HERITAGE IMPACT ASSESSMENT -

To Support a Listed Building Consent Application for:
The Installation of Secondary Glazing to Existing Windows throughout the building

Introduction:

The Grade II* designated Stiwt Theatre, which stands at an elevated position on the north side of Broad Street has played a vital role in the social and cultural history of Rhosllannerchrugog and the immediate area for nearly 100 years. The objective of a current Stiwt Arts Trust Ltd initiative is to develop and promote a strategy to ensure that the existing building can be managed and run sustainably, that energy/fuel efficiency measures are implemented where practicable and efforts are made at every opportunity to reduce the operational carbon footprint/emissions and the environmental impact of day-to-day activities. An element of these very necessary conversations is the proposed introduction of secondary glazing within the building to reduce heat loss, and drafts, by improving thermal performance and in turn, improved thermal comfort for building users.

The purpose of preparing this Heritage Impact Assessment (HIA) is to assess and to review the impact of installing proprietary secondary glazing within the existing window reveals on significance, and whether the measures are proportionate and sustainable and to ensure that the risk of unintended consequences will be minimised.

Brief History, Designations and Records:

Cadw Reference ID - 1721 Location - Easting: 329252 Northing: 346535

The Stiwt Theatre Listing - Grade II* Date of Designation – 17.03.87, Amended 15.01.96

The building does not stand within a Conservation Area designation.

Background

The Former Miners Institute (Plas Mwynwyr Rhos) is described within the Pevsner Buildings of Wales series in the following terms –
"Built by John Owen of Wrexham and F A Roberts of Mold. Very large, with the end elevation facing the street. Of 1924-6 though in the brick and stone 'Queen Anne' Baroque of the turn of the century. Fairly elaborately treated, with a clock cupola crowning the roof."

Hubbard. E; The Buildings of Wales: Clwyd; Denbighshire and Flintshire, University of Wales Press. (p.265-266)

The Cadw Listed Building Report and Description (Ref. No 1721) states –
Miners' Institute, Rhosllannerchrugog.

History

The Institute was built 1924-26, designed by John Owen of Wrexham and F.A.Roberts of Mold. As originally designed, the building was intended to house a main auditorium, with reading room, games room, billiard room and assembly hall and a small flat: as built, the flat was replaced by a library. In the 1930's, the auditorium became a cinema, and fixed seating was installed. The Institute closed in 1977, but was under renovation at time of inspection, October 1995.

Exterior

Inter-war Baroque style. Red brick with pale freestone dressings, reinforced concrete construction. Slate roofs. Plan comprises main auditorium range with entrance foyer and offices, the roof stepped up over fly tower to rear; hipped roofed wing to NW, housing former library etc; and billiard room

and assembly hall to rear. Entrance front has 2 storeyed, 5-bay facade with advanced outer bays. These are stressed by rusticated pilasters, and each has curved pediment with modillion cornice and stepped blocking course. 6-panelled door with overlight in moulded and lugged architrave to ground floor, and round-arched window with radial glazing and moulded architrave with apron above. Central block has coupled Doric columns to 3-bay entrance porch, with beaded frieze to architrave and balustraded parapet. Main paired panelled doors flanked by narrow windows with latticed glazing. Central round-arched window flanked by 9-pane sash windows, all in lugged moulded architraves. Modillion cornice and balustraded parapet. Steep pyramidal roof surmounted by timber clock cupola with Ionic half-columns and ribbed domed cap. W return elevation of auditorium range has flat-roofed corridor at ground floor level, with 2 and 4-light small paned mullioned and transomed windows with segmental heads with keyblocks; articulated by buttresses above this corridor, with 4-light small-paned windows immediately below the eaves (similar windows in E elevation). Library block has lean-to porch in angle (with recent extensions alongside it to ground floor), and 3x12-pane sash windows with moulded terracotta sills above. Return elevation is a 6-window range with similarly detailed 12-pane sashes on each floor. Billiard hall range to rear has 3 round-arched windows with heavy radial glazing and terracotta heads to ground floor, and 12-pane sash windows with terracotta sills on moulded brackets above. Similar detail in 4-window range to rear elevation, and E return. Return flank bays to each side, plain brick buttressed side walls, aisle and N. extension flanking fly-tower to rear. Brick piers and good area railings.

Interior has fine galleried auditorium with classical detailing including shallow segmental vault with guilloche bands and circular ventilators, fluted surrounds with angled anthemion, key-pattern overdoors etc. Sinuous gallery front with elaborately swagged bosses, rectangular proscenium with foliage surrounds. Secondary halls to rear, office block to front over lateral entrance lobby with good doorcases, panelled doors, plasterwork etc.

