61 King Street, Wrexham

Level 2 Building Survey and Recording Report



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Summary Statement:

Number 61 King Street is a three storey town house built circa 1828 in a part of Wrexham, close to the city centre, that was subject to expansion in the development of housing and public/civic development in the early 19th century. This is when the industrial commercial prosperity of Wrexham was gaining impetus. The terrace row is of a relatively imposing scale in the context of the area and the rigid symmetry and decorative features of the row adds to their architectural impact. This rigid adherence to symmetry in the principal elevation resulted in anomalies for the internal floor layout with upper floor rooms encroaching over spaces of adjoining living units. The front elevation is of higher status with for instance fine Flemish bond brick coursing and voussoirs and other decorative features.

The rear elevations have suffered greater alteration. The principal alteration has been the demolition of the single storey shared outbuilding and replacements to some of the early sash windows.

There are conflicting opinions on the nature of the original purpose of the terrace when constructed in 1828. Some advance the view that these were designed as shops on the ground floor. The design of the ground floor façade, the internal layout and lack of a separate domestic entrance from King Street calls into question the hypothesis that these were designed for retail purposes on the ground floor. The King Street areas in the early 19th century was also pretty much undeveloped and some distance from the commercial centre at that time. The conclusion of the report is that these buildings were in fact constructed as residential properties.

The principal King Street façade and the interior of number 61 King Street have experienced incremental alterations mainly influenced by the transition of the property and terrace row into commercial use. The first period of change from residential uses appears to have taken place in the early to mid-20th century period. This transition may have been rapid, or it could have taken place steadily over a longer period and the commercial uses of number 61 and other units in the row would then have intensified up to the present day.

Internally the room layout on the three above ground floors survives predominantly intact with the exception of the introduction of small toilet/kitchen rooms encroaching on the large rear ground and first floor rooms and the installation of a modern fire partition in the first floor landing. The cellar appears to be unaltered. The piecemeal alterations and the removal of details are likely to have taken place in the 20th century. The central stairs is likely to have been modified at this time and the steep original winding stair connecting the first and second floor was also completed removed. Fragments of plaster and timber decorative features survive in the principal rooms fronting King Street at ground and first floor.

1. **Introduction:**

1.1 Number 61 King Street is individually listed as a grade II listed structure and is part of a terrace row of seven properties that are also similarly listed. [See **Appendix A** for a copy of the current Cadw List Description] Planning and listed building consent applications for the partial continued use of the ground floor of the property for offices and the adaptation of the remainder of the listed building as a house in multiple occupation with the provision of six bedrooms and communal features have been granted consent on 5th August 2024 and 2nd October 2024. [Application References: P/2024//0148 and 0149 Planning and listed building consents respectively] Pre-commencement condition number 3 of LBC P/2024/0149 stated –

"*3. No works shall commence until a Level 2 photographic survey as detailed in section 5 (p.26) of Historic England's Understanding Historic Buildings (2016) has been carried out and submitted and approved by the Local Planning Authority. After approval by the Local Planning Authority, digital copies of the resulting survey photographs should then be deposited with the National Monuments Record of Wales in Aberystwyth".*

Reason - To secure a full photographic record of the original building(s) prior to alteration, conversion or demolition in accordance with Policy DM1 of the Wrexham Local Development Plan".

1.2 The approved adaptation scheme includes alterations to the interior of the listed building and some minor external alterations. [See **Appendix B** for a copy of the approved 'as existing' and 'as proposed' plans and elevation drawings. A photographic survey of the building was commissioned, and the survey was carried out on Thursday 19th September. The work has been carried out in accordance with guidance contained in the 2016 Historic England best practice note – 'Understanding Historic Buildings - A Guide to Recording Good Practice'.

1.3 The survey and compilation of the photographs and the preparation of the accompanying report were carried out by Huw Davies and Peter Jones-Hughes. [relevant Curriculum Vitae are included in **Appendix C**] The survey information and analysis have been included in a USB memory stick that is to be forwarded in an application to Wrexham County Borough Council planning department to discharge condition number 3 of the relevant decision notice.

2. **Photography & Methodology of Survey & Report:**

2.1 This is a Level 2 Recording Report that complies with the advice contained in sections 4 and 5 of the relevant Historic England guidance. The photographic record complies with the Historic England Good Practice Guidance Note: '*Understanding Historic Buildings – A Guide to Recording Good Practice*' [May 2016 edition]

2.2 All accessible floors and rooms of number 61 King Street were surveyed and photographed on the 19th of September 2024. Photographs were taken with a Canon SX720 HS camera. [20.3 Megapixels] Conditions during the survey/recording were good, with sunny and dry conditions. Room by room photographs were taken according to a standard direction sequence in most rooms from corner to corner. Internal wall photographs were taken first. Details of individual items of significance in a room were then photographed. This sequence is also followed in the accompanying schedule.

2.3 Full access was gained to most of the buildings and rooms however, only limited roof access was possible due to the restrictive space of the roof void. All other internal spaces and external areas were accessible.

2.4 The completed documents have been organised in the following manner and consist of the following:

2.41 'As existing' floor plans of the basement, ground, first and attic floors, identifying individual photograph positions and directions, with unique photo references. The photographs show the overall appearance of all the rooms and circulation areas and individual features of note. These correspond to the equivalent photograph codes in the accompanying schedule and the high-definition TIFF format photographs contained in a USB memory stick.

2.42 A location plan and floor plans of the existing arrangement at number 61, King Street showing individual internal and external photograph positions and directions, with unique photograph references codes is included in the application bundle. A schedule containing the TIFF format photograph codes contains information on the position and direction in which each internal and outdoor photo was taken. This information includes the floor/room photo reference number.

2.43 The USB memory stick contains relevant external elevation and wider setting photographs. The photographs include all principal external elevations of the building that give an overall impression of its appearance, size and shape. Photographic viewpoints of the building in its wider urban setting are also included. The internal room by room photos include general images of each room, as well as more detailed photos of items of historic interest relevant to the analysis of the historic sequence of construction and later alterations of the listed building. The internal images include general images of each room as well as more detailed photos of items of historic interest relevant to the analysis of the historic sequence of alterations to the interior of the listed building. All photographs are in TIFF format.

2.44 The report contains data/information advocated in the Historic England guide with an analysis of the architectural interest and significance of the listed building and terrace row, together with consideration of documentary and other evidence. A primary source of evidence of the architecture and alterations of the building for the analysis lies in a detailed examination of the building itself and other relevant buildings/features.

3. **Location of the Site:**

3.1 The subject property is situated at the north east end of King Street on the north west side of the street. There is a rear access to the property from Rhosddu Road a little distance to the north east of the junction of King Street with Rhosddu Road. King Street is a straight road within the built-up area to the north west of Wrexham town centre. The Ordnance Survey coordinates of the location of the property are: *Easting – 333375; Northing – 350658.*

3.2 Number 61, King Street is situated in a mid-terrace position within a prominent row of seven terrace buildings on the north west side of the street a sort distance from the King Street and Rhosddu Road junction. This terrace row has a common appearance and original design that marks it out broadly as a single phase development with further development on this side of King Street being added later to the south east. To the north west the terrace continues to front Rhosddu Road in the form of a three storey town house with associated outbuildings that are constructed in the same style.

4. **Summary Description of the Building, Site and Surroundings:**

4.1 The exterior appearance of number 61 King Street is generally described in the 1994 Cadw List Description. [see Appendix A] The terrace facing King Street is arranged in pairs of three storey brick-built units with narrow rendered linking recessed elevations that contain tunnel access passages on the ground floor to the rear of the units. The different upper floors of these link sections are apportioned either units to the right of the access or to the left. The front and rear of the two units in each main block are designed to be symmetrical arranged in three bays in the front elevation and two bays in the rear façade. The pursuit of a strictly symmetrical appearance results in some anomalies in the internal upper floor layouts, not only in the apportioning of rooms above the tunnel access but also above the paired front entrance doors.

4.2 The roofs are characteristically shallow in pitch, capped with stone ridge pieces. The original chimney stack to number 61 survives and is located on the rear roof slope. The axial chimney stacks in the row all occupy the rear slopes of each unit. At eaves level the facades are terminated by moulded stone cornices, now painted. The front principal facades are of brick with a Flemish bond coursing. On the King Street elevation the upper floor windows are of diminished height with the second floor windows being three pane over three pane sashes in the three bay principal façade. [A two over two pane sash in the recessed panels above the tunnel access] First floor sash windows are taller six over six pane, all with flat arched gauged brick heads. Most are hornless sashes with slender meeting rails and glazing bars.

4.3 The ground floor of numbers 59 and 61 King Street [which are paired] is a recessed painted smooth render below a series of flat segmental brick arches that establish a further pronounced rhythm to the terrace row. Number 61 possesses an arch above a wide modern fixed five pane display window with a pair of entrance doors with rectangular fanlights above positioned centrally within the middle arch. There is a decorative cast iron medallions/plague in the brickwork above the rendered pilasters between the door and the display window. The doors into the building and on the tunnel passage access are more recent 20th century introductions.





