SECTION 5.0
LEGISLATIVE GUIDANCE

5.1 PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT (1990) AND THE ENTERPRISE AND REGULATORY REFORM ACT (2013)

Listed Buildings are designated under the Planning (Listed Buildings and Conservation Areas) Act 1990 for their special architectural or historic interest. Conservation Areas are also protected under Section 69 of the same act. In 2013 the government abolished the requirement for Conservation Area Consent under the Enterprise and Regulatory Reform Act 2013. This has been replaced with a requirement for planning permission for demolition of a building in a Conservation Area.

5.2 NATIONAL PLANNING POLICY

The Welsh Government's planning Policy is set out in the document *'Planning Policy Wales: Edition 11, February 2021'*. Chapter 6 sets out the planning policy in relation to heritage assets with the following key paragraphs –

6.1.5 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. The historic environment is a finite, non-renewable and shared resource and a vital and integral part of the historical and cultural identity of Wales.

6.1.10 There should be a general presumption in favour of the preservation or enhancement of a listed building and its setting, which might extend beyond its curtilage. For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses.

6.1.11 For listed buildings, the aim should be to find the best way to protect and enhance their special qualities, retaining them in sustainable use. The continuation or reinstatement of the original use should generally be the first option, but not all original uses will now be viable or appropriate. The application of planning and listed building controls should recognise the need for flexibility where new uses have to be considered in order to secure a building's survival or provide it with a sound economic future.

6.1.12 The demolition of any listed building should be considered as exceptional and require the strongest justification.

6.1.13 Applicants for listed building consent must be able to justify their proposals, show why the alteration or demolition of a listed building is desirable or necessary and consider the impact of any change upon its significance. This must be included in a heritage impact statement, which will be proportionate both to the significance of the building and to the degree of change proposed.

5.3 LOCAL PLANNING POLICY

The local planning policy is presented within the *Wrexham Unitary Development Plan(1996-2011)* and the updated *Wrexham Local Development Plan 2 (LDP2) 2013 to 2028.*

Policy EC7 Within, and in close proximity to, conservation areas, the priority will be to preserve and/ or enhance those buildings, structures, streets, trees, open spaces, archaeological remains, views, and other elements which contribute to the unique character of the area. New buildings and alterations or additions to existing buildings in conservation areas, whether listed as of special architectural or historic interest or not, must reflect the design and character of the area as a whole and the form, scale, detailing and materials of existing buildings.

Policy EC9 Alterations or additions to, and development or redevelopment within the curtilage of, buildings or structures listed as of special architectural or historic interest must respect the setting and character of the listed buildings or structures.

SECTION 6.0
IMPACT ASSESSMENT

The following section is intended to assess the impact of the development proposals on the heritage significance of Sandbach School. This assessment is carried out in line with the NPPF. In order to more fully understand the impact on the heritage value of the building and its wider context, the following assessment provides a comparable analysis of the heritage value against the level of change. This assessment is based on the criteria set out by ICOMOS, and is a clear way of understanding not just the impact of change but how levels of impact vary according to the value of the heritage asset.

Level of impact will be assessed based on the following criteria:

MAGNITUDE OF IMPACT	DEFINITION
High Beneficial	The development considerably enhances the heritage assets, views of the heritage assets, or the ability to appreciate their significance.
Medium Beneficial	The development enhances to a clearly discernible extent the heritage assets, views of the heritage assets, or the ability to appreciate their significance.
Low Beneficial	The development enhances to a minor extent the heritage assets, views of the heritage assets, or the ability to appreciate their significance.
Neutral	The development does not affect the heritage assets, views of the heritage assets, or the ability to appreciate their significance.
Low Adverse	The development harms to a minor extent the heritage assets, views of the heritage assets, or the ability to appreciate their significance.
Medium Adverse	The development harms to a clearly discernible extent the heritage assets, views of the heritage assets, or the ability to appreciate their significance.
High Adverse	The development severely harms the heritage assets, views of the heritage assets, or the ability to appreciate their significance.

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IMPACT ASSESSMENT

6.1 HERITAGE IMPACT ASSESSMENT

Much of the interior works to the Museum are relatively low impact and relate to the removal of modern walls and partitions of no significance. On the ground floor the opening of the former archive into an open plan space will result in the loss of two original walls including chimney breasts. This will result in moderate loss of original fabric of high significance and the loss of the planform in this part of the building.

