

Wrexham Miners Rescue Station.

Heritage Impact Assessment relating to the Repair + Adaptive Re-use of the Existing Buildings

– December 2024

for The Trustees of Wrexham Miners Rescue

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The project has been commissioned by the Trustees of Wrexham Miners Project



Site Location Plan for The Wrexham Miners Rescue Station © Bing Maps

General Details

Name of Building - **Wrexham Miners Rescue Station**

3 Maesgwyn Road, Wrexham, LL11 2AP.

Conservation Designations – Mine Rescue Building & Superintendents House – Grade II Listed

Cadw Ref: 87623 Date of Designation: 18.08.2010

NOT in a Conservation Area

Cadw - Listed Building at Risk Register

Grid Reference – Easting: 332811 Northing: 350744

Site Ownership/Client - The Trustees of Wrexham Miners Project,

Wrexham Miners Rescue Station,

3 Maesgwyn Road, Wrexham, LL11 2AP.

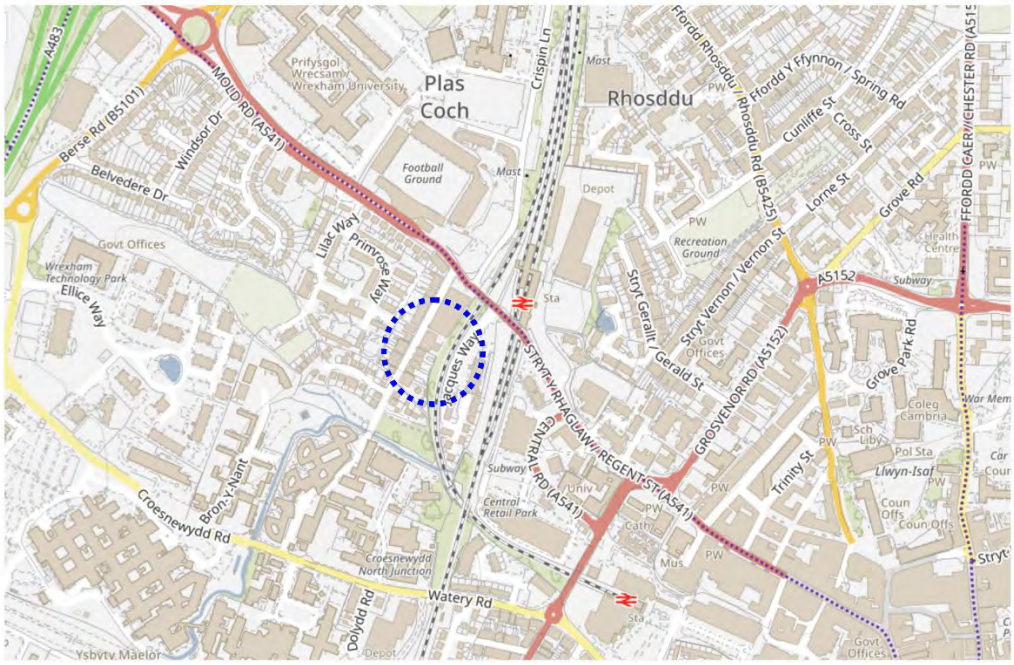
Charity Commission Reference Number: 1157895

Brief History –

The North Wales Mines Rescue Station is on the 'Listed Buildings at Risk Register' as a consequence of actions that took place in 2010 when a portion of the Training Gallery and Drill Hall was demolished. The Building is now Grade II Listed in recognition of its significance and heritage values.

The former Wrexham Mines Rescue Station was built between 1913 and 1918 and served as a base for equipping and training colliery rescue teams in the Wrexham area, across the Northeast Wales Coalfield and for allied heavy industries. The station closed in the 1980s and was acquired by the North Wales Fire and Rescue Service as a headquarters and training centre. The Fire Service vacated the premises around 2003, and following a change of

ownership, planning consent was granted in 2004 for demolition and residential development of the site. This consent was renewed in 2007. The current owner purchased the property in 2014 though it mainly stood vacant until 2020 when areas have been modified and utilised for the training, educational and community activities/events that are hosted throughout the year.