Left: *The principal south east facing elevation of number 61 King Street.* **Right:** *The rear of 59 and 61 King Street with the shadow mark of the demolished rear single store outrigger seen at ground floor level of the elevation.*

4.4 To the rear, the main two bay accommodation block for numbers 61 and 63 projects beyond deep recesses in the floorplan that contain rear entrances. There is a deep overhang to the eaves above the recesses and the narrow elevations below are angled. The brickwork of the rear elevations is constructed in English garden bond courses. There are two altered sash windows on the north facing return elevation on the ground floor with vertical security bars which light the large rear room. Number 61 possesses two sash windows on the west facing elevation, the first floor sash being eight over eight pane and the second floor

window being a two over two pane sash. Numbers 55 and 57 King Street retain their pitched roof single storey rear outrigger, however the corresponding outrigger for numbers 61 and 63 has been demolished leaving a space used for vehicle parking.

4.5 Access to the rear is via an opening to the west of the [now converted?] residence facing Rhosddu Road and former coach house. There is a high random rubble stone wall running in a north to south alignment on the west side of this access track. The original early 19th century layout afforded little open space to the rear apart from the side circulation passages and the narrow access track for carts.

4.6 Internally the three above ground floors retain their adapted office appearance with new internal panel doors. The floor layout is broadly little altered with a room to the rear and two rooms on the King Street side. These are separated by an open well stair with straight handrails and square section plain painted timber newels. The stairs are lit by a tall narrow sash window at first and second floor that is positioned in the angled wall above and to the south of the tunnel passage. Rooms on the first floor possess more surviving decorative features such as moulded low skirting boards and coving. The three cellar rooms remain and are accessed by a flight of stone steps under the stairs adjacent to the rear entrance door. There are two brick vaulted ceilings in the smaller spaces to the north and south of the larger central cellar room. The ground floor cellar door is a six panel type with pencil moulding.

4.7 The Grosvenor Road conservation area and number 61 King Street, are situated to the north-west of the commercial town centre of Wrexham. King Street is reputed to have been the first residential Street formally laid out in Wrexham, with this terrace row being constructed in 1828. The Wrexham Council conservation area appraisal states that most of the buildings on the west side of King Street are of 18th or early 19th century origin and Georgian in character. However, it is likely that buildings to the south-west of the listed row on the west side of King Street are of later construction; most likely constructed after numbers 55-67 King Street in the mid to late-19th century.

4.8 King Street is located within a network of historic streets at the northern fringe of the town centre. The principal thoroughfares in this area, [that are included in the Grosvenor Road Conservation Area] are Regent Street, King Street, Grosvenor Road and Grove Road. Also, Gerald Road was laid out in the 1890s. The historic buildings fronting onto these roads can be

4.9 The grade II listed Trinity Presbyterian Church is located opposite the subject terrace row The land to the east of King Street

6. **Relevant Designations:**

6.1 Number 61 King Street is one of seven terrace properties occupying the east side of King Street that are listed as grade 2. These buildings were first included in the List of Buildings of Special Architectural and Historical Interest in May 1951. In the January 1994 Cadw resurvey of the area, number 61 King Street was retained as grade 2 listed buildings in the list. There is no reason for listing given in the current list description.

6.2 The terrace row comprising 55 to 67 King Street and the attached dwelling to the north east fronting Rhosddu Road are also included within the designated Grosvenor Road Conservation Area, first designated in September 1990 and amended on the 5th of June 2007. [See plan of the location of 61 King Street within the conservation area boundary in **Appendix E**]

7. **Summary Historic Background:**

7.1 Number 61, King Street and the terrace row are reputed to be the first large, planned purpose built buildings in Wrexham. The 1841 Tithe Map apportionment indicates that prior to the development the land situated on the west side of King Street may have been owned by the Church in Wales. The terrace of houses was built in circa 1828. The present architecture of the individual buildings on the west side of the street reflect the historic period of their build. Subsequent 19th century developments on this side of King Street. Later developments in the surrounding area have added to its multi-layer architectural character. Most, if not all of the buildings situated on the west side of King Street were constructed after the completion of the subject terrace row during the remainder of the 19th century and the beginning of the 20th century. [Copies of early extracts of Ordnance Survey maps are included in **Appendix D]**

7.2 On the east side of King Street the Presbyterian Church at the corner of King Street and Rhosddu Road was built in 1908 on land that was previously laid out as gardens in the 19th century. Tennis courts to the south of the site of the church were more recently developed to accommodate the Wrexham bus station and shops in the late 20th and early 21st century.

7.3 Edward Hubbard, in the '*Buildings of Wales – Clwyd'* suggests that the ground floor façade onto King Street indicates that the block was first intended as shops. The initial purpose intended for the row and 61 King Street is unclear and the terrace could equally likely to have been constructed as a residence. Evidence from examining the interior of the building suggests that sometime in the early to mid-20th century the building was adapted for commercial use as an office. Double doors were inserted to replace a previous window at ground floor level on the King Street elevation and internally, toilets were added on the lower two

floors. All the doors, apart from the door in the staircase accessing the cellar were replaced by modern fire-resistant doors and two windows in the rear elevation were removed/altered.

7.4 The central stair was also possibly remodelled in the early to mid-20th century and the top flight of tight geometric stairs connecting the first floor with the second floor was removed and replaced with a continuation of the open well stairs on the ground and first floors. The main entrance door onto King Street has also been replaced and this is likely to have occurred in the mid to late-20th century. A half-glazed door is shown in the Coflein photograph of 1952. The rear single storey pitched roof outbuilding was removed. The rear outbuilding was still shown on the 1949 ordnance survey map.

7.5 In summary the King Street elevation of the building has remained largely unaltered with the exception of the changes to the ground floor and the removal of the enclosing circular front garden area. [the latter also shown in the Coflein photograph] Relatively minor external alterations have occurred to the rear elevations of the principal block of number 61, however more radical changes have taken place to the arrangement of enclosures and ancillary buildings to the rear. All the 19th century structures have been cleared. Changes to the interior have not significantly affected the historic floor plan at each level, although detailed internal features, such as original panelled doors and room decoration have largely been removed. The external and internal alterations mostly appear to have been carried out in the period after the Second World War when it is likely that the building was adapted in stages for commercial use.

8. **Outline of the Significance of the Building & Site:**

8.1 Number 61 is an integral unit in this imposing row of Regency terrace row of buildings. Niumber 61 and the entire row are grade II listed. Although the Cadw List Description does not include a reason for inclusion in the List the principal reason is considered to be due to the fact that this is the earliest planned housing of larger scale in Wrexham. Number 61 plays an important integral part in contributing to the uniform period character of the row.

8.2 This part of Wrexham, to the north-west of the town centre, was developed from the early 19th century onwards. Numbers 55 to 67 King Street were the first, largest scale housing development built for professionals and trades in the town and these demonstrates the increasing prosperity and industrial expansion of Wrexham from the late 18th century.

8.3 The exterior appearance of the row, of which 61 is an integral part, still conveys the late Georgian terrace townhouse style that it impressively displayed on its first completion. The overall form, roof to elevation proportions and key surviving architectural features of the King Street and Rhosddu Road elevations of the terrace, with its fine brickwork and ordered

arrangement of windows and highlights such as the stone string courses, medallions and eaves cornices, [now painted] all contribute towards a refined period character. The front elevation of the row is constructed in a Flemish bond brickwork and this adds to the refinement and high status of the appearance of the King Street facades of the buildings.

8.4 The ordered placement of the windows, arches and the regular vertical recessed rendered panels above the tunnel passages give the terrace a pronounced rhythm and articulation. The three storey scale of the terrace is significant to the development of the city during its rise in prosperity and economic expansion and is an important factor in establishing the imposing character of the row in the street scene. The original stack remains in its position and contributes to the regular positioning of architectural features when viewed from King Street and Rhosddu Road.

8.5 The front elevation of number 61 retains many features of significance to the late George period but some existing 20th century interventions detract from, and diminish the character of the principal façade of the listed building. Along with other units in the row number 61 has lost its front garden features for example. The king Street entrance door and ground floor window have been replaced with 20th century features of poor quality and style that competes undesirably with the elegance style of other surviving early features. However, the rectangular fan lights and glazing bars above the main entrance door surviving tact , the upper floors also retain the sash windows of diminishing scale. The detailing and ordered pattern of the openings which have not been altered all added to establish the late Georgian period character.

8.4 To the rear the pitched rear outbuilding has been demolished which disrupts the regular pattern of development of ancillary buildings to the west of the principal three story range. However, there are a variety of outbuildings to the rear of the row and these include two story outriggers. The openings in the rear elevation of the main block and on the recessed passage survive unchanged Underpin in the pattern of The openings In the rear elevations significant. The rear brick elevations are constructed in the less refined English garden bond coursing.