The loss of the former police exercise yard and its infill with a modern construction will confuse the legibility of this external space and its function. This area is a later addition of medium significance and will result in medium adverse harm. The materiality as a modern addition will help with the legibility of the former external space and harm can be reduced by appropriate conditions and detailing.

The proposed extension in the central courtyard is replacing an existing 21st century extension resulting in no significance change to significance.

Minor changes are proposed to rainwater systems which although may result in a slight change to the original design, it will help the building cope with higher capacity rainfall and help mitigate known maintenance issues. This change is not considered harmful to significance and along with roof and gutter repairs is beneficial.

The original diamond patterned windows are to be retained, however, the majority of windows are later metal framed casements. The exact date of these is unclear; the Conservation Plan (2005) suggests they likely date to c.1917. They are not original but are an historic feature that demonstrates the continued development and use of the building and their loss and replacement will result in a moderate degree of harm to significance.

Summary of Impacts

There are several elements that collectively will contribute to a moderate adverse impact upon the significance of the Grade II Listed asset. The primary elements of harm are: the loss of heritage fabric and planform in the archive area; the loss of early 20th century windows; and the infilling of the police exercise yard. The proposals are not considered to result in any significant levels of harm to the conservation area.

This harm should be weighed against the public benefits of the scheme and also considered alongside the supporting justification within the Design and Access Statement.

APPENDIX A
FORMER WREXHAM INFIRMARY LISTING DESCRIPTION

Full Report for Listed Buildings

Cadw — Llywodraeth Cymru Welsh Government

Summary Description of a Listed Buildings

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
1804	49	II	Designated	22/03/1990	31/01/1994

Name of Property	Address
Former Wrexham Infirmary	49 Regent Street

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Wrexham	Offa			333080	350517

Street Side	Location
	Prominently sited on the corner of Bradley Road: left hand return range to Bradley Road runs S to Central Road.

Description

Broad Class	Period
Health and Welfare	

History

Built as the Infirmary in 1838-9, to design of Edward Welch of Liverpool, architect. The infirmary was successively extended in the later C19 (theatre added 1862, detached fever wards, 1866, a new ward wing in 1887), and at the end of the C19, it included 1 men's, 2 women's, accident, childrens and emergancy wards (Slaters Directory, 1895). Following the opening of a new hospital in 1926, the buildings were used by Denbigshire Technical Collage from 1927 and later by the College of Art. The present extensions to the Regent Street and Bradley Road elevations appear to be early C20, and were possibly built in association with its change of use.

Exterior

Original building is ashlar faced with slate roof, the later additions largely brick with stone dressings. Original building is in neo-classical style, 2 storeys, 9 window range (3-3-3) with advanced pedimented central section with Doric portico with triglyph frieze. Central double doors with plain overlight. 12-pane sash windows in moulded architraves, and plain sill bands, the central window beneath the pediment flanked by narrower side lights. Shallow pedimented return gables, with truncated stack to left.

Cement rendered left hand gable return, then later additions in brick with stone dressings including parallel range housing stairs. Long stair window flanked by paired sash windows with margin lights. Pedimented canopy over doorway to left. Beyond this, a 12-window range, 12-pane sash windows with additional upper lights, paired between plain pilaster bands. Cornice and blocking course, with small pediment towards centre of range. Early C20 range set back to right of main block on Regent Street, employing similar style but in brick with stone dressings. 12-window range, in groups of 4, with pediments over alternate ranges. 12-pane sashes with additional fixed upper lights.

Interior

Reason for designation

Cadw : Full Report for Listed Buildings [Records 1 of 1]

APPENDIX B
ROMAN CATHOLIC CATHEDRAL OF ST MARY LISTING DESCRIPTION

Full Report for Listed Buildings

Cadw — Llywodraeth Cymru Welsh Government

Summary Description of a Listed Buildings

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
1801		II	Designated	31/01/1994	31/01/1994

Name of Property	Address
Roman Catholic Cathedral of St Mary	

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Wrexham	Offa			333156	350468

Street Side	Location
S	Opposite the junction with Grosvenor Road.

Description

Broad Class	Period
Religious, Ritual and Funerary	

History

Built in 1857 at the expense of Richard Thompson, iron master and colliery owner, to designs of E. W. Pugin.

Designated the Pro-Cathedral of the diocese of Menevia in 1907.