Interior
Fine galleried auditorium with stylised classical detailing including shallow segmental vault with guilloche bands carried on Art-Deco corbel-pilasters, and circular ventilators, fluted surrounds to wall panels, key-pattern overdoors etc. Sinuous gallery front with elaborately swagged bosses; fly-stage has rectangular proscenium with foliate surround. Gallery retains what appears to be the original cinema seating, with some Art-Deco detailing. Elsewhere, much of the original layout survives, with office range fronting the auditorium at first floor level, and the former games room, library, billiard room etc in the rear wing.

Reason for Listing
Listed at grade II* as an exceptionally fine and well-detailed former Miners' Institute, with a rich decorative order both externally and in the main auditorium; it retains much of its original character and layout.

Disused at time of inspection (November 1986).
Reference: E Hubbard, "Clwyd" (Penguin 1986) pp. 265-6.

The Coflein entry describes Rhos Miners' Institute; Stiwt Theatre (Plas Mwynwyr), Rhosllannerchrugog in the following terms –

NPRN 23393
Description
Built 1924-26. Designed by John Owen of Wrexham and F. A. Roberts of Mold. Inter-war Baroque style. Red brick with pale freestone dressings. Reinforced concrete construction. Slate roofs. Fine galleried auditorium with stylised classical detailing. Art-Deco corbel-pilasters. Closed in 1977 but later re-opened as a theatre (RAJ, RCAHMW, 3/10/03; based on CADW listing description)

Conservation Approach and Heritage Values
The Trustees of The Stiwt Arts Trust are seeking to develop and apply an approach to the works and to conservation that will adhere to the structured approach that has been set out in the Cadw, Welsh Government Historic Environment Service published document *'Conservation Principles for the sustainable management of the historic environment in Wales* (2011)

http://cadw.wales.gov.uk/historicenvironment/conservation/conservationprinciples
where conservation is defined as – *"the process of managing change to an historic asset in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations"* (2011. P35).

Key to this is the need for all actions and decisions to be justified and for them also to be consistent. Sustainable management begins with a clear understanding of cultural and natural heritage values to ultimately define the 'heritage significance' of an asset. 'Informed understanding' is a term that is often used to best describe this end position and the series of steps that are necessary to ensure the often difficult management decisions relating to change remain balanced and justifiable.

The measure as to whether the decisions are appropriate and proportional to their circumstances or context should always relate back to and be appraised against the six principles for the sustainable management of the historic environment in Wales. They are:

- Historic assets will be managed to sustain their values.
- Understanding the significance of historic assets is vital.
- The historic environment is a shared resource.
- Everyone will be able to participate in sustaining the historic environment.
- Decisions about change must be reasonable, transparent, and consistent.
- Documenting and learning from decisions are essential.

Managing change to historic assets successfully and applying the Conservation Principles means taking decisions based on both a sound understanding of what is important and special about them and the impact of the proposed change. When thinking about any change, we need to begin by gaining a good understanding of the significance of our historic assets, and the meaning and value that they hold for us.

To help reach a shared understanding of the special qualities of our historic assets, we can also consider significance as a family of four heritage values.

- **Evidential value**: every historic asset has a unique story to tell. The surviving historic fabric and detail — whether above or below ground — helps us to understand when and how each historic asset was made, how it was used and how it has changed over time. Pictorial and documentary sources may also increase our understanding.
- **Historical value**: historic assets may illuminate particular aspects of the past. They can help us to understand how people lived and worked, and the beliefs and values they cherished. They may be associated with notable people or events. Through evocation and association, historic assets can connect past people, aspects of life and events with the present.
- **Aesthetic value**: we may value historic assets for their visual qualities, whether they result from conscious design and craftsmanship, or from the fortuitous effect of change over time. Tastes alter and so do historic assets: earlier records and careful analysis of what survives may help in appreciating aesthetic value.

- **Communal value**: historic assets may be cherished by the people and communities who relate to them, and they may play an important part in collective experience or memory. Historic assets can have economic as well as social value with the capacity to provide a valuable source of income or employment.

These concepts have evolved from internationally recognised Conservation Charters, manifestoes and principles that are then underpinned by the World Heritage Convention and National Historic Building Legislation or alternatively are championed by Amenity Societies such as The Society for The Protection of Ancient Buildings, The Victorian Society, The Society of Industrial Archaeology and The Ancient Monuments Society. In Wales the primary legislative framework for the care of historically significant buildings, structures, sites and assets has evolved by the Historic Environment (Wales) Act 2016, with Technical Advice Note 24: The Historic Environment. With reference to this Heritage Impact Assessment, the reasoning and justification for change will be set out where the integration of conservation with other interests that relate to regeneration and the benefits to the heritage asset itself and/or the sustainability of the wider community, in this urban setting.