8.5 The lesser number of window openings and less exercise all the notes the secondary status and prestige of the more utilitarian and functional rear of the buildings within the terrace including number 61 King Street.

8.6 internally the layout on all floors has been marginally disrupted by the introduction of toilet rooms That encroach into the large rear rooms on the ground and first floor. The lounge rooms on the ground and first floor fronting King Street all demonstrate and enhanced status and significance through the survival of finer decorative details. These comprise more elaborate coving and skirting boards in these front rooms. More elaborate coving have also survived in the circulation areas, ground and first floor. Other features that would’ve been present in the early 19 century such as fireplaces, panel doors have

been removed or replaced. The ground floor front room also has alcove in the west wall that are likely to be surviving fashionable interior features Originating in the early 19 century.

8.7 The positioning and arrangement of the first and second floor stairs Is of significance, but this sections shows evidence of alteration. The banister is new and balustrades all seem to be more Recent alterations that do not correspond to an authentic Regency period style. At first floor landing level a new flight of stairs has been installed in a similar style to that of the Ground and first Floor section of stairs. There is evidence from photographs taken in number 63 King Street that's the early winding stairs connecting the first and second floors has been removed and this has damage to special interest of the historic interior.

8.8 The cellar with its stone walls is an altered. Features such as the stone Shelving in the smaller space to the south of the central room and the brick vaulted roof and brick floors of the two flanking smaller spaces are significant. There is a brick chute in the front elevation that is likely to have been intended to add light ventilation to the underground space.

9. **Analysis of the Building and Alterations:**

9.1 King Street is apparently named in honour of King George IV, who had been Prince Regent until 1820. The opposite side of King Street as seen in the 1871 first edition O S Town Map [See below right] was virtually undeveloped in the early to mid-19th century. The Trinity Presbyterian Church of Wales at the north eastern end of King Street at the junction with Rhosddu Road, also a grade 2 listed building, was built in 1902. The 1871 map shows that development on the north west side of King Street to the south of the subject terrace row had still not been completed, with vacant land between detached buildings and short terrace blocks. The East side of King Street was largely open land, at that time. The detail on the 1871 map shows that these open areas were layout with paths and ornamental planting.



Left: *Extract of the 1841 Tithe Map showing King Street.* **Right:** *Extract from the 1871 OS Town Map.*

9.2 Number 61 King Street occupies a middle position in the numbers 55-67 King Street three storey terrace. The row is prominent, and its proportions and architectural features give it a distinctive period character. These mark it out as an early development in this part of Wrexham. A noticeable feature of the terrace is the lack of garden space within the curtilage of each property at that time. The presence of extensive areas of laid out gardens opposite the terrace at this time and possible for some time before could have provided occupiers of the terrace unit a measure of communal open space. The Presbyterian Church occupied this area after 1902.





Left: *1952 Coflein photograph of numbers 57-67 King Street showing a variety of different window styles on the ground floor.* **Right:** *Close up view of number 61 with its ground floor glazed double doors and a half glazed main entrance door.*

9.3 The Council's Conservation Area Appraisal [CAA] suggests that much the architecture on the north west side of King Street is of Georgian character. Although the row comprising numbers 55-67 King Street is a late Georgian construction, most of the buildings to the south west of this row are likely to have been built later. An apportionment for this parcel in the Tithe Map of 1841, [see copy of the plan to left on page 11] confirms the sale of land at this time. It is likely that these parcels of land fronting King Street were developed incrementally after construction of numbers 55-67 in the later 19th century. Wrexham's CA Appraisal confirms that most of these properties were constructed as houses and in the post-1920 period a local builder, Charles Caldicott, who adapted many existing buildings into commercial premises on the ground floors.

9.4 The appraisal highlights all the properties within the terrace fronting the north west side of King Street and the return house fronting Rhosddu Road. These listed buildings are identified as important within the designated conservation area. The common building line onto King Street is emphasised as of particularly important. The increased prestige of the King Street façade is emphasised by the fine Flemish bond brickwork and embellishments that include the cast iron medallions placed at intervals

between the segmental brickwork arches. [the latter having fine rubbed brick voussoirs] Numbers 55-67 King Street are now all either in commercial use or possess vacant ground floors. Number 61 has been in office usage on all floors up to last year.

9.5 The originally intended use of the King Street terrace row is debated. If the properties were built as houses it is likely that the transition of the row from initial the residential use to commercial uses continued steadily after the early/mid-20th century. The 1952 Coflein photograph [above] shows some properties, including numbers 61 and 55 in commercial use on the ground floor with most properties retaining front gardens. Although number 55 King Street has a tripartite sash window, others in the row possess single sash windows in the arched ground floor facades. The presence of these may be indicative of continued residential use at this time.

9.6 The List Description suggests that the early common window arrangement at ground floor level facing King Street was a tripartite sash window. The 1952 photograph shows that by that time the ground floor windows within the arches of the terrace had been modified in a variety of ways, however there were still many single six over six pane vertical sliding sash windows present on the ground floor. Changes to these ground floor windows could be at least partially linked to the transition of units from their original residential uses to commercial premises.

9.7 The 1952 Coflein photograph, taken at the time of first inclusion of the buildings in the List, also shows that number 61 possessed a pair of double doors at ground floor on the King Street elevation. These double doors have now been replaced by a basic five pane window with fixed glass panels. These were clearly introductions that replaced early single or tripartite sash windows.

9.8 The ground floor window of number 55 is a much more elaborate window of this type with freestanding cast iron columns with cushions and capitals and cast-iron brackets to each side of the window. [See right image on previous page] It is tempting to conclude that this window type was initially the window in every unit, however this should be treated with caution. The sash windows of number 55 are horned and this could indicate a later window. Number 55 was constructed as the end unit in the row



Left: *An existing first floor hornless vertical sliding sash window with slender meeting rails and hollow and bead glazing bars at number 61 King Street.* **Centre:** *Coflein photograph of numbers 65 and 67 king Street showing the ground floor window pattern on properties that were likely to still be in residential use at that time.* **Right:** *Detail of the tripartite ground floor window of number 55, King Street. [The green panel door to the left is likely to be a surviving original main entrance door]*

and alternatively, this could have been a terminating designed feature. This window displays a style and detail that is likely to have been more to the taste of the later Victorian period. The former scenario, that this tripartite window is likely to be a later Victorian embellishment could be more compelling. The photograph shows that the adjoining properties on either side of number 61 possessed single vertical sliding sashes. The majority of the ground floor windows in the photo are single sashes and this window type may have been more suitable for habitable rooms in achieving more privacy from passers-by. Single sashes would also have more closely harmonised with the overall composition of windows in the row, as demonstrated in the centre Coflein image on the previous page.

9.9 Examination of the 1952 photograph is instructive and many forecourts to the terrace units on King Street show low garden enclosures. The 1871 OS 25" to the mile Town Map [See next page for a copy of the plan] shows semi-circular private front gardens in front of each unit. To the rear the OS map shows very little open space to the rear of the units. Open areas here mainly comprise circulation space and small yards that are enclosed with walls on the side boundaries. The 1952 Coflein photograph of the row shows that a number of these small ornamental gardens behind low brick or stone parapet walls, [possibly originally topped by cast iron railings, removed by the time of the 1952 photograph?] The arrangement shown on the 1871 25" to

the mile Ordnance Survey Map also shows defined small ornamental gardens with shrubs situated in front of each terrace unit. These enclosures/features have now been completely swept away. [see comments in paragraph 9.2 above regarding possible compensatory early communal open spaces]



Extract from the 1871 OS Town Map.

9.10 There have been few other exterior alterations to the King Street elevation. The 1952 image is again informative. [see corresponding images from 1952 and the present day on the next page] The symmetry and elegant rhythm of the overall façade

has been preserved as the primary architectural components of the elevation have been maintained. However, several subtle alterations have taken place. The earlier photo shows the regular vertical recessed panels above the tunnel passages, the ground floor arched recesses, the iron medallions and string course at first floor level, the cornice at the eaves and possibly the upper window cills have been painted. The 1952 image indicates that these features were unpainted at that time and the smooth stucco in the recessed areas of the elevation were etched in an ashlar detail.





Left; The Coflein photograph of numbers 55-67 King Street from the south. **Right:** *View of the King Street façade of the terrace today.*

9.11 The existing hornless six over six and three over three pane sash windows with slim meeting rails and bead and hollow glazing bars of diminishing heights are the original late Georgian features. Some units in the row also retain their original six panel main entrance door designs onto King Street. The green door and fanlight of number 55 King Street are likely to be original late Georgian features. [See the right-hand on page 16] Number 61 still possesses its original fan light with glazing bar margins that are characteristic of the Regency period. The present door with its three panels below the three leaded light panes is more

likely to be an introduction during the early or mid-20th century. This door is believed to be the same as seen in the 1952 photograph. Other doors in the row.



