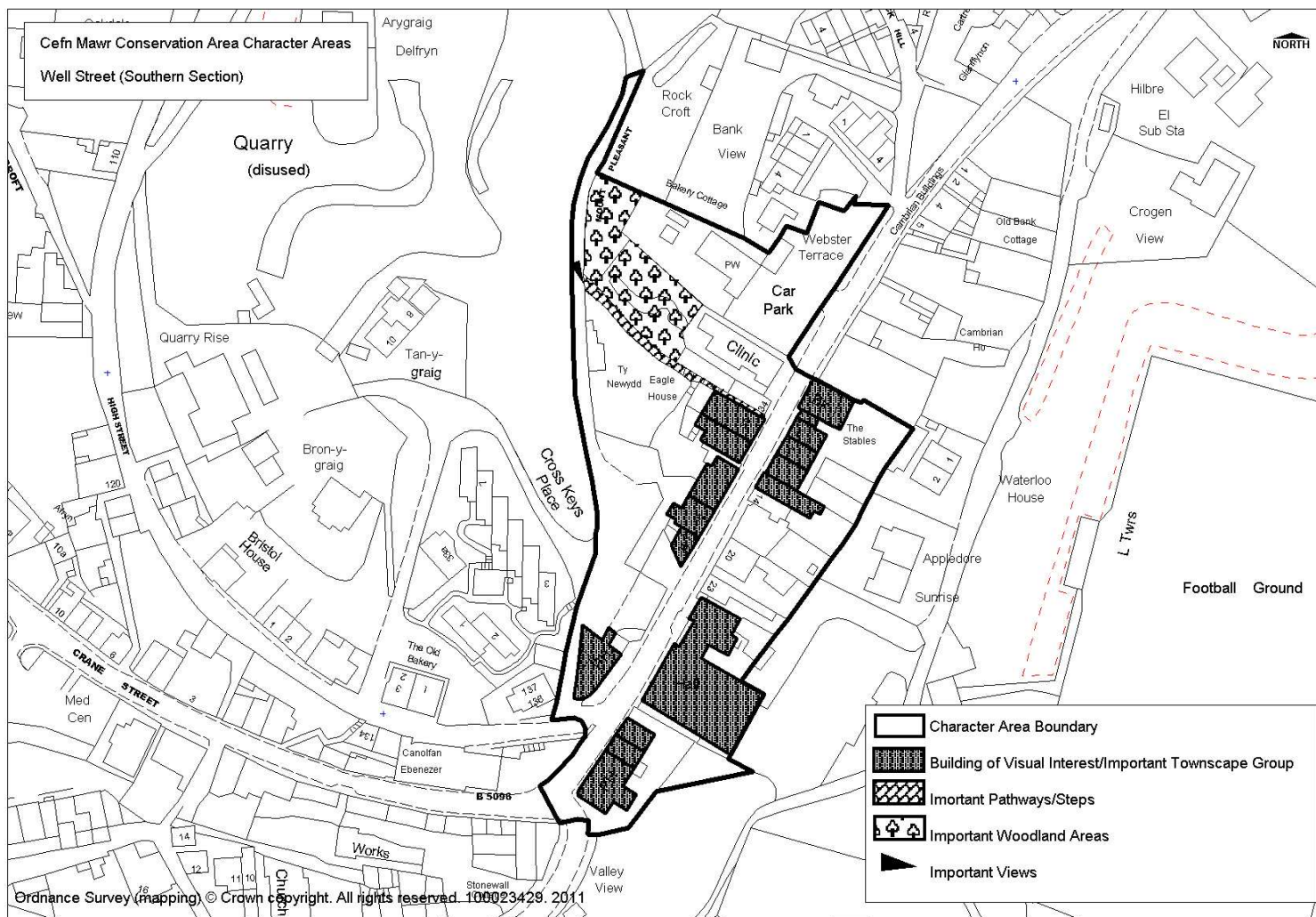


Figure 8 – Well Street (Southern Section) Character Map

Well Street (north section) & Rock Hill

4.86 Moving into the northern area of Well Street the properties are of a smaller scale and the building line is less consistent due to both the orientation of properties and having been broken up by gap sites. A greater presence of trees in this area helps soften the urban landscape and provides an attractive backdrop to properties particularly on the eastern side of the street.

4.87 London House lies opposite the entrance to the car park and is enclosed by two gap sites which formally housed single storey units. The building is constructed of smooth red brick laid in a Flemish bond and houses two separate units. The section housing the Hospice shop dates from the late 19th Century but the unit to the right has been constructed in the early 20th Century. Detailing to the building is simple with oriel windows at first floor level and simple stone window heads and sills. Unusually for Cefn, a stone kneeler and ball finial are present on the older section of the building. This detailing is likely to have been present on both ends of the building but may have been removed when the building was extended. Remains of the original shop front are visible to the older section but have been completely removed and infilled to the adjacent unit.