The significance of the effect of change on the heritage asset is set out within the document, but specifically the Summary Heritage Impact Assessment on the basis of the principles that are set out in the ICOMOS Guidance of Heritage Impact Assessments for Cultural World Heritage properties (January 2011) and within BS7913:2013 Guide to the conservation of historic buildings, where the magnitude of the impact or change can be considered against the value of the asset. A clear range of descriptors whether negative or positive by which scale or severity of the impacts or changes can be judged, taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible will be ranked on the following basis –

Whether the change is **Beneficial** or **Adverse** - **No Change** (Neutral Impact)
- Negligible Change
- **Minor Change**
- Moderate Change
- **Major Change**

Summary Statement of Significance and Heritage Values:

The Stiwt Theatre was designated with a Grade II* listing in 1996 (originally listed 17.03.87) and is therefore a building of **High Heritage Value** and is of **National Significance**. Constructed originally as a Miners Institute, and having undergone a major refurbishment during the late 1990's, the layout and **Evidential Value** of the architectural design, its detailing and the positive contribution of the building to the setting and to the settlement of Rhosllannerchrugog remains **High**. Whilst the fortunes of the building have 'ebbed and flowed' for periods of its history, and whilst the use of many rooms and spaces have also changed from those for which they were originally purposed, much of the auditorium at the heart of the building has remained a constant, around which activities, events and performances have supported and entertained people for nearly 100 years. The **Historical Value** is also **High** as a result of the way that The Stiwt has stood at the heart of the community, the reason for its construction and its uninterrupted use by the community of Rhosllannerchrugog, or by audiences regionally and nationally since its opening. The building and its function has universally connected communities, people, places, events through its existence. The records and memories held locally, regionally and nationally within archival resources and/or collections also contribute to the completeness and robustness of the Historical Value for the future. The links and connections/**regional significance** of the body of work that was designed and built by the office of Architects, F A Roberts of Mold is also of interest, particularly when considering the Stiwt in the context of other Public Buildings that were constructed during the inter-war years in the 'neo-Queen Anne, Baroque style' e.g Mold Town Hall.

For the above reasons, the **Aesthetic Value** could also be considered as being of **Regional Significance** and in some contexts as being of **National Significance.** The architectural aesthetics of the original composition, and the way that the Stiwt presents itself to Broad Street (including the boundary walls, railings and light fittings) has remained unaltered in the main. The image or representation of the building has been captured on many occasions historically in many media, as it holds a clear identity and has remained as a hub and a focus for the community as a whole through good and bad.

The **Communal Values** associated with and held by The Stiwt as a purpose built Miners Institute building, is particularly **High** due to the many and varied connections that are made with people, groups and neighbouring communities associated with, or impacted by the Coal Industry, directly or indirectly. The Stiwt has endured the changes associated with the fluctuating fortunes of this major employer together with those of other important heavy industries in Rhosllannerchrugog with its impact on the historical, economic, political and social values/lives of many people. With the Stiwt being such an important and significant building at the heart of the community, it has contributed considerably to the enrichment of the social and cultural lives of many people. The contribution that the building has made to supporting and sustaining the arts of all types is immense and is an important link to defining a clear identity that underpins the strong, ever-present sense of community of Rhos. The memories of the Stiwt are always both individual and collective and whilst most are positive and reflect the enjoyment that the building, the performances and events have afforded to people, it has also stood witness to many, more emotionally difficult/challenging memories that can be uncomfortable to recall. The Stiwt has remained an important public building that is to be valued, and whose future will undoubtedly ensure that the Communal Values will be further enriched.

Strategic Planning Context, Guidance and WCBC Policy

When considering potential development, everyone involved in the planning process must take into account the Welsh Government's objectives to protect, conserve, promote and enhance the historic environment as a resource for the well-being of present and future generations.

The Historic Environment (Wales) Act 2016 requires Listed Building Consent and Conservation Area Consent to be accompanied by a Heritage Impact Statement (HIS). This aims to ensure that the significance of the historic asset is taken into account when developing and designing proposals. The HIS is informed by the process of undertaking a Heritage Impact Assessment (HIA), which is aimed at assisting with the design of appropriate development by assessing the impact on significance.

Every conservation decision should be based on an understanding of its likely impact on the special qualities that contribute to the significance of a listed building and its setting. A thorough understanding of the significance of a heritage asset goes a long way towards ensuring that changes do respect what's special about it. The historic environment in Wales makes a considerable contribution to the distinctive character of all our places and to the quality of Welsh life. It is also a finite, non-renewable resource that we should sustain for the benefit of our own generation and for peoples in years to come.

The Acts which currently furnish the principal primary legislation framework for the protection and management of the Welsh historic environment are, The Ancient Monuments and Archaeology Act 1979 and The Planning (Listed Buildings and Conservation Areas) Act 1990, together with Historic Environment (Wales) Act 2016. At the time of writing, The Historic Environment (Wales) Bill has been passed by Senedd Cymru on 28th March 2023 and now awaits Royal Assent.