Left: *The King Street entrance door.* **Centre Images:** *Views of the recessed facades for the tunnel passage and the main rear elevation of numbers 59 and 61 King Street.* **Right:** *Routed glazing bars in the horned first floor sash in the rear elevation.*

9.12 To the rear the brickwork is a less sophisticated English Garden Wall bond of four stretcher courses to one header course. Some of the early 19th century sash windows have been replaced with new sash windows. The second floor two over two pane sash is a routed replacement in a new taller opening. The eight over eight pane sash with routed glazing bars is also a recent replacement. [See right hand image above] There are two early sash windows in the side north east facing elevation in the large rear room on the ground floor. These have been preserved in situ, but with their early glazing bars removed. [See photos on the following page] This has resulted in the present altered pattern of one over one and two over two pane sash windows. [Both these windows now have external vertical iron security bars] There are also windows that light the small rooms above the tunnel passageway and the stairs with early bead and hollow glazing bars. These also possess survivals of historic glass panes.



Left: *The 'flying-freehold' two over two pane sash above the tunnel passage for the small space off the half-landing. The four over four pane window lighting the stairs on the right.* **Centre Images:** *Views of the historic bead and hollow glazing bar moulding in the early 19th century windows. The adapted sash window in the rear ground floor room.* **Right:** *Image showing the location of a cut-off glazing bar of the sash window in the centre right image.*

9.13 The rear elevation roof has deep overhanging eaves and the late Georgian corbelled brick stack, [the original square yellow pots have been replaced, but these can be seen on other units in the row] and dressed stone ridge pieces survive single storey rear outrigger has been demolished leaving a shadow mark on the rear elevation of the main block. [See photos on the following page] The rear entrance door is modern.








Top Row: *Views of the rear of 61 King Street showing the north and south elevations of the rear outrigger to numbers 55 &57 King Street, that is likely to closely resemble the rear outbuilding of numbers 58 and 61 King Street prior to demolition. [Note the presence of simple four pane horizontal sliding sashes that are of 19th century period detail]* **Lower Row:** *Original roof details with right hand image showing early dressed stone ridge pieces. [There is evidence that the roof been recovered in the mid-20th century]*

9.14 Turning to the interior, the room layout of number 61 is predominantly unchanged but with minor introductions likely to have been added in the 20th century to provide toilets taking up space in larger rooms to the rear of the central staircase. It is likely that the staircase has remained in its original position and configuration with landings that were lit by narrow multiverse pane windows Again with slender hollow and bead moulding glazing bars.

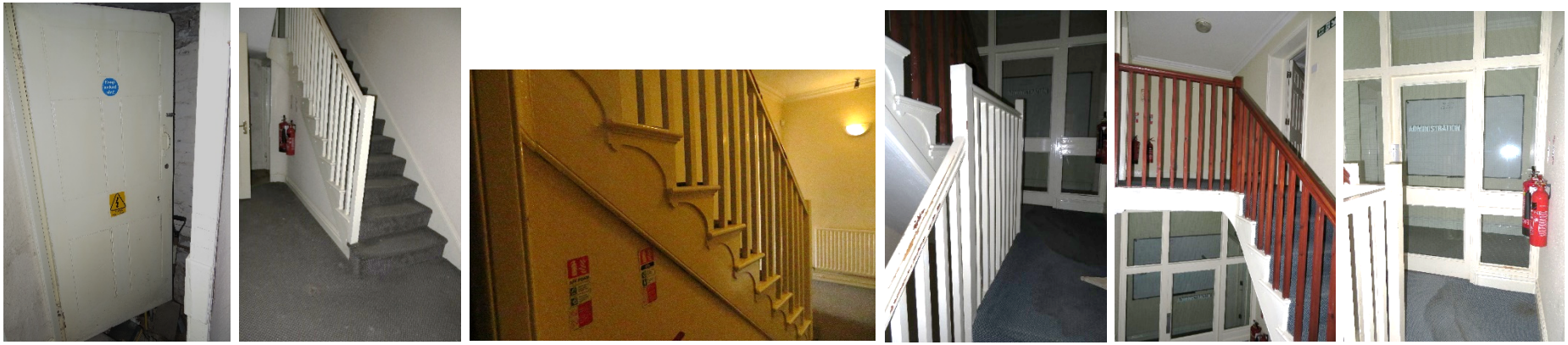


Selection of images of the steeply turning staircase and ground to first floor stair in number 63 King Street prior to its removal

9.15 A 2020 planning application for alterations to the interior layout of Number 63 King Street included the removal of a steep winding stairs with slim square section balustrades that connected the first floor to the second floor remarkably recently after 2020. This stair was typical in its details of late Georgian staircases. This stair possessed similar decoration to the string that survives in the present string of the ground and first floor stair flights. This provides some evidence of the original arrangement of the upper floor stairs of number 61. Number 61 now has an upper floor stairs that continues in the same style as the lower

floors. It is easy to see the motive for replacing the type of steeply winding stairs number 63 King Street. This would not have been compliant with building regulations if, for instance, an application was submitted to change the use of the upper floors into commercial office use.

9.16 The stairs from the ground floor to the first floor appear to have been modified in the early to mid-20th century. The bulky square section balustrades, plain square section newels, positioned at the turning points of the stairs and the profile of the banister are not characteristic of a Regency period staircase. This style is closer to the plainer functional Arts & Crafts style of the 20th century inter war period. The Regency style is commonly characterised by slim square section balustrades and fine oval mahogany or other hardwood swept banisters that are curved to navigate around corners. Having said this, the decorative strings appear to coincide with the string details of the spiral staircase of number 63 King Street and these are again characteristic of the 1820s. A modern late 20th century fire partition has been installed on the first floor landing.



From the Left: *The early six panel cellar door; The decorative string to the ground/first floor stair; Two images of the first floor flight of stairs annd the stained/varnished replacement upper flight; The late 20th century fire screen at first floor level.*

9.17 The stone built cellar is largely untouched with a large central space topped by a timber ceiling/floor. This space has an opening below ground on the King Street elevation that is likely to have provided an access chute and source of ventilation for the underground space and possibly for delivery of materials. There are two smaller side spaces, both with brick vaulted ceilings. The south area room is fitted with fine chiselled sandstone shelves that are likely to have been used as a wine store for the early 19th

century residence occupiers. Access to the cellar is gained by an original flight of stone steps which are well worn. The steps are accessed under the casing of the ground floor staircase and the six panel door with pencil moulding door to the cellar is the only surviving door of early 19th century period style to survive. No early fittings including hinges survive.

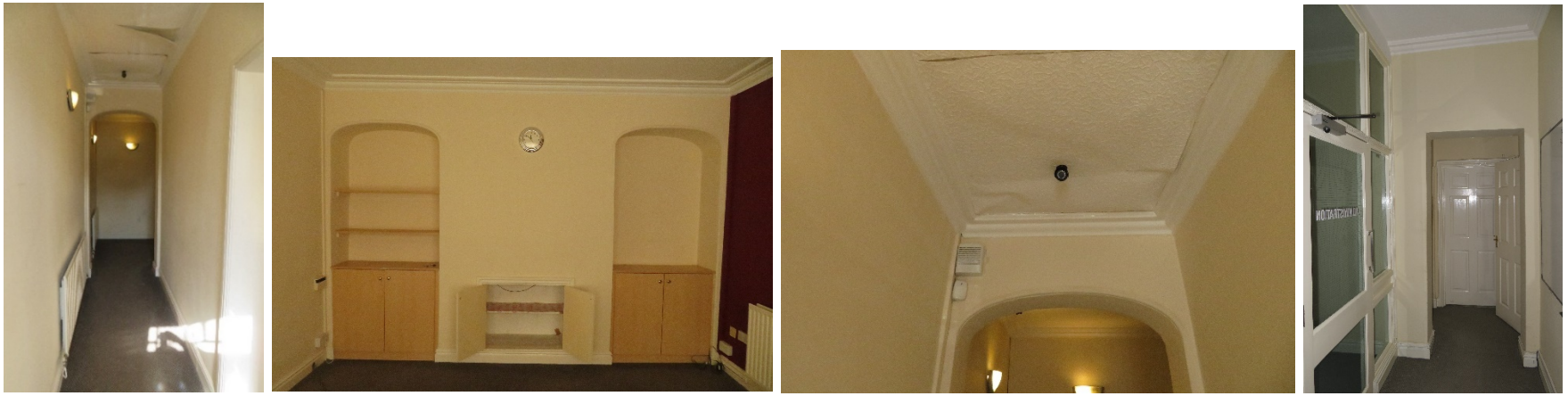


The stone-built cellar step access; brick vaulted ceilings to the small side spaces and the stone shelves in the wine cellar.