4.88 The final group of buildings within the Conservation Area located on the eastern side of Well Street are Bank Buildings, also known as the Cambrian Buildings, the name being indicative of the former use. The building is three bays wide and three storeys in height of brick construction with sandstone ashlar rustication to the ground floor, now sadly painted. The building is another good example of the use of terracotta displaying hood moulds, keystones and decorative friezes. The imprint of a smaller two storey building can clearly be seen within the masonry of the southern gable elevation and gives an indication of the once more densely formed street pattern.

4.89 Attached to the former Bank Building is a row of four two storey smooth red brick terraced properties with painted stone window heads and sills and door lintels and dentil course. A painted lintel and the insertion of a new window and door to number 2 and the repaired brick work to number 3 indicate the buildings, or part of the buildings were possibly used for retail purposes and have been altered to provide more conventional residential accommodation. Number 3 is unoccupied with bricked up windows and has a general run down appearance. To the rear the buildings descend to a third basement storey and expose Cefn sandstone walling, their large scale and stone construction adding drama to the townscape when viewed from the rear.

4.90 Rock Hill, a narrow and steep track, branches off Well Street to the north and is characterised by the red brick terraces of Bank View, Webster Terrace and Ebenezer Terrace which occupy elevated positions at various angles above Well Street. The three terraces are constructed from the smooth red brick and have simple terracotta detailing in the form of dentil courses and ridge tiles. Windows are modern PVCu replacements with painted stone sills and heads. Roofs are slate and three large brick chimneys with some corbelling present on each terrace. The properties are likely to have been purpose built for workers in the surrounding industries with each

row displaying a date stone in the centre of the front elevation. Bank View is the most recent row dating from 1905. Boundary treatments around the terraces and along Rock Hill are a mixture of Ruabon brick and local Cefn sandstone.

4.91 To the south of Bank View elevated above the public car park is Bakery Cottage, an early 19th Century sandstone building. Mature trees provide an attractive backdrop to the property. A two storey red brick extension projects from the side elevation facing onto Well Street. Although an incongruous addition against the Cefn stone, the extension has been present since the early 20th Century and has brick arched window heads similar to those on the original building.

4.92 To the rear of Webster Terrace positioned on the boundary of the Conservation Area is Rock Croft. The property is constructed of rendered Cefn stone and dates from the mid to late 19th Century with modern concrete tiles and a large painted brick chimney stack. The insertion of modern timber windows, the white render and the addition of several single storey extensions disguise the buildings true age. The property is accessed from a private driveway off Rock Hill. A concrete retaining structure dominates the driveway and diverts attention away from the adjacent Ebenezer Terrace.

4.93 Rock Hill ascends northwards from Well Street where views interrupted by a modern concrete block garage. Here the road bends sharply to the west and is enclosed on either side by the coursed sandstone walls of the side of Ebenezer Terrace and Number 4 Rock Hill. Number 4 dating from the mid 19th Century is a mixture of red brick and sandstone and features a rendered wall to the east side elevation. The property has an unusual triangular plan due to the geometry of the road and the hillside.

4.94 The final property within this section of the Conservation Area is Rock Cottage. The property, formally comprising two smaller cottages, is set down into the hillside and is constructed of stone now painted white. The building dates from the mid 19th Century and retains painted stone heads to the original openings. Windows are modern replacements and some new larger openings have been inserted into the elevation facing Well Street.

4.95 Beyond Rock Hill, Well Street widens and the road drops down gently bending to the right. Trees and private gardens bound the street and local Cefn stone can be seen in the construction of some older properties and boundary details. A small cluster of buildings sits within the bend of the road, enclosed by trees to the rear. The large slate roof of the Welsh Calvinistic chapel dominates the adjacent smaller cottages. The properties vary greatly in appearance as a result of the numerous alterations made during their history however the buildings or at least parts of the buildings all date from the mid to late 19th Century. Glanffynon located perpendicular to Well Street is a sandstone property now rendered white. Red Ruabon brick is visible on the rear elevation. To the front elevation the window heads and sills have been painted black creating an attractive contrast to the white render.

4.96 Set back from Well Street into the hillside is Cartrefle, a double fronted grey pebble dashed building. Coursed sandstone is visible on the side elevation with the

pebble dashing being a later alteration. The property is set behind a smooth red brick low boundary wall with half round terracotta copings. A central simple iron gate is framed by square piers with large terracotta ball finials. Detailing to the property includes painted stone window sills, rendered bands and surrounds and painted bargeboards to the dormer windows. The property also displays a date of 1910 which could possibly indicate when the property was altered and updated.

4.97 To the side are numbers 48 and 49 Well Street. Number 48 is small Victorian cottage with original mock timber framing to the first floor. The ground floor is grey pebble dash over stone with matching materials to the front boundary wall. The property has a catslide dormer window to the first floor and has retained the original sash windows with an attractive sash window on the ground floor. The front door is a modern PVCu replacement appearing incongruous against the grey pebble dash.

4.98 Number 49, dating from the early 19th Century, was originally a row of small cottages. The property is of snecked sandstone construction with a slate roof. The building façade shows the scars of many alterations, the use of inappropriate materials and poor repair techniques.