Thereafter, Planning Policy Wales (PPW) (edition 11, 2021) sets out the Welsh Government's land use planning policies. Its primary objective is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future

Generations (Wales) Act 2015 and other key legislation. Chapter 6 of Planning Policy Wales (edition 11, 2021) 'Distinctive and Natural Places', explains how the planning system must take into account the Welsh Government's objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations. It also sets out the planning policies for the sustainable management of specific categories of historic assets.

To complement the provisions contained in the Historic Environment (Wales) Act 2016 and Planning Policy Wales Chapter 6: The Historic Environment, Technical Advice Note 24: (TAN 24) The Historic Environment published on 31 May 2017 offers further information and detailed planning guidance to fully reflect how the historic environment should be considered through the planning process. TAN 24 replaces Welsh Office Circulars 60/96 Planning and the Historic Environment: Archaeology, 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas and 1/98 Planning and the Historic Environment: Directions by the Secretary of State for Wales. Similarly, all development proposals within Registered Historic Parks and Garden designations and their settings will need to consider the impact that the development would have on the historic character of these areas and the wider landscape.

A range of best-practice guidance supplement publications have also been prepared by Cadw that complement the legislative framework, planning policy and advice to support the sustainable management of the Welsh historic environment. All are informed by Cadw's Conservation Principles for the Sustainable Management of the Historic Environment in Wales (2001). Key guidance documents that should be referenced when considering this application that relates to The Stiwt Theatre at Rhosllannerchrugog include -

- Heritage Impact Assessment in Wales
- Historic Environment Records in Wales: Compilation and Use
- Managing Easy Access to Listed Buildings in Wales
- Managing Change to Listed Buildings
- Managing Historic Character
- Setting of Historic Assets in Wales

With specific reference to the Wrexham County Borough Council Planning Policy, key documents, that were referenced and considered include –

- Wrexham Local Development Plan 2 (LDP2) 2013 to 2028 - Adopted 20.12.2023

Specifically, reference has been made to -

Objective SO2: Support a vibrant, diverse and competitive local economy that provides a range of job opportunities to enable new and existing businesses to grow in Wrexham County Borough with strategic growth in Wrexham Town and Wrexham Industrial Estate.

Objective SO4: Promote active travel and use of public transport by locating new development in the most accessible and sustainable locations; and seek to alleviate known highway infrastructure capacity constraints on the road network within the County Borough.

Objective SO6: Promote and encourage a healthy, active and safe lifestyle.

Objective SO7: Conserve, enhance and promote the local culture, character and distinctiveness of Wrexham including the Welsh Language.

Objective SO9: Protect, manage and enhance the natural and historic environment and landscapes.

Objective SO10: Reduce carbon emissions and maximise our resilience to and mitigate and adapt to the impact of climate change.

Objective SO11: Ensure development meets the needs of society and industry, now and in the future, through ensuring adequate protection and supply of high-quality minerals.

Within Policy Areas, the following are very much applicable -

Policy SP16: Historic and Cultural Environment

Development will only be supported where it conserves, protects and enhances the following cultural and heritage assets of the County Borough and, where appropriate, their settings:

- Listed Buildings and in particular those on the Buildings at Risk Register;
- Conservation Areas;
- Pontcysyllte Aqueduct and Canal World Heritage Site;
- Registered Historic Parks, Gardens and Landscapes; and
- Scheduled Ancient Monuments and Archaeological Remain

Policy SP19: Climate Change

To mitigate against the effects of climate change and adapt to its impacts, development proposals will need to demonstrate that they have taken into account the following:

- Reducing carbon emissions;
- Protecting and increasing carbon sinks
- Adapting to the implications of climate change at both a strategic and detailed design level;
- Promoting energy efficiency and increasing the supply of renewable energy; and
- Maintaining ecological resilience
- Avoiding areas susceptible to flood risk in the first instance in accordance with the sequential approach set out in national guidance; and
- Preventing development that increases flood risk

Reference is also made to a series of approved Wrexham County Borough Council Local Planning Guidance Notes which amplify the main Development Plan policy documents. Topic areas that might be of assistance as future design proposals evolve, include –

- Local Planning Guidance, Advertisements Note 02, WCBC (updated 2000)
- Local Planning Guidance, Access to and Use of Buildings Note 06, WCBC (updated 2004)
- Local Planning Guidance, Cycling Note 52, WCBC (adopted 2000)
- Local Planning Guidance, Designing out Crime Note 24, WCBC (updated 2003)
- Local Planning Guidance, Design (formerly Sustainable Development) Note 30, WCBC (updated 2009)
- Local Planning Guidance, The Welsh Language and Welsh Communities Note 31, WCBC (adopted 2001)

Statutory Designations

The current project relating to the introduction of Secondary Glazing to the external windows of The Stiwt Theatre, Broad Street, Rhosllannerchrugog relates to the management of change in the context of the Building Listing alone on this occasion, but not multiple heritage designations within the setting/context of the 'development site'. The Stiwt Theatre does not stand within a Conservation Area designation but within an approximate radius of 500m) the following designations and heritage asset entries that are held within the Heritage Environment Record (HER) are considered in the context of this Heritage Impact Assessment -

Scheduled Monuments

There are no Scheduled Monument Designations within 500 metres of the 'development site'.