9.18 All other internal doors have been replaced modern six panel fire resistant doors. The large room facing King Street on the ground floor contains two arch headed alcoves edged with pencil mouldings on the side of the central chimney breast. These are likely to be 19th century, possibly original decorative features. In common with all other rooms in the property, there are no surviving fireplaces. The large central cellar space shows evidence of the renewal of the floor with scissor braces between the more recent floor joists.

9.19 Other surviving features include lengths of surviving coving and early low torus style and a more elaborate moulded skirting board in first floor rooms. These features only survive in the rooms fronting King Street and are fragmentary. [See images below and on the following page, and also see cross section drawings of the cornices and skirting boards in **Appendix F**]



A selection of images of decorative alcoves and plasterwork in the principal reception and circulation spaces on the ground and first floors.



Left: *Plaster ceiling cornice in the main ground floor reception room also showing the alcove moulding.* **Centre:** *Architrave of late Georgian style in the larger first floor room facing King Street.* **Right:** *Wall box in cecond floor room to accommodate lower height door knob of previous period door.*



Examples of early skirting boards and plinth/architrave to an internal door

10. **Schedule of Development Phases/Likely Sequence of Alterations**:

10.1 As a result of the above analysis of the architecture of the building and other evidence the conjectural schedule below of the likely sequence of constructions and alterations has been compiled.

Date/Period:	Construction/Alteration:	Comment:
1828	*Recorded construction date.*	Mentioned in the Cadw List Description.
1828 - circa 1930/1950	*Period in residential use*	External and internal alterations are likely to have occurred during the early/mid-20th century that may coincide with a transition to a complete or partial commercial use of the property. For example – alterations to the ground floor King Street façade and the stair alterations.
Circa 1930 - 2023	*Office use of part or whole of the property – Likely to include more wholesale alterations and removals such as fireplaces*	Commencement of commercial use after 21920s when local builder started converting properties to the south west on King Street. May coincide with alterations to the central staircase.
Unknown - 20th century inter-war period/mid-20th century	*Stairs between the first and second floor removed and replaced with stair flights between the first and second floors with a stair to match the existing lower floor stairs*	Similar stair in number 63 removed in the 2000s. Removal at number 61 could coincide with the transition to a commercial use in the mid 20th century. Existing replacement stairs from first to

		second floors copies the lower stair flights - stylistically the replacement stairs could date to the mid-20th century Present in 1952 photograph. Stylistically could date to late-Edwardian period or mid-20th century
20th century inter-war period - Circa 1940s?	*Replacement of the main King Street entrance door with the current three panel half glazed painted timber door*	
Post - 1952	*Removal of circular front garden enclosure* *Painting decorative King Street elevation stucco panels and features*	Present in 1952 photograph. These features unpainted in the 1952 photograph.
Unknown- After 1950	*Removal of rear outbuilding and store*	The outbuilding is sill shown on the 1949 edition OS map extract.
Late 20th century	*Introduction of toilets to rear ground and first floor rooms*	Sanitary ware and make-up of partitions indicate late-20th century insertions.
Late 20th century	*Replacement of all internal doors and installation of first floor fire screen in landing*	The type and model of doors and the make-up of the screen partition indicate late-20th century insertions.
Post - 1952	*Replacement of double doors on the ground floor King Street elevation with fixed glazed window*	Double doors were present in 1952 photograph.

Late 20th century – Present day	*Replacement of two rear upper floor sash windows with new horned windows having routed glazing bars*	This type of timber manufacture has been prevalent for the last 40 to 50 years.

10. **Recording Conclusions:**

10.1 The documentary evidence for the dates of specific alterations is sparse. The main source of information for changes to the exterior and interior of number 61 King Street has been gained through the detailed inspection of the present building. The survival of features and fabric has been identified mainly by an analysis of items in relation to known period materials and styles. Other information has been gathered from examining other units in the terrace and early maps. These have added to building a picture of the sequence of changes that have occurred in the 19th and 20th centuries.

11. **References:**

- *Early Ordnance Survey maps between 1871 and 1949 - courtesy of the National Library of Scotland Maps.*
- *1841 Tithe Map - courtesy of the National Library of Wales Tithe Maps.*
- *Cadw List Description Reference: 16507.*
- *Coflein – Two images of 55 – 67 King Street Wrexham dated 1952.*
- *Wrexham County Borough Council Grosvenor Road Conservation Area Appraisal and Management Plan 2016.*
- *'The Buildings of Wales Clwyd' Edward Hubbard Pevsner County Series [Penguin – 1986 edition] pages 298 and 308.*
- *'Booklet on Period Staircases' The Brooking Collection, University of Greenwich , School of Architecture and Construction [2004] - pages 7-10; Appendix I - Photos 12A &12B and 25A.*

Appendix A

Full Report for Listed Buildings

The list description is not intended to be a complete inventory of what is listed: it is principally intended to aid identification. By law, the definition of a listed building includes the entire building (i) and any structure or object that is fixed to the said building and ancillary to it and (ii) any other structure or object that forms part of the land and has done so since before 1 July 1948, and was within the curtilage of the building, and ancillary to it, on the date on which said building was first included in the list, or on 1 January 1969, whichever was later.

Summary Description

Reference Number
16507

Building Number
61

Grade
II

Status
Designated

Date of Designation
30/05/1951

Date of Amendment
31/01/1994

Name of Property
,61 King Street,,,CLWYD

Address
61 King Street

Location

Unitary Authority
Wrexham

Community
Rhosddu

Town

Locality

Easting
333375

Northing
350658

Street Side

Location
Prominently sited at the junction of King Street and Rhosddu Road.

Description

Broad Class
Commercial

Period

History
Terrace of 7 shops with accommodation over, purpose built, and forming part of the original development of King Street which is said to have been the first residential street formerlly laid out in Wrexham and had been established by 1828.

Exterior
Brick with slate roof. 3 storeys. Elevation to King Street is articulated as 3 3-window ranges divided by narrow recessed rendered bays each with 6-panelled door giving access to passage entry, and 8-pane sash window above. Each of the main blocks between these recessed bays has 3 segmental arches to ground floor with tripartite sash windows (some renewed) in outer arches and paired doorways (originally with 6-panelled doors but many now renewed) in inner arch. Cast iron medallions to either side of doorways. Upper windows are 12-pane sashes with flat arched gauged brick heads (6-pane windows to attic storey). Curved corner to Rhosddu Road with segmental arch to ground floor over 12-pane sash window, then 2-window range return, with renewed entrance. Axial stacks set towards rear. Adjoining the terrace to the right on the Rhosddu Road elevation, a former coach house is now also used as offices. Inserted lower windows (the relieving arches of the earlier openings still visible above) and stone dressed oculi above.