4.99 The final building within this small cluster is the impressive Welsh Calvinist Chapel. The building displays a carved tile detailing 'Hyfrydle Addoly Y Trefnyddion Calvinaidd 1861', translating to Welsh Calvinistic Chapel 1861. The building has a yellow brick façade with Cefn stone walling to the sides and large recessed round arched heads with timber windows to the front elevation. Stone is also used on the façade in the form of bands and quoins. Later extensions to the north side of the chapel have attempted to follow the original design.

4.100 A short walk along Well Street leads to the end of the Conservation Area where the properties known as The Retreat and Lonsdale Lodge are located. The properties are believed to have housed managers for the adjacent quarry, their design and position suggesting a higher status. The buildings are set back from the street behind stone boundary walls and enclosed to the rear by mature trees. The Retreat is a single storey property with snecked stonework dating from the late 19th Century. The slate hip roof with tall stone chimney stacks is set behind a low stone parapet wall. The stone window and door surrounds are painted white in contrast the blackened Cefn Stone. Windows and doors are modern replacements and are mostly obscured behind two large conifers. Pedestrian access to the property is obtained through a centrally located iron gate with stone gate piers and dome cappings. Sandstone steps lead up between the conifers to the central doorway.

4.101 Lonsdale Lodge is of later construction dating from the early 20th Century. Coursed Cefn stone is used to the ground floor with a combination of render and mock timber framing to the first floor. Windows to the front projecting gable comprise four casements with top-lights set within stone mullions with stone and timber transoms. A timber sliding sash window is present on the side elevation and the doorway is recessed behind a four centred arched opening. Iron gates provide both pedestrian and vehicular access to the property with sandstone steps leading up to the entrance.

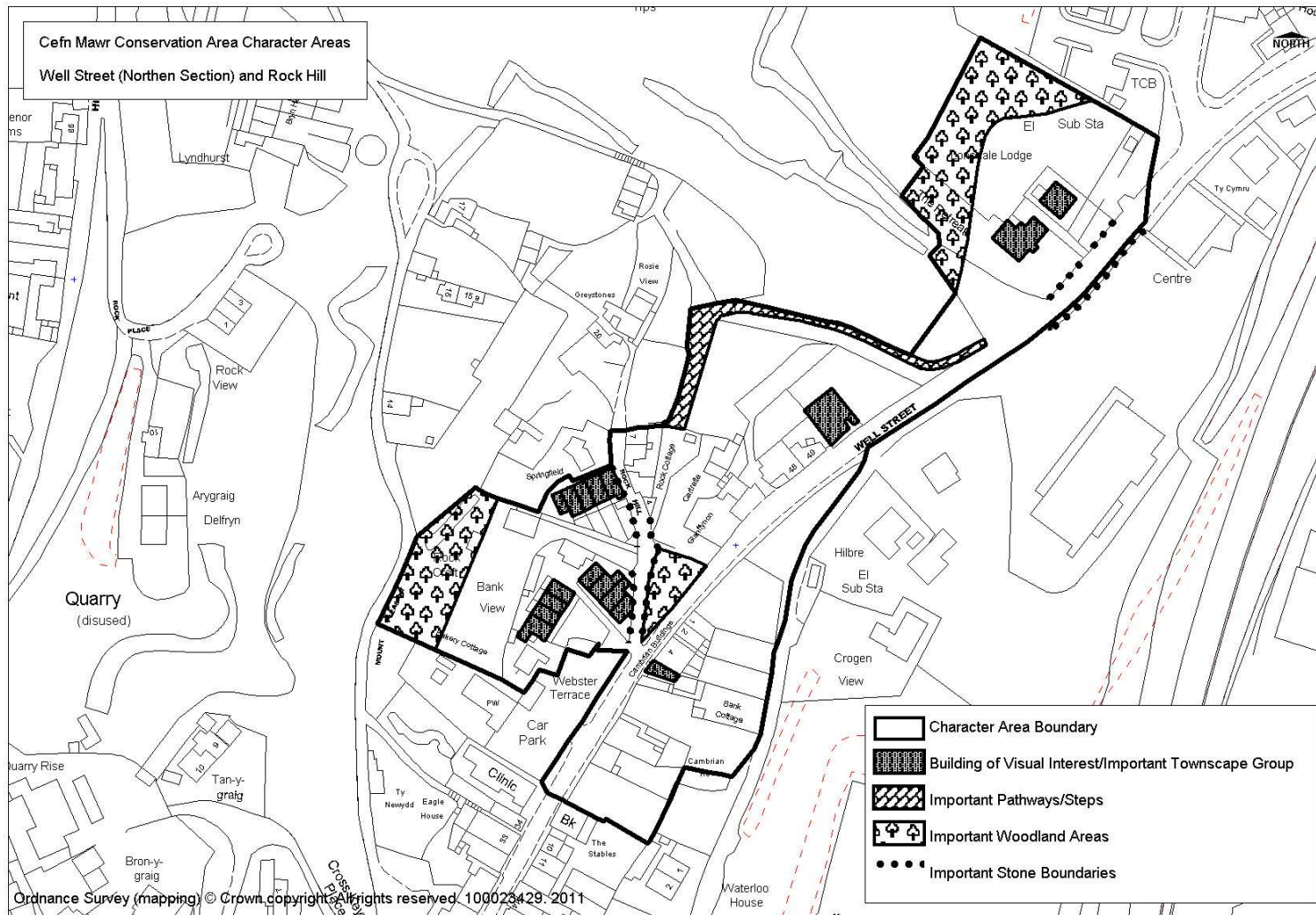


Figure 9 – Well Street (Northern Section) & Rock Hill Character Map

5.0 SUMMARY OF NEGATIVE FEATURES

5.1 A number of factors have been identified as causing detriment to the visual quality and character of the area. These include:

Erosion of detail and loss of character

5.2 Prior to designation as a Conservation Area and introduction of the Article 4(2) Direction, many inappropriate alterations and repairs were carried out to properties which ultimately have damaged the special character and appearance of both the buildings and the Conservation Area. Concrete roof tiles, plastic rainwater goods, cement render and pointing are all inappropriate replacements for traditional materials. Poor examples of modern doors and windows, particularly uPVC substitutes fail to achieve the quality of design and appearance met by the original features. The designation of the Conservation Area in 2005 and introduction of the Article 4(2) Direction have put a stop to this gradual erosion of the historic fabric and the Phase 1 of the THI has seen the re-instatement of many of these lost features.

Loss of Cefn Sandstone Boundary Walls

5.3 The sandstone walls which contribute much to the special character of the area and form an important townscape feature require a comprehensive scheme of repair and maintenance. The condition of many of these walls, particularly those within the public realm have deteriorated due to collapse in part, loss or theft of stone and cappings resulting in accelerated decay. The walls provide an important function both structurally and visually within the Conservation Area and their deterioration and loss significantly detracts from the character and appearance of the area.

Gap Sites

5.4 Gap sites along both Well Street and Crane Street in particular have a negative visual impact upon the street-scene. Not only is the continuous building line disrupted but often unsuitable boundary treatments are used and gables are revealed which otherwise should not have been exposed. Many of these sites have become overgrown and collect litter. Some efforts have been made to reduce the appearance of these sites, for example, a garden has been formed on the site adjacent the Ebenezer Chapel on Crane Street, improving and strengthening the appearance of the streetscene through the erection of a sandstone boundary wall and creating a beneficial use to an otherwise redundant area of land.

Boundary Treatments

5.5 Much of the Western boundary is lined with security fencing to the Flexys site. This is particularly evident on the entrance to the Conservation Area from Acrefair although its impact is lessened by the presence of trees running alongside. The corrugated fencing to the south west of the street is clearly visible from important pathways along this boundary. Tubular steel railings to the public footpaths, most notably from Hill Street to Plas Kynaston and along the northern boundary are inappropriate in terms of both design and materials. The closure of this site could bring an opportunity to remove most of this fencing.

Surfaces

5.6 There is little evidence of any traditional surfacing to the streets and pathways in Cefn Mawr except where steps are formed from the Cefn sandstone. The predominant surface material is tarmac, a stark and unnatural treatment, most evident where used on expansive surfaces such as to the car parks on Crane Street and Well Street. Brick pavements were laid to pavements on Well Street and Crane Street some years prior to the designation of the Conservation Area and although this represented an improvement at the time, there is now scope for their eventual replacement with more traditional materials and finishes.

Traffic

5.7 The narrow street widths have reduced traffic flow to a single lane at certain points. This creates difficulties for delivery vehicles, particularly when unloading, and for service buses. Footpaths are also narrow, reducing ease of pedestrian access through Well Street and Crane Street. Chicanes, yellow lines and coloured surfaces appear incongruous within this village setting.

Roller Box Shutters

5.8 Many shop fronts have been fitted with visually unattractive roller box shutters. In some instances original and ornate shop frontages have been concealed or are obscured by these later additions. The THI has secured the removal of many of these shutters and this is to be continued as part of the Phase II works.

Well Street Roundabout

5.9 The new roundabout inserted in Well Street to allow access to the new Tesco store has dissected this section of the Conservation Area, isolating Lonsdale Lodge and The Retreat from the historic settlement and diminishing the sense of arrival onto Well Street.

