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Heritage Impact Statement



Statement prepared for:

Mr Geoff Pettitt
But'n'Ben,
Peel Close,
Overton,
Wrexham,
LL13 0FB

Statement required for:

Proposed reinstatement of traditional windows.

Explaining Objectives

This Heritage Impact Statement has been prepared in response to enforcement action following the unauthorized replacement of the original timber windows with UPVC windows at But'n'Ben, Peel Close, Overton, Wrexham.

The listed property is situated within the Overton Conservation Area and lies near several other listed buildings.

This statement outlines the proposed works to replace the UPVC windows with timber windows, which will restore the building's original character and align with the requirements of the conservation area and match the buildings character.

Understanding Significance

But'n'Ben is a small building to the rear of the Grade II listed Bryn-y-Pys Estate Office, the two properties, although separate, are linked together forming a key historical and architectural landmark. The building lies within the Overton Conservation Area, an area of significant historical and architectural importance, and is surrounded by several other listed buildings and structures that contribute to the character of the village. This Conservation Area, which includes elements of both rural and domestic architecture, is integral to the historical narrative of Overton, and it is important that any changes to properties within it are sensitive to the overall historic environment.

The building that forms the two properties is an example of late Georgian architecture, dating back to the early 19th century, and it once served as the administrative center for the Bryn-y-Pys Estate. The building is a well-preserved example of an estate building, with its classical proportions, symmetrical design, and detailing typical of the period. Its listing underscores its architectural and historical significance, both as an individual building and as part of the broader context of the Bryn-y-Pys Estate.

Overton is a historic village with a rich heritage dating back to the early medieval period. The village is mentioned in the Domesday Book, indicating its long-standing settlement and agricultural significance. Overton developed as a market town and remained a centre of local agriculture, with many of the buildings reflecting this history through traditional, vernacular architecture.

The Overton Conservation Area was designated due to its well-preserved historic character, which reflects the village's origins and development over several centuries. The area is notable for its variety of building types, including traditional cottages, estate buildings, and farmhouses, many of which feature elements of Georgian and Victorian design. The conservation area's boundaries were drawn to protect the historic buildings, street layouts, and open spaces that define the village's character, while also considering the rural landscape in which the settlement is situated.

The significance of the conservation area lies in its ability to demonstrate the evolution of a rural settlement, from medieval origins through to its development as a more prosperous market town in the 18th and 19th centuries. The Overton Conservation Area is a rare example of a village that retains much of its historic form, with a diverse range of architecture that spans several centuries. This designation helps safeguard the unique character of the area and ensures that future development respects its historic context.

The But'n'Ben is located in close proximity to several key heritage assets. These include former estate workers' cottages and outbuildings, many of which are also listed. These buildings collectively contribute to the estate's historical narrative, which is rooted in the management and operation of large agricultural estates. The architectural style of these buildings typically reflects the vernacular traditions of the region, with a strong emphasis on functionality and simplicity, but with elements of decorative detailing that signify their association with a larger estate.

The Bryn-y-Pys Estate is surrounded by several notable Grade II and Grade II* listed buildings that contribute significantly to the village's historical and architectural heritage. Below are four such buildings:

Church of Saint Mary - *Listing Grade:* II*

The Church of Saint Mary is listed for its exceptional architectural and historical significance, reflecting various periods of construction and restoration, notably the medieval tower and the 19th-century work by W.M. Teulon. Established as a chapel in the Bangor parish, the church gained parochial status in 1867. The medieval tower and other elements provide insights into the region's ecclesiastical architecture. The 19th-century restoration by W.M. Teulon reflects the Victorian era's approach to church restoration and expansion. The church is constructed from red sandstone with slate roofs, featuring a Decorated Gothic tower and Perpendicular nave arcades. The west tower, nave with two aisles, and chancel are prominent features. The 19th-century restoration by W.M. Teulon introduced a clerestory and remodelled chancel. The church's design and materials harmonize with Overton's conservation area, showcasing a blend of medieval and Victorian elements.