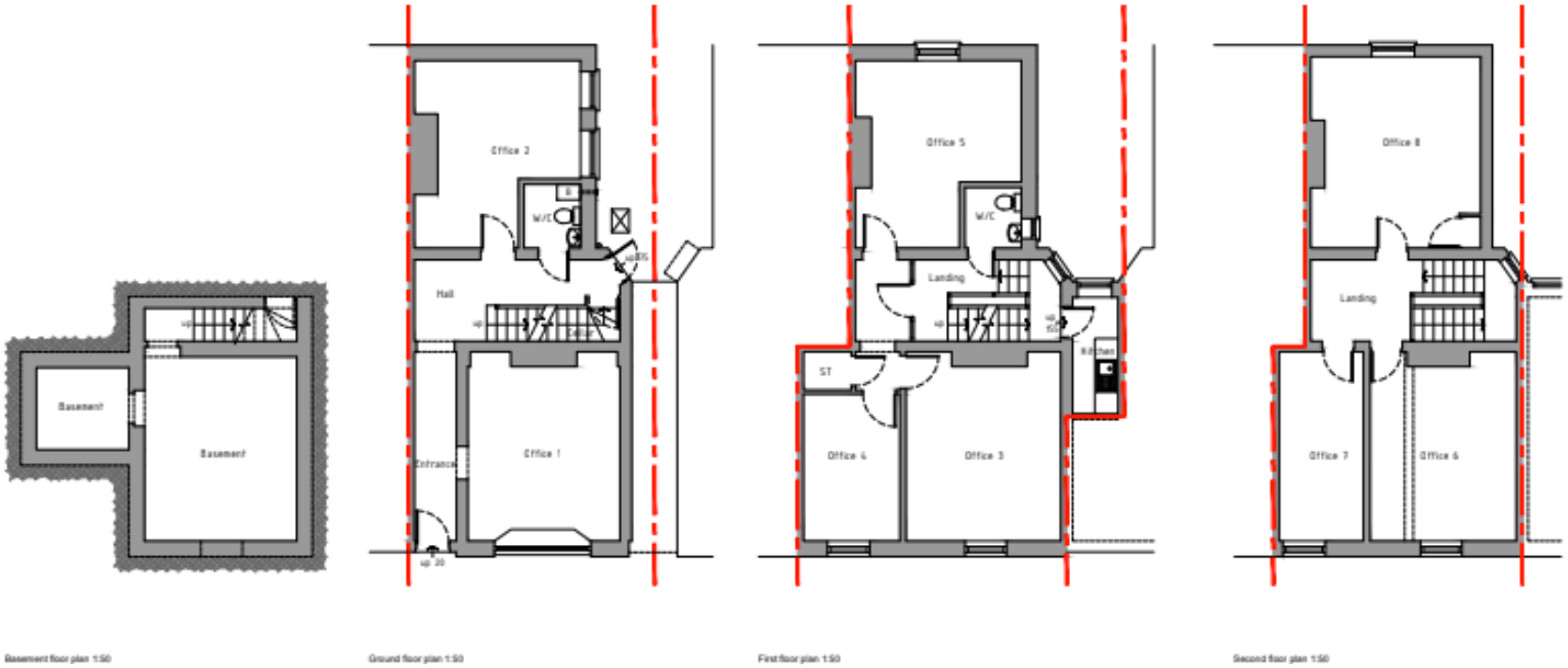
Interior

Reason for designation

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

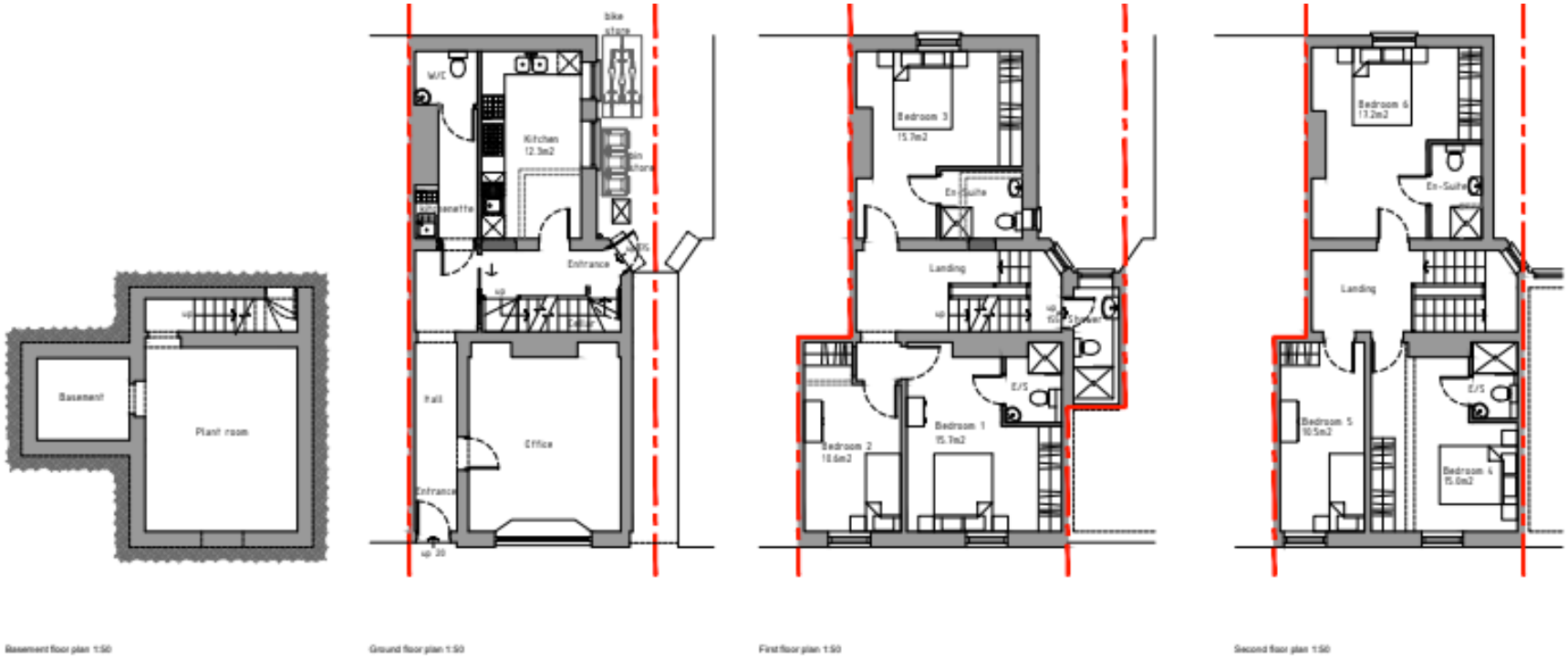
Appendix B

Copy of the Approved ‘as existing’ and ‘as proposed’ Plans and Elevation Drawings



Basement floor plan 1:50 Ground floor plan 1:50 First floor plan 1:50 Second floor plan 1:50

As existing Floorplans



Basement floor plan 1:50 Ground floor plan 1:50 First floor plan 1:50 Second floor plan 1:50

As proposed Floorplans

Appendix C

Current Curriculum Vitae

Peter Jones-Hughes

BSc Hons Town Planning; Post-Grad Dip Blg Cons [RICS]; MIHBC

33, Wynn Avenue North, Old Colwyn, Colwyn Bay, Conwy, LL29 9RH

Telephone: 07704710735 [mob.] 01492 516684 [office]

Email address: *peterjoneshughes4@gmail.com*

Full clean UK Driving Licence

A specialist planning practitioner with extensive experience and expertise in planning, historic building conservation, urban design and heritage regeneration.

Skills

Managed multi-disciplinary teams of environmental and heritage regeneration specialists 1996-2014. Extensive knowledge and experience at senior level of council operations and of general planning/conservation/environment legislation and procedures. Specialist Planning and Conservation consultant since 2014. Full member of the Institute of Historic Building Conservation since 1996. Specialist at design and conservation mediation.

- **Knowledge** – In-depth knowledge of planning/conservation legislation and regulations. Familiarity with Council and procedures and functions. Specialist design options adviser.
- **Leadership and Management –** Key member of the North Wales Conservation Officers Forum up to 2008, including North Wales '*Making the Connections*' Group on future of conservation service provision in Wales. Member of Simpson Conservation Group. Evidence presented to the Welsh Assembly Select Committee on the future of historic environment services, legislation and procedures in Wales. Member of the Coed Cymru Board. [2005-2008]
- **Communication –** Media contact, presentations and talks. Facilitator role at events and workshops. Experienced scheme negotiator.
- **Recognition** - Flintshire was the first planning authority in North Wales to obtain 'in principle' Cadw approval for delegation of Listed Building Consents. Represented Councils during prestige events and visits of royalty and dignitaries. Quality of projects recognised by Civic Trust, The Georgian Group and APSE National Awards.

Education and Professional Membership

1996-present day: Full member of the Institute of the Historic Building Conservation.
2003: Institute of Leadership and Management: Certificate in First Line Management.
1994-1996: College of Estate Management, Reading: Post-graduate Diploma in Building Conservation [Royal Institute of Chartered Surveyors]
1973-1977: Aston University, Birmingham: BSc Honours Degree in Town Planning.

Experience

Conservation Consultant: March 2014 to the present day:

- **Advice and preparation of wide range of planning/conservation applications and appeals.** Planning applications and advertisement regulation applications. Major schemes for ecclesiastical, residential & commercial buildings throughout North & South Wales, the South of England and the North West. Clients include National Trust, Cadw and Local Authority projects. Acted for Donald Insall Associates on several important conservation projects - planning & conservation technical and heritage impact advice on Plas Newydd, Caernarfon Town Gate World Heritage Site [WHS], Conwy WHS and Bodnant historic gardens schemes.
- **Design/Conservation/Restoration advice on Listed Buildings and Consent Applications.** Conservation advocate & expert witness. Preparation of listed building design and access statements; heritage impact assessments; statements of significance; conservation appraisals and conservation management plans; buildings at risk reports; heritage evaluation & research on historic buildings/features; guidance and negotiation on major project design including Llandudno Pier Pavilion redevelopment and church conversion works. The interpretation of conservation policies, national guidance notes, including supplementary planning guidance in relation to proposed development. Advice on works on all grades of listed buildings, historic parks & gardens and conservation area schemes/Initiatives. Advisory work for ecclesiastical clients, institutions, local authorities and private property & historic estate owners. 2023-2024 – Including short-term fixed period contract with Eryri National Park Planning Authority to provide specialist building conservation advice to the Development Management Service. World Heritage Site advice. Preparatory details for the Dolgellau Townscape Heritage Initiative.