6.0 ENHANCEMENT PLAN

6.1 GENERAL PROPOSALS FOR PRESERVATION AND ENHANCEMENT

Trees	Trees which are considered to make a significant contribution to the character and appearance of the area have been identified on figures 4 to 9 of this document. Tree works that may be considered detrimental to local character will be resisted. Where removal is essential then an appropriate re-planting scheme will be encouraged.
Archaeology	Archaeological mitigation may be required in response to development proposals within the Conservation Area. Early consultation with the Clwyd-Powys Archaeological Trust in relation to any proposed new dwelling or extension is encouraged to prevent delay at the application submission stage.
Boundary Details	The demolition or alteration of traditional boundary details will be resisted. The use of traditional methods of construction and materials including the use of lime mortar is encouraged in all schemes of repair and reinstatement or new work.
Alterations and New Development	Development must respect the scale, design, proportions and materials of surrounding architecture to strengthen the cohesion of the street. It is crucial that the scale and diversity of the surrounding architecture is respected and that an imaginative and high- quality design is employed to reinforce the cohesion of the street and give continuity to the scale, rhythm and rich detailing of the architecture of the existing streetscape. Proposals must be designed in accordance with Design Guidance as contained within Section 7.0 of this document.
Highway Improvements	Highway works should be designed in accordance with guidelines as set out in Section 7.0 of this document and must have special regard to the desirability of retaining the special urban and more intimate character of the area through the use of sympathetic surface treatments and traffic calming measures to ease congestion and traffic flow in the Conservation Area.
Reinstatement of Lost Features	Traditional architectural details and local materials are important and should be retained, repaired or reinstated where lost. The Article 4(2) Direction will ensure

	that existing original and traditional details are protected and where necessary sensitively replaced in the future. The implications of the Article 4(2) Direction are further explained in section 8.0 of this document.
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6.2 ENHANCEMENT OPPORTUNITIES	
The following have been identified as opportunities for the enhancement of the Conservation Area. The undertaking of these works is dependent upon the availability of funding or grant assistance:	
ENHANCEMENT PROPOSALS	RESPONSIBLE BODY
Association with Pontcysyllte – The association between Cefn Mawr and the canal system could be further strengthened through the redevelopment of the Flexys Site. Regeneration would assist in improving the outlook from the Conservation Area, could allow for the potential reinstatement of the canal route in whole or part and allow for archaeological investigation.	Private Landowner/WCBC
Tram Network – Where possible pathways should be opened up along the former routes to ensure they are enhanced and publicised. The possibility of the future reinstatement of a tramway link to the Pontcysyllte Aqueduct for tourism purposes should be considered.	Private Landowner/WCBC
Cefn Stonework – Should funds become available in the future a programme of repair and maintenance needs to be established to ensure that the original and more historic buildings and structures of the village are preserved. It is important that the village's stone buildings and characteristic stone walls both in public and private realm should be appreciated, restored, maintained and conserved.	Private Landowner/WCBC
Traffic Arrangements – It is necessary to consider a comprehensive solution to traffic problems in the village centre. Opportunities should be sought to reduce conflicts between vehicular and pedestrian conflicts including the possibility of restricting through traffic on Well Street and Crane Street.	WCBC
Enhancement of Public Open Space – A sensitive hard and soft landscaping programme is required to enhance key areas of public open space, in particular to the 'Crane gateway', the Well Street gateway and the land surrounding Plas Kynaston. Regular maintenance and upkeep of public areas is also required to ensure these spaces remain appealing and useable for residents and visitors alike.	WCBC
Routes to the World Heritage Site at Trevor Basin - The opportunity exists to undertake environmental improvements at key points between the historic core of Cefn Mawr and the	WCBC

Trevor Basin along a network of identified routes which link the key historic areas. Extension of the Conservation Area boundary southwards towards the Mill Lane area would offer an important link to the World Heritage Site and evidence the earlier pre-industrial landscape of the area. The area contains interesting examples of Ruabon red brick terraces set around the Tref-y-Nant Brook and the former agricultural mills with The Mill public house providing an important focal point.	
Trees and Woodland – A management plan is required for the preservation and care of important wooded areas such as those that provide essential screening of the Flexys Site and those that form a backdrop to the Conservation Area.	Private Landowner/WCBC
Steps and Pathways – These features should be enhanced through improved surface treatments and the use of more appropriate styles of railings and handrails.	WCBC
Gap Sites – The sensitive redevelopment of gap sites will be encouraged where appropriate. The use of photographic evidence and historic maps should be used to help inform the design, scale, form and proportions of proposed developments within the wider townscape.	Private Landowner

7.1 The character of the individual buildings, which together form the Conservation Area, derives from a number of factors, to which the following design guidance relates. Within these parameters there is scope for high quality architectural invention, provided that this is sympathetic to the existing character in terms of the following:

Scale

7.2 Restoration and redevelopment must respect traditional plot widths and avoid massive repetitive and unrelieved facades, which typify so many modern designs. Building heights of 2 to 3 storeys are most appropriate but oversized structures should not disrupt the stepped appearance of the townscape. Single storey buildings may also be appropriate on Well Street and Crane Street where there is evidence of former single storey construction.

Proportion

7.3 Older building styles followed traditional systems of proportion. In most of the buildings within the Conservation Area, the relationship between windows, doors, floor heights and the relationship of solid to void in the design of elevations is crucial. Traditional proportions should be emulated in new development.

Building Line

7.4 Frontage development must conform to the historic street pattern. Buildings should be positioned directly onto the footpath on Well Street and Crane Street, or with small front gardens to maintain the traditional building line.