Exterior

Coursed and squared stone with slate roofs. Tower and spire to (liturgical) SW, nave with 2 lean-to aisles, clerestory and lower chancel. Additional aisle and side chapel to north. Late C13 style. West doorway in steep archway with shafts and hood mould, flanked by steep pinnacled niches. 5-light window above. 2-light windows in west walls of aisles, which are divided into 4 bays by buttresses, with 2-light geometrical traceried windows beneath angled hood moulds. Rose windows as clerestory lights. SW tower and spire, with steep trefoiled window in base of tower, lancet in upper stage, and paired bell-chamber lights. Brooch spire with lucarnes and projecting bands. Massive trefoiled east window in chancel, comprising rose window with a band of quatrefoil lights below.

Interior

Early English arcade of 4 bays, clustered shafts with fillets, and hood moulds which form trefoils between each arch. Gallery in western bay, carried on chamfered timber piers. Splayed clerestory lights, and stilted arches to aisle windows. Wagon roof with wall posts on corbels to principal trusses. Clustered shafts to deep moulded chancel arch. Painted figures of angles on gilded ground set in shallow panels over chancel arch. Paired narrow arches to lady chapel to north. Full-height eastern arch, containing window. Stained glass in aisle windows form a series of memorial windows, none are signed or dated, but their style is reminiscent of that of Kempe and Tower, and they are probably late C19-early C20. NW window possibly earlier, a neo-medieval style incorporating a mosaic of fragments. Memorial to Ellan Thompson, (d. 1854), in side chapel of outer north aisle: recumbant effigy on an arched panelled tomb-chest with low-reliefs.

Reason for designation

Group value.

Cadw : Full Report for Listed Buildings [Records 1 of 1]

APPENDIX C
BOUNDARY WALL AND GATES TO ROMAN CATHOLIC CATHEDRAL LISTING DESCRIPTION

Full Report for Listed Buildings

Summary Description of a Listed Buildings

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
1802		II	Designated	31/01/1994	31/01/1994

Name of Property	Address
Boundry Wall and Gates to Roman Catholic Cathedral	

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Wrexham	Offa			333167	350496

Street Side	Location
	Forms the boundary of the church yard with Regent Street to the north of the cathedral, the gates aligned with the main west door.

Description

Broad Class	Period
Religious, Ritual and Funerary	

History

Probably designed as part of the original plans for the church site, and therefore probably to designs of E. W. Pugin in 1857.

Exterior

Coursed and squared rubble wall, with steep raking copings, and gate piers with gabletted copings, to which cast iron lamp standards are attached by iron brackets.

Interior

Reason for designation

A rare survivor of Victorian gothic street furniture, forming an important element in the cathedral site.

Group value with Roman Catholic Cathedral.

Cadw : Full Report for Listed Buildings [Records 1 of 1]

APPENDIX D

PRESBYTERY AT ROMAN CATHOLIC CATHEDRAL LISTING DESCRIPTION

Full Report for Listed Buildings

Cadw — Llywodraeth Cymru Welsh Government

Summary Description of a Listed Buildings

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
1803		II	Designated	31/01/1994	31/01/1994

Name of Property	Address
Presbytery at roman Catholic Cathedral	

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Wrexham	Offa			333135	350472

Street Side	Location
	Adjoins the R.C. Cathedral, to which it is linked by a stone covered-way.

Description

Broad Class	Period
Religious, Ritual and Funerary	

History

Built as the presbytery to the Roman Catholic Church of Saint Mary (now the cathedral) in 1857, to designs of E. W. Pugin, and extended later in C19 with additions to rear wing.

Exterior

Brick with stone dressings and slate roof. Gothic style, 2 storeys, 4 window range with advanced outer gables and doorway in angle of central range with right hand gable. Arched doorway in chamfered stone architrave beneath lean-to porch carried on chamfered and braced struts, continuing between the two gables. Plain narrow lights to ground floor of left hand wing, the upper windows paired foiled lancets. Similar paired windows in entrance range. Canted bay window with transomed lancet lights in right hand gable, and triple foiled lancets above. Upper windows throughout have pale brick relieving arches over. Both gables surmounted by cross finials. Axial and gable end stacks. Return elevation to right has paired foiled lancets on each floor, the upper windows beneath a gabled dormer, and wide advanced gable beyond, with canted bay window to ground floor, and paired lancets beneath relieving arch above. Later extension beyond this gable, in a similar style, with single lancet window and squared bay window set across the angle.

Interior

The central range of the frontage is entirely occupied by the full-height stair hall, with heavy chamfered woodstaircase and balustrade of galleried upper landing. Original layout and some detail including joinery and encaustic tiled floor to entrance hall survive.