Designated Buildings and Structures

Penuel Baptist Chapel
Grade II Cadw Ref:17091 Date of designation 15.01.1996 Amended 15.01.1996

Bethlehem Independent Chapel
Grade II Cadw Ref: 17090 Date of designation 15.01.1986 Amended 15.01.1996

Capel Mawr (Jerusalem Welsh Presbyterian Chapel) with attached school room
Grade II Cadw Ref: 16845 Date of designation 15.01.1996 Amended 15.01.1996

War Memorial, Rhosllannerchrugpg
Grade II Cadw Ref: 17092 Date of designation 15.01.1996 Amended 15.01.1996

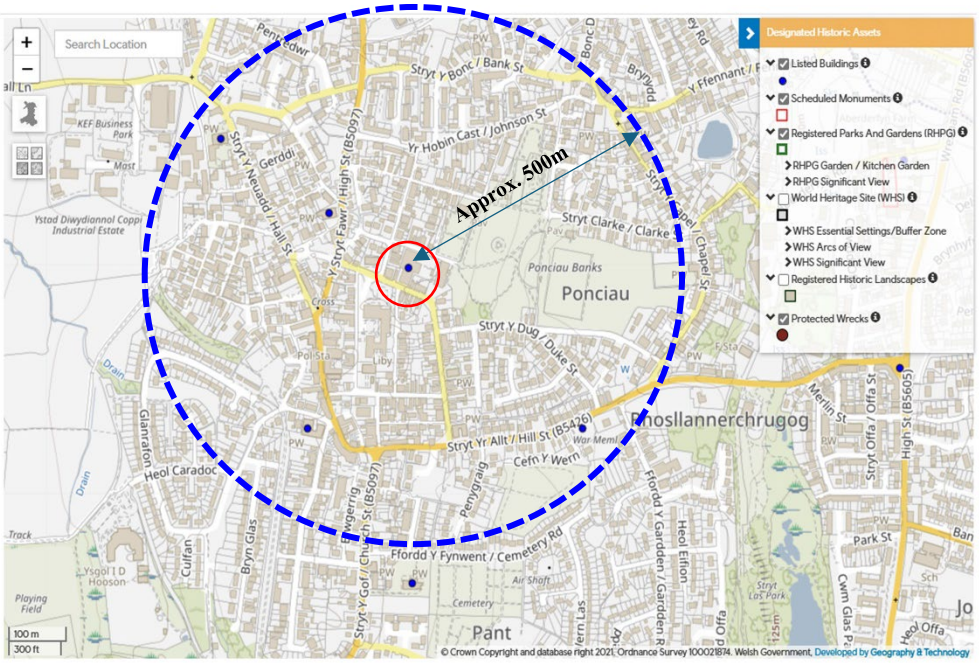


Figure 1- Cadw Record of Listed Buildings within 500m of The Stiwt

Registered Parks and Gardens

There are no Registered Parks and Gardens Designations within 500 metres of the 'development site'.