Roofs

7.5 The roof line is nearly always a dominant feature of a building and retention of the original shape, pitch, verge and eaves detail and ornamentation is essential. Heights and shapes of roofs are important; flat roofs are alien to local tradition and generally unacceptable. Pitched roofs are most common with roof slopes running parallel to the road. Chimney-stacks are important features of the roof-scape and should be retained even if no longer required. Where roofing materials are to be replaced they should match the colour, size and texture of the original. Roofs should be roofed or re-roofed in traditional slate and on a like for like basis where historically appropriate. If ventilation of the void is required, this should be achieved by inconspicuous means. Under eaves ventilation would be acceptable, but visible roof vents would not. Plain closed verge and eaves are the most traditional style of detailing with barge boards only common in decorative form.

External Walls

7.6 Any alteration or repair to external walls should respect the existing building materials and match them in texture, quality and colour. Every effort should be made to retain or re-use facing brickwork or stonework, which must not be rendered, pebble-dashed or painted. Re-pointing should be carried out with a mortar to match the existing in colour, type and texture and historically would have consisted of lime and sand.

Modern hard cement mortar and renders prevent the evaporation of moisture which can accumulate within the wall causing damp internally. When appropriate, hard cement renders should be replaced with a lime alternative. Consideration should be given to the detailing on rear elevations, more visible due to the topography of the settlement.

Rainwater Goods

7.7 Rainwater goods should be repaired if original or reinstated in original materials. Plastic guttering is not appropriate on Listed Buildings and buildings in Conservation Areas. It is not historically correct, and it does not enhance a building's character. Cast iron guttering can last for a lifetime, if properly maintained, repaired and installed.

Windows

7.8 These are important features which should be correctly proportioned, well related to each other and adjoining buildings and should respect the existing openings. Any repair or replacement should always match the original. This includes not only structural elements of the window but also the historic glass and original window furniture. Particularly important is the method of opening, the recessed depth within the reveal and the sections of glazing bars. Vertically sliding sash windows are the most typical style within this Conservation Area. Replacement of timber windows in an PVCu alternative, no matter what the pattern, is unacceptable. All windows must have a traditional painted finish rather than a modern stained alternative. Dormer windows set within the eaves would not be out of character. Sill and lintel details are typically of yellow sandstone.

Doors

7.9 Original door-cases, doors and door furniture should be retained wherever possible. Replacements must match the original in proportion, style and materials and should have a painted finish. Porches are not a common feature within this Conservation Area.

Boundary Treatment

7.10 Sandstone is the most traditional material for boundary treatments although smooth red brick is also suitable. Simple, black painted iron railings would be acceptable, set within a sandstone plinth. The removal or alteration of boundary walls will not be viewed favourably. Repair should be carried out using identical materials and in the same style or bond and missing copings replaced to match the existing. The use of a hard cement mortar to re-point joints is unacceptable, increasing the rate of deterioration of sandstone in particular. Traditional Lime and sand mortars should be used instead.

Surfaces

7.11 The overuse of insensitive macadam finishes should be avoided and the opportunity taken to lay traditional materials, their colour, texture and pattern in sympathy with the character of the area and sensitive to adjacent buildings. Existing areas of stone setts or pavements should be retained and repaired.

Highway Works

7.12 Redundant or unnecessary street furniture such as signs or poles should be removed to reduce the effects of street clutter. Any new items such as sign- posts, etc must be carefully integrated within the streetscape and respect adjacent buildings and the area as a whole. The number and size of road signs must be kept to a minimum and only illuminated where essential. Backing plates should be grey or black and luminous yellow must be avoided. Where road lines are essential they must be of a restricted width within the Conservation Area.

Micro Energy Generation

7.13 Whilst the use of micro energy generation systems is to be encouraged, they will not be accepted where equipment is fixed to building frontages or main or visible elevations where they would have a negative visual impact upon the Conservation Area or where the fabric or setting of a Listed Building is detrimentally affected.

Special Controls

8.1 In order to protect the special environment, stricter controls exist within the Conservation Area. These are not intended as a hindrance to change, but as positive management to safeguard the character of the area as a whole. These include:

- Additional powers of control to dwelling houses for extensions, roof extensions and alterations, cladding, garages and satellite dish location.
- Most works involving total demolition require Conservation Area Consent. Consent for demolition will not normally be granted until it is known what form redevelopment will take.
- Work to trees requires six weeks notice to be given to the Council.

With all proposals for development and the display of advertisements in a Conservation Area, greater care is necessary to ensure that schemes enhance and preserve the area's special character. Design and choice of materials are of particular importance in this respect.

Article 4(2) Direction

8.2 Small-scale and piecemeal change can cause the greatest damage to the character and appearance of a conservation area. The replacement of traditional materials with inappropriate alternatives or the removal of original features may seem to have insignificant effect but it is the cumulative effect of these small alterations that gradually erodes the special character of an area. Such changes are normally not controlled as they are considered 'Permitted Development' under the Planning (General Permitted Development) Order 1995.

8.3 As a result of the Article 4(2) Direction, additional controls apply, as such Planning Permission is also required for the following alterations:

- The enlargement of dwelling houses including the erection of structures or laying of hard surfaces within their curtilages
- Change of materials to external walls of dwelling houses including external doors, windows, window frames, rainwater goods and other external items and painting of those items (other than re-painting in the same colour)
- Any other alterations to the fenestration and external doors of dwelling houses
- Any other alterations to the roofs including chimneys of dwelling houses (including provision of rooflights)
- Installation of satellite antennae on dwelling houses or within their curtilages
- Alterations to, or the demolition of, boundary walls or other means of enclosure, insofar as the development would front onto a highway, waterway or open space.