Principal Conservation Officer: Conwy County Borough Council: December 2008-March 2014:

- **Principal building conservation adviser.** Head of Heritage/Building Conservation matters for the Unitary Authority. Covering all planning and other Council conservation functions, including the stewardship of the Council's historic properties. Monitored and prepared pre-application enquiry responses, meetings and negotiations for development proposals affecting listed building consent & other heritage designations. Supervised and handled all listed building consent and other heritage applications from initial discussions, validation, conservation comments/recommendations and coverage of the decisions including reasons for refusal and the imposition of detailed conditions. All actions relating to appeals.
- **Principal conservation enforcement action adviser:** Covering initial expediency evaluation of breaches, recording, negotiation, actions to remedy breaches, investigative procedures and drafting enforcement notices and monitoring remedial works. Enforcement refusals and all forms of appeal procedures.
- **Local buildings and area regeneration**. Key member of Council's Strategic Sites Group. Attracted over £4 million of external funding for area regeneration. Management of local regeneration/conservation projects with an overall annual project costs of £1.7million.

Head of Conservation and Environment Team: Flintshire County Council: 1996-2008:

- **Lead Council Conservation/Environment Advisory Officer and Member of the planning management team and regeneration funding:** Manager of a team of specialist officers, including tree officers, ecologists, landscape architects, regeneration project officers and building conservation specialists. Liaison with Welsh Assembly Government and other conservation/funding agencies. Gained £12 million for area regeneration in Flintshire through Townscape Heritage Initiatives. Established and managed local Historic Building at Risk Repair Scheme. (1997-2006)
- **Principal building conservation adviser:** Covering all planning and other Council conservation functions. Supervised and handled all listed building consent and other heritage applications from initial discussions, validation, conservation comments/recommendations and coverage of the decisions including reasons for refusal and the imposition of detailed conditions. All actions relating to enforcement of heritage asset breaches and appeals.

Senior/Principal Planning Officer: Delyn Borough Council and Chester City Council: 1989-1996:

- **Management of development control and enforcement teams**. Case officer for major planning/conservation applications and appeals, including infrastructure for the Point of Air natural gas extraction terminal. Principal reporting officer to Delyn Council Planning Committee.
- Major historic building and conservation area consent application caseload and appeals. All stages of the range of statutory/non-statutory application processes.

References

- Available on request.

HUW DAVIES

BSC (HONS) ARCHITECTURAL CONSERVATION

Llys Menai, 52 Victoria Park, Bae Colwyn

Huwd@yahoo.com Tel: 07795161413

HISTORIC BUILDING AND PLANNING CONSULTANT

Huw Davies is a specialist historic building and planning consultant with over 20 years of experience ranging from concept stages of design through to on-site supervision.

Huw's experience and enthusiasm, coupled with detailed technical knowledge, help clients to obtain consent for sensitive sites and deliver projects through to completion. Huw enjoys working in multidisciplinary teams on challenging projects and has a practical approach which adds real value.

A passion for the historic environment, especially in Wales, led Huw to specialise in conservation early in his architectural training at the University of Derby, and steered his coursework and reading to equip him for a career in the field. His dissertation explored the creative reuse of church and nonconformist chapel buildings.

EXPERIENCE

Donald Insall Associates

Senior Architectural Technologist (2003 – 2009)

- Huw was requested to join Donald Insall Associates after a year of freelancing in North Wales, where he led on providing the majority of drawing and specifications for the contracts being carried out by the Chester Office.
- Huw has worked on some of the most prestigious listed buildings in the UK ranging from private residence such as Tirley Garth, to public buildings such as the Port of Liverpool Building, or Tatton Park Gardens

- Huw produced numerous Conservation Area Management Plans for Wirral and Cheshire Council as well as Building Conservation Management Plans for complex structures such as Lion Salt Works, Nantwich and Sion Mills in Londonderry.
- Projects that Huw worked on during this period have also won prestigious awards such as
    - Lion Salt Works - RICS Award North West Region Conservation
    - Blencowe Hall - RIBA Northern Network Award
    - Plas Coch – RICS Regional Finalist

Conwy County Borough Council

Senior Conservation Officer (2009 – 2020)

- Originally appointed as Regeneration and Conservation Officer, Huw delivered the Authority's Colwyn Bay Regeneration Scheme which saw multi-million-pound investment into some of the worst buildings in the town centre.
- Huw also liaised with owners and consulates during the planning process, negotiating changes to schemes in order to resolve issues as well as getting favourable outcomes for both parties.
- In 2010 Huw successfully bid for Lottery Heritage Funding for the continuation of the regeneration scheme in Colwyn Bay, and was also leading on the Listed Buildings and Conservation Area Grant Scheme focussing on working with owners of listed buildings at risk to restore them and find new uses.
- In 2014 Huw became the sole conservation advisor for the Authority, leading on strategic heritage projects, advising directorship of the Authority, Public Enquiries, leading on enforcement cases as well as production of planning guidance for the Local Development Plan. During this time Huw negotiated uses for several prominent listed buildings which were at risk of being lost forever which had plagued the Authority with bad press for decades.
    - Gwrych Castle.
    - Tudno Castle Hotel, Llandudno.
    - Pier Pavilion, Llandudno.
    - Kinmel Hall.
    - Colwyn Bay Victoria Pier.

- Co authored the World Heritage Management Plan for Conwy with Cadw, and also provided advice on other Cadw literature.
- Organised and Co-Chaired the Conservation Advisory Panel.
- Advised on housing regeneration schemes within conservation areas as well as those on the boundaries so as not to have an ill-effect on their setting.

Historic Building and Planning Consultant (2020 – Present)

- Since 2020 Huw has set up his own practice specialising in sympathetic interventions to historic building as well as conservation advice to owners and agents on Listed Buildings and matters within the historic environment.

Work during this period has included

- Initial sketch schemes for owners of listed buildings, and development through to planning and construction stages, including detailed designs through planning conditions.
- Preparation of listed building design and access statements; heritage impact assessments; statements of significance.
- Preparation of all levels of Archaeological reports as requested by both Gwynedd and Clwyd Powys Archaeological Trusts.
- Acting as agent on Planning and Listed Building Consent Applications
- Advisory work for other Architectural Practices and Planning Consultants, including ecclesiastical properties, private residences, Charitable Trusts as well as Public Bodies.
- Specialist conservation consultancy for Eryri National Park Authority Development Management team and enforcement assistance.

EDUCATION

1992 – 1999 Ysgol y Creuddyn, Penrhyn Bay 11 GCSE's and 3 A Levels

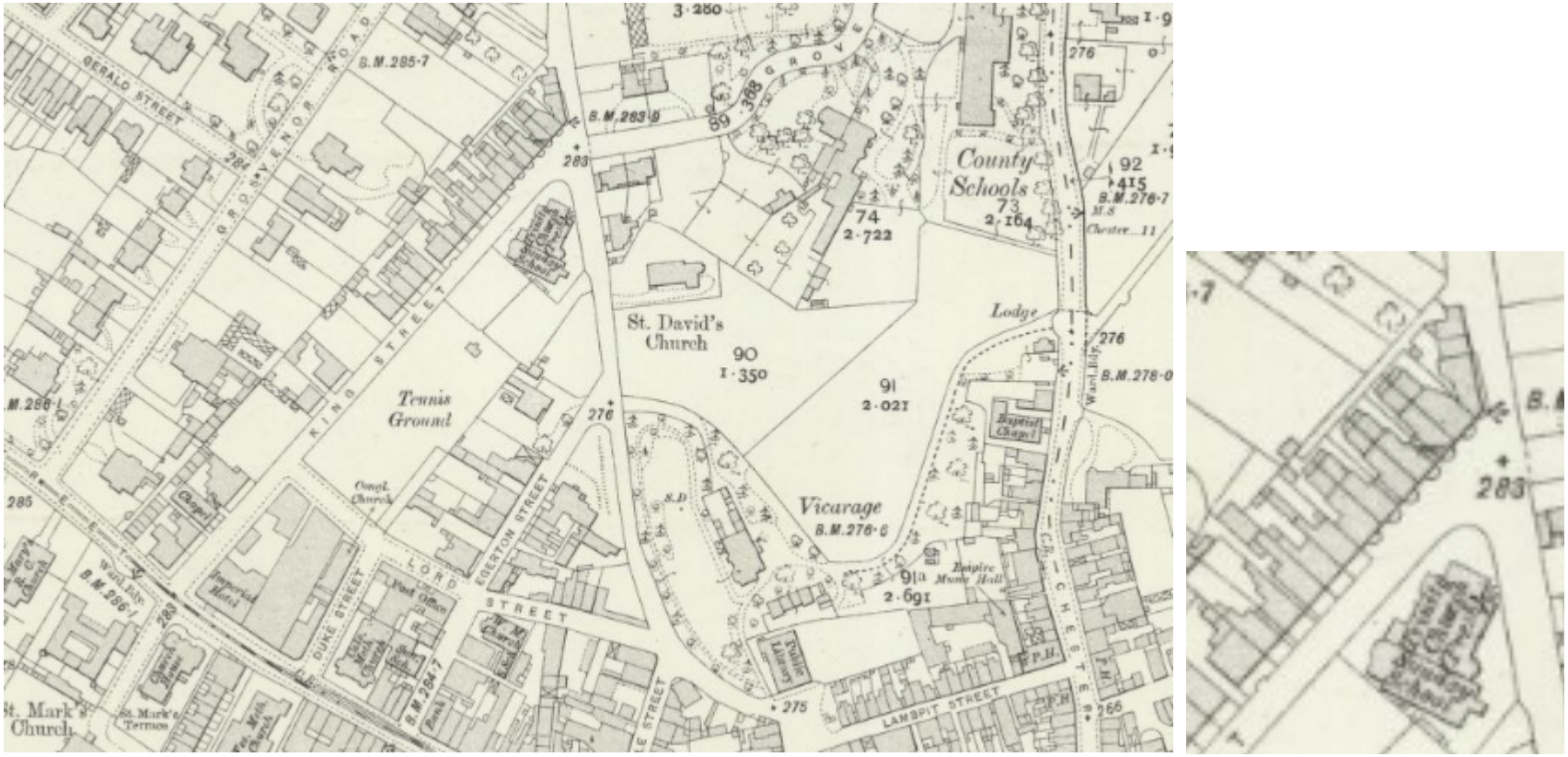
1999 – 2002 University of Derby BSc (Hons) Architectural Conservation

