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Heritage Impact Statement



Statement prepared for:

Mr Evan & Mrs Emma Davies
Wynn Offa,
Wynnstay Yard,
Ruabon,
Wrexham,
LL14 6DP

Statement required for:

Proposed development of new dwelling at land adjacent to Wynn Offa, Wynnstay Yard, Ruabon, Wrexham, LL14 6DP.

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Explaining Objectives

The objective of this application is to obtain reserved matters approval for a new residential dwelling on the site as indicated, following receipt of outline planning permission.

The application site is located in the Village of Ruabon, within the County Borough of Wrexham. Within the Ruabon area there are several listed buildings present.

It is our intention to propose the construction of a dwelling that would be sympathetic to our surroundings and street appearance to fit and respect the character of the immediate vicinity.

This Heritage Impact Assessment is to accompany the application for the proposal and is to be read in conjunction with the Design and Access Statement.

Understanding Significance

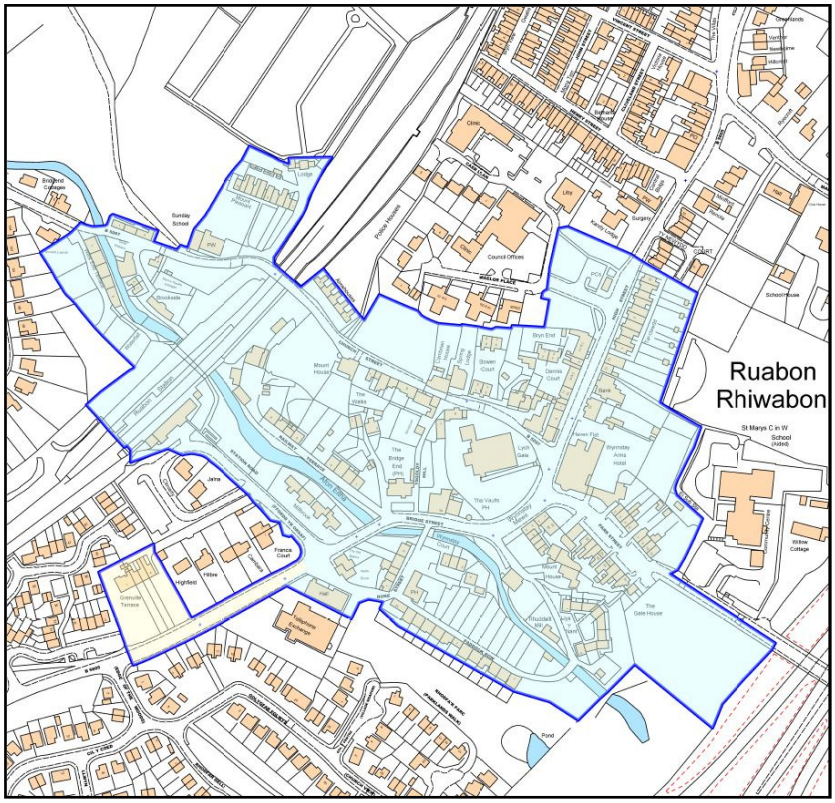
The Ruabon village has documented history dating as far back as 1400 BC during the Bronze Age, due to discoveries of a stone urn containing cremated remains discovered on Cleveland Street, as well as additional evidence of tribes that likely settled in the area.

The focal point of the modern-day village is the church of St. Mary's, records of 1254 indicate the church was dedicated to St. Collen, whose foundation may date back to the 7th century. Prior to this the church was dedicated to a local saint, St. Mabon, the eponym of Ruabon village.

Ruabon was part of the kingdom of Powys in Bromfield. During this time ecclesiastical parishes were established which were defined by a group of townships. These were run on the basis of the communal farming system, comprising of a number of homesteads and communal pasture and meadowlands. After Heny VIII took control over Wales the Welsh gentry were able to acquire landed estates. Buildings of particular impact were the mansion houses of Watstay (now replaced by the Grade II* listed Wynnstay Hall) and Plas Newydd, a Grade II* listed building located at Pont Adam.

The Wynnstay Hall is one of several other estate buildings around the expansive parkland that once served as a principal seat to the Williams-Wynns, a highly influential and wealthy family that made significant contributions to the area including key structures, that still stand as listed buildings. Some examples being the Wynnstay Arms Hotel and the Park Street cottages that were built for estate workers. The death of the 8th Baronet in 1949 brought an end to the families 230-year history at the Wynnstay.

Throughout the first world war, the estate was then used as a munitions factory and then again by the army in the following second world war. Following the death of the Williams-Wynns the hall was sold to the Lindisfarne college and in recent years subdivided into private dwellings.



1.0 Map of Ruabon Conservation Area

The 18th and 19th centuries saw the proliferation of heavy industry in the surrounding area. Within the Parish of Ruabon, there is evidence that suggests industrial activity was taking place as far back as the Middle Ages, in particular the iron industry, which thrived particularly at Plas Madoc, Plas Benion and Acrefair. Other industries were prominent in the area, including woollen and grain mills that were powered from Afon Eitha.

Ruabon was world renowned for the manufacture of brick and terracotta which is evident in buildings throughout the village and surrounding areas. This reputation was achieved through the exploitation of Ruabon red marl clay deposits within the area.

To ensure the success of the various industries in the Ruabon area, good transport links were a necessity and therefore, the use of canals, tramways and later railways were pivotal. The Ruabon-Wrexham coalfield was the first in Wales to be provided with a railway network which also provided a passenger and goods service to north-west England, the Midlands and Shrewsbury. This resulted in further growth in the village and eventually led to the development of the high street which doubled the size of the original village centre. Today good rail links and accessibility to the A483 make Ruabon a popular commuter village.