The Cadw Listed Building Report and Description (Ref. No: 87623 **Designated:** 18.08.2010**) states –**

Location and Statutory Status

The Wrexham Miers Rescue Station stands on the east side of Maesgwyn Road, a mainly residential street characterised by late 19C and Edwardian brick-built terraced residential properties and more recent residential housing towards the southern end of the street. The former Crosville Bus Depot stands immediately to the north of the site (now subdivided into business units and the Chester-Shrewsbury railway line sits within a cutting beyond the east boundary of the site. The building is Listed Grade II, but does NOT sit within a Conservation

Area, nor any other heritage designation. There are no other built heritage designations in the immediate vicinity, but a 130m long length of Wat's Dyke, approximately 100m to the east holds a Scheduled Monument designation.

The Cadw Listing Description for Wrexham Miners Rescue Station states -

List Description:
History: C1913, built by the North Wales Coal Owners Association to house the Mines Rescue Service for the North Wales coalfields.

Exterior: Mines Rescue station; Superintendents House to right and lower workshop range to left. Red Ruabon brick to ground floor and quoins and window dressings to first floor, buff brick to first floor. Slate roof with decorative brick gable stack, mixture of plate glass sash and casement windows all with corbelled sills and those to the ground floor of the Superintendents House with hoodmoulds and keystones.

Superintendents House: Two storeyed 5 bay main wing with central window to first floor with paired sash windows to either side. Bracketed first floor string course with central arched doorway to the ground floor with recessed panelled door with glazed leaded margin lights to the frame. Two paired sashes to the right and tripartite window to the left. Two storey wing to rear.

Workshop: two bay gabled wing with two further bays to right and single bay section linking with Superintendents House to right. Gabled wing has wide garage door entrance to left, paired casement window to right and above moulded red brick lunette in the gable and remains of panel with the word 'Rescue' in raised lettering. Linking section has semi-circular gable with moulded coping, scrolled stops and tympanum with the 'North Wales Coal Owners Association' in raised lettering. Underneath is a wide tripartite window in infilled opening, presumably a former vehicle entrance.

To the rear: left hand gable wing extends to the rear and encloses the central U-shaped single storey training gallery. Further flat roofed extensions to the rear of the Superintendents House.

Interior: Largely refitted for modern office use but retains original stairs and layout, in particular the windowless training gallery housed in the single storey U-shaped building to the rear.

Reason for Designation: Included for its special historic interest as a Mines Rescue Building, purpose built to serve the mines within the North Wales Coalfields and important for retaining its original form and layout, in particular the training gallery. It is a rare example within Wales and displays good architectural detailing and construction.

Listing Designation: Grade II

Date of Listing: 18.08.2010

Reference No. 87623 **Easting:** 332811 **Northing:** 350744

The Coflein Description for Machynlleth Clock Tower offers the following information –

NPRN Ref: 96153

Description
Mines Rescue Station, established by the North Wales Coal Owners Association in 1913. The station is a complex of buildings with a fine facade in orange and grey brick to Maesgwyn Road. A semi-circular terracotta panel over a doorway carries the inscription NORTH WALES COAL OWNERS ASSOCIATION in art-nouveau lettering. The centre closed in the 1980s.

B.A.Malaws, RCAHMW, 23 August 2010.

Section 1.0: Introduction

1.1 Background

The objective of this Wrexham Miners Project led scheme is to undertake the consolidation and repair of the building envelope, and in some locations the structural repair and rebuilding of the previously demolished masonry, followed by the refurbishment and adaptation of the Workshops/Café, Drill Hall, Galleries and Circulation spaces for education and community functions and to create supervised, 'supported-living' accommodation for 4No adults with learning difficulties within the repaired and refurbished Superintendents House. This will include 3No bedroom spaces with staff support and 1No self-contained flat which will be used to develop an individual's confidence and ability to become self-sufficient before alternative accommodation is sought for them.

The preparation of this Heritage Impact Assessment has been undertaken to describe and review in the first instance, the implications of the design changes and alterations that are proposed to this Grade II listed building within its setting and the immediate context.