Figure 2- HER Records in the vicinity of The Stiwt

Undesignated Asset Records that are held on the Historic Environment Record

Primary Reference Number	Period	Name	Type	Community	Status	Relevance
70685	POST MEDIEVAL	Rhosllanerchrugog, Mynydd Seion congregational chapel (HERWALES_CPAT)	CHAPEL	Rhosllanerchrugog		124
72346	MODERN	Ponciau Banks (HERWALES_CPAT)	PARK	Rhosllanerchrugog		124
36798	POST MEDIEVAL	Rhosllanerchrugog, Hall Street, Bethlehem Independent Chapel (HERWALES_CPAT)	CHAPEL	Rhosllanerchrugog	listed building	124
70649	POST MEDIEVAL	Rhosllanerchrugog, Mount Pleasant Baptist chapel (HERWALES_CPAT)	CHAPEL	Rhosllanerchrugog		124
104205	POST MEDIEVAL	Smith Street Smithy (HERWALES_CPAT)	BLACKSMITHS WORKSHOP	Rhosllanerchrugog		124
36797	POST MEDIEVAL	Rhosllanerchrugog, Brook Street, Capel Mawr (Jerusalem Welsh Pres. Chapel) (HERWALES_CPAT)	CHAPEL	Rhosllanerchrugog	listed building	124
32201	MODERN	Rhosllanerchrugog Miners' Institute (HERWALES_CPAT)	COLLIERY INSTITUTE	Rhosllanerchrugog	listed building	124
36793	POST MEDIEVAL	Rhosllanerchrugog, High Street, Penuel Baptist Chapel (HERWALES_CPAT)	CHAPEL	Rhosllanerchrugog	listed building	124
144697	MODERN	Rhosllanerchrugog, Capel Mawr WW1, war memorial (HERWALES_CPAT)	WAR MEMORIAL	Rhosllanerchrugog		124
17056	POST MEDIEVAL	Kaye Hirst Brickworks (HERWALES_CPAT)	BRICKWORKS	Rhosllanerchrugog		124
119844	MODERN	Rhos railway (HERWALES_CPAT)	RAILWAY	Rhosllanerchrugog		124
104207	POST MEDIEVAL	Rhos Brick and Tileworks (HERWALES_CPAT)	BRICKWORKS	Rhosllanerchrugog		124
104206	POST MEDIEVAL	Rhos Lock-up (HERWALES_CPAT)	PRISON	Rhosllanerchrugog		124
96099	POST MEDIEVAL	Rhos, Johnson Street, Horeb Chapel (HERWALES_CPAT)	CHAPEL	Rhosllanerchrugog		124
36794	MODERN	Rhosllanerchrugog, Hill Street, War Memorial (HERWALES_CPAT)	WAR MEMORIAL	Rhosllanerchrugog	listed building	124
104191	POST MEDIEVAL	Ponkey Colliery (HERWALES_CPAT)	COLLIERY	Rhosllanerchrugog		124
167693	Modern	Bethlehem Independent Chapel, photographic survey, 2020 (HERWALES_CPAT)	PHOTOGRAPHIC SURVEY	Rhosllanerchrugog		84
95116	Modern	Rhos, Johnson Street, Horeb Chapel, photographic survey 2003 (HERWALES_CPAT)	PHOTOGRAPHIC SURVEY	Rhosllanerchrugog		84

The Proposals:

The purpose and focus of this Listed Building Consent Application and Heritage Impact Assessment relates to the introduction of proprietary secondary glazing to the external windows. The works are proposed as part of a longer-term strategy to reduce the operational carbon emissions of the building whilst also improving energy efficiency by reducing heat loss through the building fabric. The Stiwt Arts Trust would like to introduce proprietary secondary glazing units to the internal face of the windows in all locations. The secondary glazing consists of powder coated extruded aluminium frame that it glazed with clear float glass. The proprietary frame is relatively thin and would sit behind the painted timber frames of the existing sash and casement window designs.

It is proposed that the secondary glazing would be openable, and that openings would correspond with the positions of the existing opening lights. Where secondary glazing panels are to be subdivided, the locations will be coordinated behind the centreline of key mullions and transoms and where semi-circular window heads exists, these will be radiused to follow the profile of the frame and the finishes internally.

Due to the age and architectural style of the building, the existing window reveals consist of plain, painted plaster in the main, though in some locations, there are some timber linings or locations where profiled timber dado details also return into the reveals. The main mullion and transom sections to most windows are quite substantial and as such, the sight lines of the proposed framing will not easily be discernible, when viewed externally and there will be no locations internally where the new frames will encroach upon areas of the existing glass.

It is proposed that the new secondary glazing will be secured with plugs and screws of dimensions that are unlikely to cause excessive damage, and could be repaired in the future, should an alternative means of upgrading the thermal performance of the building be identified.

It is not anticipated that the installation will result in the loss of any existing materials and details, and as such, it should not impact on the evidential value of the existing. In all cases, it is proposed that the secondary glazing installation will be an addition to the existing that will also be a reversible

intervention, should it be desirable to amend or to upgrade further the window specification and/or the heating strategy for the building in the future. The new secondary glazing should also reduce drafts within the building and in doing so, heat loss from key spaces. The interventions would also be 'retreatable' in such a way that any aspect of the new could be removed and surfaces made good in such a way that the impact on the existing building fabric would be very small indeed.

The proposed secondary glazing installation is also proposed to reduce the running costs of The Stiwt Theatre, to ensure that less energy is used and to ensure that the sustainability of this significant Listed Building continues to flourish and to provide pleasure and enjoyment to everyone who attend events and performances in the future.

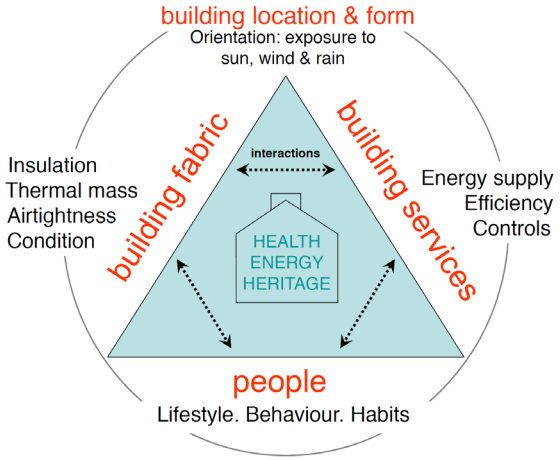
Energy Efficiency and Environmental Considerations