Appendix D

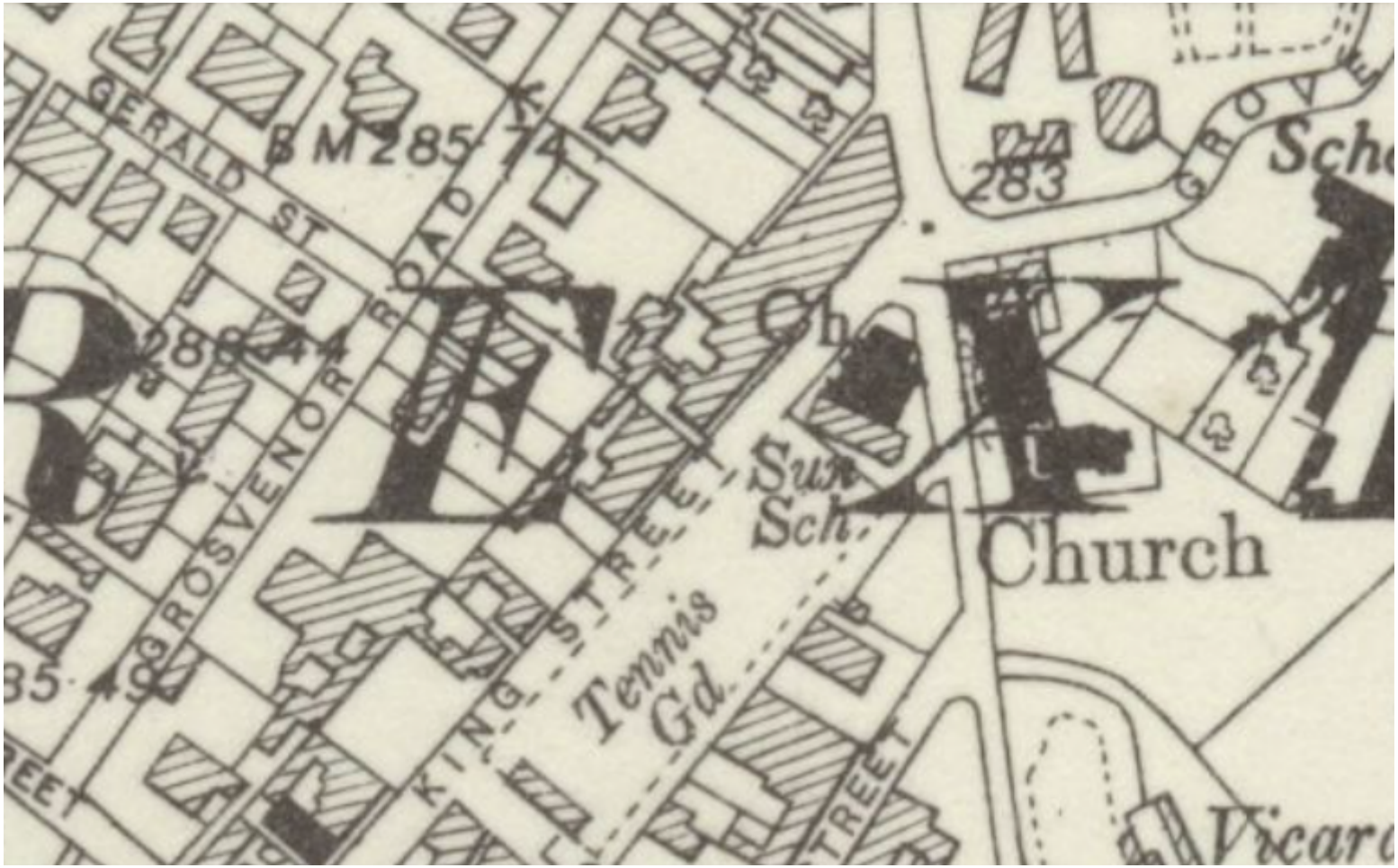
Early Ordnance Survey maps of the King Street Area



1898 OS Map 6" to the mile


GERALD STREET
GROSVENOR ROAD
KING STREET
Tennis Ground
St. David's Church
90
1·350
91
2·021
74
2·722
County Schools
73
2·164
92
415
Lodge
Vicarage
B.M.276·6
91a
2·691
Baptist Chapel
Empire Music Hall
Post Office
Free Library
LAMBPIT STREET
CHESTER STREET
EGERTON STREET
DUKE STREET
LORD STREET
St. Mark's Church
St. Mark's Terrace
Congl. Church
Grosvenor Hotel
Ward Bdy.
B.M.285·7
B.M.283·6
B.M.276·7
B.M.276·0
B.M.264·7
B.M.266·1
M.S
Chester 11
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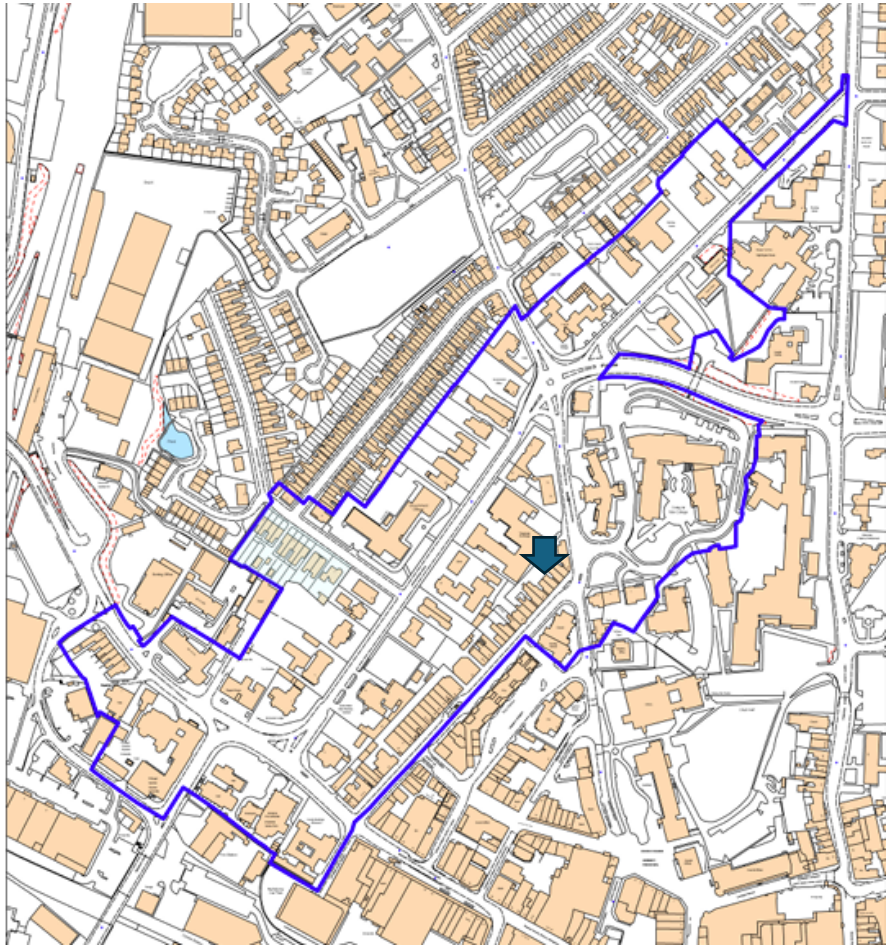
1909 OS map



1949 6" to mile OS map

Appendix E

Plan of the location of 61 King Street and the Extent of the Designated Grosvenor Road Conservation Area



The green arrow – 61 King Street

Appendix F

Cross section drawings of Surviving Period Plaster Coving and Skirting Board Moulding