This submission represents the culmination of investigations and a costed design appraisal that was funded by The Architectural Heritage Fund to identify a sustainable use for this historic asset that remains on The Listed Buildings at Risk Register. This document will accompany the Listed Building Consent application being submitted by Geraint Roberts Associates Ltd to present a conservation-led redevelopment proposal that will ensure that the former Miners Rescue Station can realise a sustainable future by being a focus for the delivery much needed educational and community services with sufficient space also being provided to retell the story and to interpret the significance of the region's extensive coal mining history. The intention of the Miners Rescue Station project is to create a modern venue for the whole community to meet and participate in the evolving core activities.

1.2 Strategic Planning Context, Studies, Reports and Recent Planning Decisions

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

Whilst soon to be superseded by the implementation of the consolidated Historic Environment (Wales) Act 2023 on the 4th November 2024, the current Historic Environment (Wales) Act 2016 requires Listed Building Consent and Conservation Area Consent to be accompanied by a Heritage Impact Statement (HIS). This aims to ensure that the significance of the historic asset is taken into account when developing and designing proposals. The HIS is informed by the process of undertaking a Heritage Impact Assessment (HIA), which is aimed at assisting with the design of appropriate development by assessing the impact on significance.

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

The Acts which currently furnish the principal primary legislation framework for the protection and management of the Welsh historic environment are, The Ancient Monuments and Archaeology Act 1979 and The Planning (Listed Buildings and Conservation Areas) Act 1990, together with Historic Environment (Wales) Act 2016. At the time of writing, The Historic Environment (Wales) Bill was passed by Senedd Cymru on 28th March 2023, has secured its Royal Assent and will be brought into force in November 2024.

Thereafter, Planning Policy Wales (PPW) (edition 12, February 2024) sets out the Welsh Government's land use planning policies. Its primary objective is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation. Chapter 6 of Planning Policy Wales (edition 12, 2024) 'Distinctive and Natural Places', explains how the planning system must take into account the Welsh Government's objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations. It also sets out the planning policies for the sustainable management of specific categories of historic assets.

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

A range of best-practice guidance supplement publications have also been prepared by Cadw that complement the legislative framework, planning policy and advice to support the sustainable management of the Welsh historic environment. All are informed by Cadw's Conservation Principles for the Sustainable Management of the Historic Environment in Wales (2001). Key guidance documents that should be referenced when considering a project such as the redevelopment of the Former Miners Rescue Station include –

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

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

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

Specifically, reference has been made to -

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

Objective SO3: Regenerate Wrexham City as a multi-functional destination to include retail, education, civic, amenity, employment, leisure and residential uses.

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

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

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

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

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

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

Within Policy Areas, the following are very much applicable -

Policy SP2: Location of Development
New development is directed to the defined settlement limits and employment areas as identified on the Proposals Map.

Policy SP7: Wrexham City
Wrexham City as defined on the proposals map will be the focus for new development including housing, employment, commercial, retail, leisure, tourism, services, education, transport, infrastructure and the arts in order to strengthen the City's regional function as a settlement of national importance.

Policy SP8: Economic Growth, Employment and Enterprise
To ensure the continued role of the County Borough as a key economic driver in North Wales and the wider region, the Plan will diversify the local economy and widen the economic base.

Policy SP11: Transport and Accessibility
Wrexham's transport network will be developed in a safe, efficient and sustainable Manner

Policy SP12: Design Principles & Master planning Framework
All development will be required to be of a high quality, sustainable design which makes a positive contribution to the creation of locally distinctive places by complying with the master planning framework SPG and KSS schematics. Proposals must demonstrate how they have taken account of the local characteristics of surrounding areas and how innovative design solutions will enhance the quality of the built and natural environment.

Policy SP13: Health and Wellbeing
All development should seek to reduce health inequalities and provide opportunities for healthy lifestyles and improving health and well-being, including mental health, by addressing the physical, economic and social determinants of health.