The proposed introduction of the secondary glazing at The Stiwt is proposed to improve/optimise the energy and carbon emissions performance of the building, to improve comfort and to proportionately to reduce fuel bills. The need to consider the impact of sustainably managing and maintaining the impact of a building such as The Stiwt on the environment is a high priority to The Stiwt Arts Trust and to Wrexham County Borough Council as a whole building energy planning approach is being proposed. More broadly, improving energy efficiency forms part of the wider objective to achieve a sustainable environment as set out in the Welsh Government's Well-being of Future Generations (Wales) Act 2015. A further document that is crucial to the assessment of this building is the "Historic Environment and Climate Change in Wales' Sector Adaptation Plan, (2020) where strategies are outlined that seek to raise the awareness of the risks and opportunities ahead. There is also an urgent need for the historic environment to be more resilient from the impacts of climate change whilst also reducing greenhouse gas emissions at every opportunity.

"How to Improve Energy Efficiency in Historic Buildings" (2022) is guidance aimed at owners and managers of historic buildings. It describes a 'whole building approach' to devising and implementing energy efficiency improvements that:

- avoid harming the significance of the building
- are effective, cost efficient, proportionate and sustainable
- ensure a healthy and comfortable environment for occupants, and
- minimise the risk of unintended consequences.

In addition, this approach provides an effective framework for communication and understanding between the various parties involved in the process. These include assessors, designers, installers and the people who occupy and manage the building. The four most important factors affecting a building's energy use in operation are:



1. **Building location and orientation:** The performance of a building envelope will be affected by regional variations in climate and its exposure to wind, rain and sun.

2. **The Building Fabric:** The form and design of the building envelope and the physical properties (and condition) of the construction materials and components also affect performance.

3. **Building Services and Equipment:** Heating, cooling, lighting and ventilating a building all use energy. Energy is also consumed by equipment and appliances employed for business, cooking and entertainment.

4. **People:** Occupants use their buildings in different ways. The amount of energy they use varies too. The number of people in a building, the levels of comfort they expect, and the technical services and equipment they require all have a significant effect on how much energy is consumed.

Typically, the strategy has been developed for The Stiwt approximates aspects of the 'mean, lean, green' philosophy (minimise the demand for energy, materials, water and other resources ('mean'). The design, management and control of its services and systems to ensure they operate as efficiently as possible ('lean'). Supplying energy and other resources from renewable or sustainable sources ('green').)

Where constraints may impact negatively on heritage values and the significance of the building/heritage asset, a more nuanced approach is taken to offer cost-efficient and less risky measures that have less impact on the building fabric, the way a building is occupied, used or managed. A whole-life approach to the specification, supply and installation of ethically sourced products and materials has also been considered to ensure that low impact solutions are implemented that will not impact negatively on the condition, durability and integrity of the building fabric in the future.

Access Statement:
Due to the limited nature and scope of the works that are proposed on this occasion, the introduction of secondary glazing at The Stiwt, Rhosllannerchrugog will not impact on any access related matters The Equality Act 2010 or the Building Regulations Part M in any way.

Assessment of Heritage Impact:

The proposals are relatively limited in nature/scope and as such, their impact is also limited and localised to the existing window reveals through the building. The proposals are designed to have a neutral impact on the setting and will not have any impact at all on the setting/context and heritage values of other designated buildings and heritage assets currently identified within the Cadw and the HER. The introduction of the secondary glazing will have little to no visual impact on the appearance of key elevations, particularly to the Broad Street elevation and as such, the impact of the proposals will be neutral in nature.

Whilst the introduction of the secondary glazing, might be considered to have a negative impact on the appreciation of the original architectural details of the building when viewed from the building interior, the need and the benefit of enhancing the thermal performance of the building is considerable, and if considered 'in the round' the installation will have a positive beneficial impact on the building in the long-term as it will contribute to ensuring that the energy performance of the building will be improved, and in doing so, the thermal comfort of visitors and staff will better meet C21 expectations. Every opportunity that will make incremental improvements to ensure that The Stiwt will remain viable and will provide access to the arts will also ensure that the heritage values and therefore the significance of the building will be protected for the foreseeable future.

It is hoped that the environmental improvements that will be made from installing the secondary glazing will improve the environmental conditions in some spaces and within the main auditorium, the introduction of secondary glazing will also improve the acoustic performance of the building by reducing the extent to which sound may travel from the building. Draughts will be reduced with the introduction of the secondary glazing, but it is important that natural ventilation can still be provided where applicable during the summer months. Access to existing opening casements and sashes should not be restricted and periodic access to clean or to maintain the windows should also be possible in a simple and uncomplicated manner.