Saint Mary's House - *Listing Grade:* II

Saint Mary's House is listed for its architectural interest as a former estate office and rectory, with elements dating back to the early 18th century and later modifications by W.M. Teulon. Originally serving as the estate office for Bryn-y-Pys and later as a rectory, the building reflects the administrative and residential functions associated with the estate. The 1868 extension by W.M. Teulon highlights the evolution of the building's role and architectural development. The building is a two-storey structure with an attic, featuring a three-window range with a central doorway. A canted full-height bay with a chimney is on the left, and a two-window range wing extends beyond. The 1868 extension by W.M. Teulon added a two-storey wing and stable block, maintaining design coherence. The building's materials and design align with the architectural character of Overton's conservation area.

Pen-y-Llan House - *Listing Grade:* II

Pen-y-Llan House is listed for its architectural significance as an early 19th-century building with later additions, reflecting the commercial and residential development of Overton. The building's original function as a house with an attached shop reflects the mixed-use nature of Overton's High Street in the 19th century. The Tithe survey of 1838 records the property as a house and malt kiln, indicating its commercial activities. The building is a two-storey brick structure with a slate roof, featuring a two-window range and a slightly off-centre entrance. A later addition, the shop building, projects forward and includes a recessed shop front with a fascia. The design elements contribute to the historic streetscape of Overton's conservation area.

Gwydyr House - *Listing Grade:* II

Gwydyr House is listed for its architectural interest as a prominent building at the crossroads of Overton, contributing to the village's character. As a significant building at a major junction, Gwydyr House has likely served various commercial and residential purposes over time, reflecting the village's development and the importance of the crossroads in Overton's history. The building is prominently sited at the crossroads of the A539, A528, and B5069, on the corner between Pen-y-Llan Street and Church Road. Its design and materials are consistent with the historic architecture of Overton, enhancing the visual appeal of the conservation area.

These buildings collectively enhance the historical and architectural landscape of Overton, offering insights into the village's development and the legacy of the Bryn-y-Pys estate.

The buildings surrounding the But'n'Ben, as well as the Bryn-y-Pys Estate Office, play a vital role in maintaining the character of the Overton Conservation Area. They provide a sense of historical continuity and help to define the village's architectural identity. The relationship between The But'n'Ben and these nearby structures is crucial in understanding the site's place within the historic landscape, and any alterations made to the But'n'Ben building must be sympathetic to these surrounding buildings to ensure the integrity of the area is preserved.

Identifying Proposed Changes including Assessing the Impact and Reasoning

The proposed works involve the replacement of the existing UPVC windows with timber windows, which will replicate the original design and materiality of the building.

The UPVC windows, which are an incongruous addition to the building and its surroundings, will be replaced with timber windows, a historically accurate material for this building type. Timber was the original and traditional material for windows on buildings of this kind and in the context of Overton. This change will restore the building's authenticity and blend it seamlessly with the surrounding historic fabric.

The replacement windows will attempt to closely replicate the original window design in terms of frame proportions and glazing patterns. This ensures the building's fenestration returns to its historic appearance, reinstating visual harmony with the building's original aesthetic and aligning with the principles of conservation.

The Overton Conservation Area is a key heritage asset, and any alterations to buildings within it must be carefully considered. The reintroduction of timber windows will enhance the building's character and contribute positively to the conservation area's overall appearance. By returning to traditional materials, the proposal will ensure that the But'n'Ben's exterior is consistent with the historic qualities of the area, preserving the visual cohesion of the built environment.

Overton is a village with a rich historical background, and the Overton Conservation Area encapsulates much of this heritage. The But'n'Ben's location within the conservation area is integral to understanding the broader narrative of the village's development. By reinstating the original timber windows, the building will better reflect the architectural language of the conservation area and ensure that it maintains its place within the historical landscape.

Conclusion

Justification has been provided within this document and the design and access statement to ensure the local authority are provided with information to support our proposal.

The proposed replacement of UPVC windows with timber windows at the But'n'Ben, Peel Close, Overton, represents a vital step in restoring the building's character and preserving the heritage value of the surrounding area. The works will address the impact of the previous unauthorized alterations and ensure that the building is once again in keeping with its historic context within the Overton Conservation Area. By returning to the traditional material of timber, the building will be more in line with the architectural and historical integrity of the surrounding listed buildings, the Bryn-y-Pys Estate, and the wider conservation area.

The restoration of timber windows will also ensure that the property's contribution to the historic landscape of Overton is maintained for future generations, preserving the village's distinctive character and supporting the objectives of the conservation area.

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