Reason for designation

The presbytery forms an intergral part of the designs for the cathedral site, and is a good example of the domestic gothic style typically used for buildings with an ecclesiastical function.

Group value with Roman Catholic Cathedral.

Cadw : Full Report for Listed Buildings [Records 1 of 1]

APPENDIX E
FORMER COUNTY BUILDINGS LISTING DESCRIPTION

Full Report for Listed Buildings

Cadw — Llywodraeth Cymru Welsh Government

Summary Description of a Listed Buildings

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
1800		II	Designated	15/06/1990	31/01/1994

Name of Property	Address
Former County Buildings	

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Wrexham	Offa			333177	350434

Street Side	Location
S	Occupying a large site between Saint Mark's Road and Saint Mary's Pro-Cathedral on W side of town centre. Set to rear of extensive forecourt.

Description

Broad Class	Period
Civil	

History

Built as militia barracks 1857-8 to the designs of the younger Thomas Penson, architect and surveyor. Converted C1879 to a divisional police station and magistrates court, and extended in the 1890's. Latterly used as council offices and Art college annexe.

Exterior

Roughly coursed and squared stone with freestone dressings and steep slate roofs, with coped gables and axial and end wall stacks with chamfered shafts. Tudor gothic style, a courtyard plan with 2 storey, 5-bay entrance front flanked by advanced gabled ranges to either side. Central gable over main entrance in loggia (now glazed) comprising 5 bays of chamfered depressed gothic arches sprung between dwarf buttresses. 4-light oriel window with leaded roof over entrance, flanked by 3-light windows each side, all with mullions and transoms. Lower gabled wings similarly detailed: the right hand gable is advanced from the main range and houses entrance to No 1 court in its own gabled rear wing. Left hand range clasps the outer angle of the main front, and has a further rear wing, parallel to the main range.

Projecting stair tower to No. 2 court at angle of the 2 ranges: Chamfered buttressed tower, with deep moulded arched doorway, the staircase expressed under a sloping, embattled roofline with stepped windows, to the left; the tower terminates in octagonal turret with miniature crenellations around slate spirelet with openwork crown and weather vane. Wide gabled returns each side, then rear wings and lower gabled rear cross range. Circular turrets at rear angles with window loops and conical roofs.

Interior

Original layout modified since 1980 by the enlargement of some rooms, the creation of circulation space, and the enclosing of the courtyard.

Reason for designation

Cadw : Full Report for Listed Buildings [Records 1 of 1]

APPENDIX F
NO.1 GROSVENOR ROAD LISTING DESCRIPTION

Full Report for Listed Buildings

Cadw — Llywodraeth Cymru Welsh Government

Summary Description of a Listed Buildings

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
1830	1	II	Designated	24/10/1991	31/01/1994

Name of Property	Address
NO.1 GROSVENOR ROAD (NW SIDE),,,,,CLWYD,	1 Grosvenor Road

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Wrexham	Rhosddu			333162	350560

Street Side	Location
NW	Prominently sited at the corner with Regent Street, opposite the RC cathedral and with long elevation to Regent Street.

Description

Broad Class	Period
Domestic	

History

Built in 1869 as Grosvenor Lodge by J. R. Gummow, for Isaac Shone.

Exterior

Italianate villa style (described as Anglo-Italian by Gummow). Brick with ashlar dressings including raised and channelled quoins and deep modillion cornice. Slate roof, hipped with axial stacks, probably truncated. 2 storeys, the main elevations are a 2-window entrance front to Regent Street, and a symmetrical 5 window (1-3-1) range to Regent Street. Entrance in advanced porch to right, with segmental archway between channelled outer piers and fluted Corinthian inner pilasters; round arched entrance with panelled double doors. Balustraded parapet over projecting cornice. Chanelled architrave to ground floor window alongside. The 2 upper windows are set in round arched architraves with fluted Corinthian pilasters, and scallopped tympana. Left hand window has a strapwork balconette carried on brackets. Lintel and sill string courses form continuous band between the floors, continuing across Regent Street elevation. This elevation has advanced squared bay windows to either side, divided by Corinthian pilasters, and supporting strapwork balconettes of upper windows. Central windows grouped as 3 in slightly advanced channelled stone panel, from which moulded brackets carry balconette linking triple windows above. All first floor windows detailed as to Grosvenor Road elevation. Lower service wing recessed to rear, with hipped roof, side entrance and tripartite sash window above; eaves oversailing on moulded wood brackets. 3 storeyed hipped roof tower beyond is a somewhat later addition. Recessed centre panel to main facade, paired ground floor windows and smaller lights to upper floors.