Making an Application for Works Controlled under an Article 4(2) Direction

8.4 It is always advisable to discuss your proposals with the Council's Planning Department prior to submitting an application. In planning alterations to your dwelling every effort should be made to retain original

features and materials. Where possible features such as original windows should be repaired and only where this is no longer possible should they be replaced and then on a like for like basis only. The re-instatement of lost features is to be encouraged based on accurate historical evidence. The replacement of traditional materials with modern is unlikely to be acceptable, in particular the replacement of traditional timber windows with a PVCu alternative.

There is no fee for applications required solely as a result of the Article 4(2) Direction.

Listed Buildings

8.5 A Listed Building is a building that is considered to be of 'special architectural or historic interest' and as such requires special protection. Once listed, a building is protected under the Planning (Listed Buildings and Conservation Areas) Act 1990. The Listing protects the building both externally and internally irrespective of the reason for listing as well as any object or structure fixed to the building (whether or not mentioned in the listing description). The listing also extends to any object or structure within the 'curtilage' of the building, which has existed since before 1st July 1948. This is to ensure that the special character of both the building and its setting are protected.

8.6 Where works are proposed to a Listed Building, it is always advisable to check with the Council's Planning Department whether Listed Building Consent is required. In any works proposed, special regard must be given to the desirability of preserving the building, its setting and special features of interest.

8.7 In considering any works to a Listed Building the principle objective must be to retain all original features and fabric of the building wherever possible. Listed Building Consent is required for the demolition of a listed building or for alteration, which would affect the building's character, integrity or special interest. This could include changing windows and doors, changing roofing materials, painting brickwork, moving or removing internal walls or plasterwork, fireplaces, floorboards or staircases. Like for like repairs may not need consent but it is always advisable to check prior to undertaking any works as the carrying out of works.

World Heritage Site

8.8 The Pontcysyllte Aqueduct and Canal is a Scheduled Ancient Monument and UNESCO World Heritage Site. The Scheduled area comprises the Aqueduct and Canal, its towpath and immediate banks, cuttings and embankments. Scheduled Ancient Monuments are nationally important sites and monuments, which have legal protection. World Heritage status highlights the outstanding international importance of this site as a material consideration to be taken into account by Local Planning Authorities in determining applications which affect their setting and Outstanding Universal Significance. Cefn Mawr is situated within the World Heritage Site Buffer Zone which has been drawn to allow historic cultural and landscape elements which contribute to the authenticity and integrity of the World Heritage Site to be conserved,

Commercial Buildings

8.9 Properties in commercial use do not have Permitted Development Rights under the Town and Country Planning (General Permitted Development) Order 1995. Therefore the only works that may be carried out without Planning Permission are works of repair and maintenance and internal alterations, provided the building is not a Listed Building.

9.0 SOURCES OF FUNDING

A fundamental principle of all grant schemes is that grant cannot be offered after the work has been started. All grants are discretionary and rates may vary. Early consultation with possible providers is essential.

Cadw: Welsh Historic Monuments

Cadw is the historic environment division of the Welsh Assembly Government. One element of their of its activities is to offer grants to owners for the repair or restoration of historic buildings. The key grant schemes summarise as:

- ***Historic Buildings Grant***

For the repair and restoration of historic fabric of building's of 'outstanding' architectural or historic interest. Grants are normally paid in instalments or on completion of the work.

Conditions of the grant may require a specialist to undertake and oversee the works and allow a degree of public access to the property once works are completed. The owner must also ensure that the property is kept in good condition and take out and maintain adequate insurance cover for the property.

- ***Conservation Areas Grant***

For works to the external structure or appearance of historic buildings, which significantly enhance a Conservation Area. Grants are again paid by instalments or on completion of the work.

Similar to the Historic Building Grant, conditions may require a specialist to undertake and oversee the works. The owner must also ensure that the property is kept in good condition and take out and maintain adequate insurance cover for the property.

**APPENDIX 1
LISTED BUILDINGS**

Building	Grade
Plas Kynaston	II
Cefn Kynaston	II

APPENDIX 2
CONSERVATION POLICY GUIDANCE

Main Legislation	National Policy Guidance	Local Policy
Town and Country Planning Act 1990 As amended	Planning Policy Wales	Wrexham Unitary Development Plan (And Emerging LDP)
Planning (Listed Buildings and Conservation Areas) Act 1990 As amended	Welsh Office Circular 61/96: Planning and the Historic Environment: Historic Buildings and Conservation Areas	Local Planning Guidance Note 4: Conservation Areas
Ancient Monuments and Archaeological Areas Act 1979	Welsh Office Circular 1/98: Planning and the Historic Environment: Directions by the Secretary of State for Wales	Local Planning Guidance Note 30: Design: A Guide for Developers and Architects when Designing Residential Developments
Town and Country Planning (General Permitted Development) Order 1995	Technical Advice Note 12: Design	Local Planning Guidance Note 12: Shop Fronts
	Welsh Office Circular 60/96: Planning and the Historic Environment: Archaeology	The Cefn Mawr Conservation Management Plan (as updated)
		Supplementary Planning Guidance: Pontcysyllte Aqueduct World Heritage Site
		Wrexham County Borough Council Buildings At Risk Strategy 2012 - 2016
		Understanding Urban Character: Cefn Mawr and District Urban Characterisation Study (subject to approval)