The secondary glazing installation is a reversible and retreatable intervention that will not significantly impact on the longer-term Evidential and Historical Values of the building, will have a neutral impact on the building when viewed externally and by reducing energy costs during periods of high/volatile utilities supply prices more recently will ensure that the viability and sustainability of a historic, designated building such as The Stiwt is more likely to be available for the public benefit of future generations and in so doing, the Communal Values and social history of this important hub at the centre of the community will be strengthened and will become richer and more diverse in character, year on year.

General Bibliography / References

Documents referenced during the assessment include –

- Heritage Impact Assessment in Wales – Welsh Government, Cadw 2017
- Guidance on Heritage Impact Assessments for Cultural World Heritage Properties – ICOMOS 2011
- Conservation Principles for the Sustainable Management of the Historic Environment in Wales - Welsh Assembly Government, Cadw 2011
- Technical Advice Note 24: The Historic Environment – Welsh Government, Cadw 2017
- Managing Change to Listed Buildings in Wales, Welsh Government Cadw 2017
- Managing Scheduled Monuments in Wales – Welsh Government, Cadw 2018
- Setting of Historic Assets in Wales – Welsh Government, Cadw 2017
- Informed Conservation – English Heritage 2001

Summary of Heritage Impact for the Stiwt Theatre, Rhosllannerchrugog.

Proposed Work Nature of Impact	Your Objective	Significance of affected building	Assessing Beneficial Impact	Assessing Harmful Impact	Proposed Solution
Impact of the secondary glazing on other designated heritage assets in the immediate context of The Stiwt (within a 500m radius of The Stiwt)	To ensure that the heritage values associated with other designated assets are not impacted and therefore the Significance.	Grade II* Listing Designation. Building of National Significance and of High Heritage Value	The works are all internal. Any subdivisions of the windows would align with the centreline of the existing mullions and transoms. The nearest designated building to The Stiwt is approximately 200m away to the NW and due to the proximity and density of adjacent buildings, there is no clear 'line of sight' between the two buildings.	There would be no harmful impact to the Heritage Values as there is no clear line of sight between the Designated buildings located nearest to The Stiwt.	No solutions required and no further actions are necessary.
The introduction of proprietary secondary glazing to external windows.	To improve the thermal performance and the comfort levels for building users. To lower energy usage and operational CO_2 emissions.	As above	Energy efficiency improvements, and reductions in operational CO_2 emissions will have positive environmental benefits. Optimising running costs will ensure that the operation of The Stiwt will be more viable, for longer and in so doing will preserve the original function and heritage designation.	There will not be a loss of existing evidential value to the window openings. The visual appearance of the windows will alter internally but not externally. Screw fixings will be required into mainly painted plaster finishes at the back of the window frames.	No further measures or actions are required.
Visual impact of the secondary glazing against the internal face of the existing timber framed windows.	To ensure that the visual impact of the secondary glazing is minimal when inspected internally and externally.	As above	To ensure that there is a limited impact on the internal appearance of the windows when viewed internally.	To ensure that the subdivision of frames takes place immediately behind existing architectural details.	Careful coordination, of the final designs are required prior to manufacture and fitting.
Environmental changes to the buildings internally.	To improve the thermal performance and the comfort levels for building users. To lower energy usage and operational CO_2 emissions. To ensure that the building fabric is not impacted in any way. To ensure that natural ventilation is maintained during the summer months in all locations.	As above	The internal environment should be more stable and easier to control. That the risk from water ingress and being able to provide a stable internal environment in the future is achievable.	The risk to a loss of evidential value is small due to the very limited scope. Whether the space between the glass will become very hot during the summer months. To ensure that natural ventilation can continue to be provided during the summer.	No further action necessary, other than to monitor the condition of the building for change on a regular basis. To review and coordinate design proposals to ensure that the configuration of the secondary glazing will allow natural ventilation to be provided. That the internal face of the windows can be maintained in the future.

Statement of Heritage Impact:

The assessment has considered the potential impact of the development on the setting and significance of the identified heritage assets. It has concluded that the impact will be neutral on the nearest designated assets to The Stiwt. The proposals will not have any impact at all on the heritage values, nor the significance of these buildings and heritage assets of interest as there is no clear line of sight between locations.

The proposed works will have a minor beneficial change on the significance of this Grade II* listed building by virtue of the designated building fabric being more resilient to change in the price of energy and therefore the Stiwt as a building being slightly more capable of withstanding the financial impacts of these fluctuations, and ensuring that the building is more sustainable to manage and run as a going concern in the future (thus safeguarding the original function). The installation of the secondary glazing will have a minor negative impact to the internal appearance of the building, though the evidential value will remain unaltered as no architectural details are being lost, but very slightly obscured by the new slimline frames.

On balance the proposals are deemed to have a minor beneficial impact as any negative impact on this occasion will be outweighed (because of no loss to the evidential value) by the importance of protecting the viability and the sustainability of the Stiwt as a public building for the benefit and well-being of the public and as an invaluable resource to celebrate and to experience the Arts at the heart of the community.

May 2024