Interior

Reason for designation

Listed as a well-preserved example of this Victorian Italianate villa style, and for its prominent position on the edge of the town centre.

Group value with the Roman Catholic Cathedral and with No 2 Grosvenor Road.

Cadw : Full Report for Listed Buildings [Records 1 of 1]

APPENDIX G

NO.2 GROSVENOR ROAD LISTING DESCRIPTION

Full Report for Listed Buildings

Summary Description of a Listed Buildings

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
1831	2	II	Designated	31/01/1994	31/01/1994

Name of Property	Address
NO.2 GROSVENOR ROAD (SE SIDE),,,,,CLWYD,	2 Grosvenor Road

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Wrexham	Rhosddu			333200	350510

Street Side	Location
SE	Prominently sited on the corner with Regent Street.

Description

Broad Class	Period
Domestic	

History

Built c1870, possibly to designs of J. R. Gummow, the local architect responsible for much of the suburban development of the town in the latter part of the C19.

Exterior

Simplified Italianate villa style. Brick with some ashlar dressings, and slate roof. 2 storeys, 3 window range to entrance front facing Grosvenor Road, with central entrance and advanced outer gables, and 3 window range to Regent Street with advanced central gable. Entrance in narrow central bay, recessed in porch with coupled rusticated and panelled pilasters supporting entablature. Canted stone bay windows in advanced outer gables, with 2-pane full-height sashes; 2-pane sash windows in stone architraves to upper storey, with stone sill band continuing across return elevations. Gables are pedimented by painted modillion cornice, which continues across central bay. Return elevation to Regent Street has pedimented central gable, the cornice continuing across a full-height canted stone bay window which has shallow segmentally arched lights with keystones and bracketted sills. Flanking windows in moulded stone architraves, segmentally arched to ground floor. Opposite return elevation is similar, but without the central bay window. Axial stacks towards rear of advanced gabled wings are both truncated, but rear wall stacks both retain oversailing stone caps.

Interior

Reason for designation

Listed as a good example of the villa building which was such a notable feature of Wrexham's late C19 development, and for its prominent siting on the edge of the town centre.

Group value with No. 1 Grosvenor Road, and with the Roman Catholic Cathedral opposite.

Cadw : Full Report for Listed Buildings [Records 1 of 1]

APPENDIX H

NOS.1,3 & 5, WITH NOS. 56, 58 & 60 REGENT STREET, KING STREET LISTING DESCRIPTION

Full Report for Listed Buildings

Summary Description of a Listed Buildings

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
1846		II	Designated	31/01/1993	31/01/1994

Name of Property	Address
Nos.1,3 & 5, with Nos. 56, 58 & 60 Regent Street, King Street (W side)	

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Wrexham	Rhosddu			333218	350482

Street Side	Location
W	On the corner of King Street and Regent Street.

Description

Broad Class	Period
Commercial	

History

Formerly a pair of houses (Wynnstay Buildings), converted to shops c1920, and forming part of the original development of King Street which is said to have been the first residential street formally laid out in Wrexham, by 1828.

Exterior

Brick, rendered to Regent Street elevation, with slate roof hipped over Regent Street return. 3 storeyed, main elevation to King Street is a 6 window range, representing 2 symmetrically designed houses. Each has a central entrance in moulded architrave with brackets to entablature hood. Lower openings modified on conversion to shops and offices, although the original window openings have been respected in No 5. Late C19 shop front to right of No 3, with panelled pilasters carrying heavily bracketted fascia. C20 shop front inserted in left hand side, continuing across Regent Street elevation. Upper windows are all 16-pane sashes, with painted flat arched heads and continuous sill bands. Similar windows in upper storey to Regent Street, the first floor windows altered on conversion (c1920) with the insertion of oriel bay windows, each with sashes with small upper panes. Hipped roof has heavy overhang, and 3 axial stacks.

Interior

In spite of conversion to shops, the building retains a substantial ammount of its original character, including its internal planning and staircases with swept rails and plain spindles.

Reason for designation

A significant and rare survivor of the early expansion of Wrexham with the formation of residential suburbs at the begining of the C19.

Cadw : Full Report for Listed Buildings [Records 1 of 1]

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