2.0 Properties surrounding application site

There are several listed buildings within the village such as;

The Church of St. Mary's – Grade I listed – Reason for Designation: Listed grade I as a church with some medieval elements, with furnishings of interest and for the important group of monuments. The church was recorded in 1253 and then dedicated to St. Collen. The church was remodelled by T F Pritchard who was the architect of Shrewsbury in 1769-1770, and then substantially rebuilt in 1870 by Benjamin Ferrey, architect of London for Sir Watkin Williams-Wynn. (Cadw, 2024)

The Wynnstay Arms PH – Grade II – Reason For Designation: Listed grade II as a building of special interest as a prominently sited C18 and C19 coaching inn. The C18 coaching inn was enlarged in 1841 and likely had earlierwork. The building is now a public house and hotel. (Cadw, 2024)

Mary's Salon – Grade II – Reason For Designation: Listed grade II as it is included for group value with the Wynnstay Arms and other listed buildings on Church Street. The late C18 building incorporating earlier building of stone rubble, has now been converted at ground floor level to a hairdressing salon C20. (Cadw, 2024)

The Old Grammar School – Grade II – Reason For Designation: Listed as a rare example of this building type. The Grammar school was built in 1618 and likely incorporates parts of earlier buildings. The school was still in use in 1837 when the charity commissioners 32nd report stated it consisted of a school room and a room over it where the masters lived. The school was later converted to a shop likely sometime in the mid C19. Conversion for residential purposes was in progress throughout 1994. (Cadw, 2024)

The Park Street Estate Cottages – Grade II – Reason For Designation: Listed as relatively intact examples of carefully planned estate cottages relating to the Wynnstay Estate. Four block estate cottages that were likely constructed in C1840. The blocks consisted of 1 -up 1-down units accessed from the sides and 2-up, 2-down accessed from a pair of doors in the street elevation. The cottages each had an fireplaces and shared flues leading to octagonal chimneys. The neighbouring 1-up, 1-down units have later been altered to form one dwelling and the blocks all have later extensions to the rear. (Cadw, 2024)

Listed buildings and structures of significance within the immediate vicinity of the site:

Walker Fan House at the former Wynnstay Colliery – Grade II – Reason For Designation: Listed as an example of a rare building type that is relatively well preserved, the building is classified as an ancient monument with significant importance. The group of buildings relating to the Wynnstay colliery enhance their importance by their group value. The Walker Fan House was built in 1902 and the fan was used to ventilated the workings of the the Wynnstay Colliery. The monument is considered of national importance and is evidence of the industrial practices that took place throughout late 19th and early 20th century, and is also considered a structure of significant archaeological potential due to a high probability of associated archaeological features and deposits. (Cadw, 2024)

The Walker fans were patented in 1887 and made by Walker Brothers of Wigan. The former fan at Wynnstay was 6.7metres in diameter and the housing for the fan was impressively proportioned. A tunnel leads from the fan chamber into the former fan drift which is now blocked and the former lean-to side chambers have been removed. This particular Fanhouse is reasonably intact with only a few surviving having been demolished following the closure of the colliery's they once served, However, the building has inevitably deteriorated over time, partially due to the overgrown vegetation that surrounds the monument, that has potentially caused damage. (Cadw, 2024)

The impact of the proposal on the monument must be considered thoroughly in order to ensure minimal impact on the character of the area and that the proposal would not detract from the structure.

Identifying proposed changes including assessing the impact and reasoning

The street scene is largely made up of detached dwellings, which vary from small bungalows to two storey dwellings. It is our client's intension to build a dormer bungalow within the site's boundaries meaning it will not disrupt the current aesthetic of the street and the dwelling would not be out of place.

It is our client's intention to construct the proposed dormer bungalow to be sympathetic to the surrounding area while incorporating an element of modern architectural influence. This would mean using traditional materials such as brickwork for the external walls similar to that of surrounding properties, while modern features such as large, glazed windows on the front double gable add modernity to the traditional dormer bungalow structure.

Roof coverings are to be slate grey interlocking concrete roofing tile which is to match the coverings used on Wynn Offa.

The Walker Fan House at the former Wynnstay Colliery is located to the South-West of the application site and has significant historical importance as mentioned previously, therefore careful consideration has been made to ensure the proposal does not interfere with the character of the fan house or detract from the monument.

Policies

Policy PS1

New development for housing, employment, and community services will be directed to within defined settlement limits/employment areas.

Policy PS2

Policy PS2 Development must not materially detrimentally affect countryside, landscape/townscape character, open space, or the quality of the natural environment.

Policy PS4

Development should maintain the existing settlement pattern and character and be integrated with the existing transport network to help reduce the overall need to travel and encourage the use of alternatives to the car.

We believe the proposal put forward satisfies the relevant planning policies and is of benefit to the area by these standards.

Conclusion

The principal of this development has already been agreed, and we believe the proposal put forward will achieve the clients wishes while responding to the needs of the surrounding area.

The intentions are to produce a proposal which not only respects the existing character of the area but also contributes to the ever-changing character of the village.

The scale, aesthetics, positioning, and layout of the site has all been developed to ensure enhancements to features of the area. It is a vital aspect of the application to ensure we are improving the site and surrounding area.

Document prepared by:

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References

Cadw. (2024). *Listed Buildings .* Cadw.