APPENDIX 3 GLOSSARY OF TERMS

Ashlar	The best grade of masonry comprised of blocks of accurately dressed stone with extremely fine bed and end joints
Canted	Angled at the sides, as in bay windows
Casement	A window where the opening lights are hung on hinges
Cock and Hen	Toothed style of coping
Coping	A sloping or curved overhanging section of stone on top of a wall
Console	Ornamented bracket displaying a curved outline or parapet, designed to protect the masonry from rain water
Corbel	Projecting piece of timber, stone or brick supporting an overhanging structure, such as an arch or balcony
Cornice	Moulded ledge, projecting along the top of a building. Also a decorative moulding in the angle between a wall and ceiling
Dentil	Small cubic projections under the roof line
Dormer	A window projecting from a roof
Eaves	The lower, overhanging section of a pitched roof
Edwardian	Dating from or typical of the period 1901 -1910
English Bond	Method of brick laying consisting of roughly 2 to 3 courses of stretchers followed by a course of headers
Façade	The front of a building
Fanlights	A glazed opening over the door
Finial	A decorative piece to finish off a building element, commonly used on railings and roofs
Flemish Bond	Method of brick laying consisting of alternating headers and stretchers along each course with the headers centred on the stretchers above and below
Gable	Area of wall, often triangular, at the end of a pitched roof
Gablet	small gable
Georgian	Dating from or typical of the period 1714 to 1820
Kneeler	Horizontal projecting stone at the base of each side of a gable on which the inclined coping stones rest
Keystone	Central stone in an arch or vault
Lancet	An acutely pointed gothic arch, like a lance
Lintel	Horizontal beam used as a finishing piece over a door or window
Oriel	A form of bay window that rests on corbels or brackets and does not begin at ground floor
Pilaster	Flat representation of a classical column in shallow relief against a wall
Polychromatic	Multi-coloured
Quoin	Dressed stones which are bonded to the corners of buildings
Render	The plastering of a surface with plaster, stucco or another finish
Sash	A window with opening parts (sashes) moving vertically in grooves, either with one frame fixed (single hung) or both moving (double hung)
Sill	Structural member consisting of a continuous horizontal timber forming the lowest member of a framework or supporting structure
Soldier Course	Method of bricklaying where the bricks are stood end on

Snecked	Rubble construction where courses are frequently broken by smaller stones or snecks
Terracotta	moulded and fired clay, usually unglazed
Tracery	Delicately carved stonework usually seen in gothic style windows
Transom	A Horizontal bar dividing a window
Tripartite	Divided into or composed of 3 parts
Vernacular	Based on local and traditional construction methods, materials and decorative styles
Victorian	Dating from or typical of the period 1837-1901

Reference Material

Cadw Listing Descriptions

The Clwyd-Powys Archaeological Trust, Wrexham Maelor Historic Settlements

Cefn Mawr – From Wasteland to Settlement

Howard Paddock - Aspects of the Industrialisation and Social Settlement of Cefn Mawr c.1790 – 1850

Connolly, Andrew (2003) – Life in the Victorian Brickyards or Flintshire & Denbighshire

Dodd, A.H (1971) - The Industrial Revolution in North Wales

Edwards, Ifor - Decorative Cast- Ironwork in Wales

Edwards, Ifor (1989) – Cefn Mawr in Old Picture Postcards

Hubbard, Edward (1986) - The Buildings of Wales: Clwyd

Pratt D. (1999) - Denbighshire Historical Society Volume 48

The Geology of the Country Around Wrexham Part II

Williams, W. Alistair - The Encyclopedia of Wrexham

Cadw - Cefn Mawr Characterisation Study

Cadw – Conservation Principles for the sustainable Management of the Historic Environment in Wales

WCBC & RCAHMW (2008) – Pontcysyllte Aqueduct & Canal Nomination as a World Heritage Site

Useful Contacts

The Institute of Historic Building Conservation - www.ihbc.org.uk

Royal Commission on the Ancient and Historical Monuments of Wales - www.rcahmw.gov.uk

Cadw: Welsh Historic Monuments – www.cadw.wales.gov.uk

The Royal Institute of British Architects – www.riba.org

The Society for the Protection of Ancient Buildings – www.spab.org.uk

The Royal Institution of Chartered Surveyors – www.rics.org.uk

The Georgian Group – www.georgiangroup.org.uk

The Victorian Society – www.victorian-society.org.uk

Clwyd Powys Archaeological Trust – www.cpat.org.uk

The Royal Town Planning Institute – www.rtpi.org.uk