Policy SP14: Natural Environment
Development will only be supported where it protects conserves and enhances the natural environment including:

- Internationally protected Special Areas of Conservation, Special Protection Areas, and Ramsar Sites,
- Nationally protected Sites of Special Scientific Interest and National Nature Reserves;
- Protected Species and their habitat;
- The Clwydian Range and Dee Valley Area of Outstanding Natural Beauty including recognising the importance it has in contributing to the Outstanding Universal Value and setting of the Pontcysyllte Aqueduct and Canal World Heritage Site;
- Local Wildlife Sites including the strategic ecological network on Wrexham Industrial Estate and Regionally Important Geological Sites;

- Local Nature Reserves.
- Special Landscape Areas recognised for their outstanding local landscape character;
- Natural landscape features such as trees, hedges and woodland and the green networks between them which contribute to the quality and diversity of the natural environment and play an important role in mitigating the impact of climate change;
- The quality of natural services including water, air and soils
- Developing and maintaining Green Infrastructure links; and
- Habitats and species of principal importance to Wales.

Policy SP15: Historic and Cultural Environment
Development will only be supported where it conserves, protects and enhances the following cultural and heritage assets of the County Borough and, where appropriate, their settings:

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

Policy SP18: Climate Change
To mitigate against the effects of climate change and adapt to its impacts, development proposals will need to demonstrate that they have taken into account the following:

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

Policy SP19: Green Infrastructure
Wrexham's distinctive natural heritage provides a network of green and blue infrastructure. Protection, conservation and enhancement of natural heritage networks needs to be reconciled with the benefits of development.
Development will be required to maintain the extent, quality and connectivity of multifunctional green infrastructure on or near a site, and, where appropriate to enhance it by:

- Creating new interconnected areas of green infrastructure between the proposed site and the existing network.
- Filling gaps in the existing network to improve connectivity.
- Protecting the features most valuable for both nature and people; and
- In instances where loss of green infrastructure is unavoidable, provide mitigation
- and compensation for the lost assets on a site-specific basis.

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

- Local Planning Guidance, Advertisements Note 02, WCBC (updated 2000)
- Local Planning Guidance, Access to and Use of Buildings Note 06, WCBC (updated 2004)
- Local Planning Guidance, Landscape and Development Note 07, WCBC (updated 2003)
- Local Planning Guidance, Cycling Note 52, WCBC (adopted 2000)
- Local Planning Guidance, Trees and Development Note 17, WCBC (updated 2012)
- Local Planning Guidance, Designing out Crime Note 24, WCBC (updated 2003)
- Local Planning Guidance, Design (formerly Sustainable Development) Note 30, WCBC (updated 2009)

- Local Planning Guidance, The Welsh Language and Welsh Communities Note 31, WCBC (adopted 2001)
- Local Planning Guidance, Biodiversity and Development Note 32, WCBC (updated 2011)

The context and justification for the emerging design proposals being developed include, or relate to the following reports and studies -

- Wrexham City Centre Placemaking Strategy (2023)
- Wrexham Town Centre Masterplan (April 2016)
- Wrexham Town Centre and Retail Topic Paper (February 2016)
- Wrexham Town Centre Public Realm Study (AECOM 2015)
- Wrexham Town Centre Accessibility Audit (Ryder Landscape Consulting March 2015)
- Wrexham Retail Assessment (Peter Brett Associates (July 2014)
- Wrexham's Destination Management Plan / Action Plan 2012-2017
- Economic Prosperity Strategy (WCBC 2012-2016)
- Our Wrexham Plan – Local Service Board Plan 2013-2024
- Wrexham Town Centre Assessment and Management Plan
- Sense of Place Report (2007)

The following documents have also been reviewed of updated as they have a bearing on the rationale and justification for the proposals that are now being presented –

- Wrexham's Destination Management Plan / Action Plan 2018-2020
- Wrexham Heritage Strategy 2018-2028: Making Connections
- Wrexham Local Housing Strategy 2018-2023

During this time, numerous building and site investigations have taken place to establish the present baseline condition of the building fabric, its drainage infrastructure and its mechanical electrical and plumbing (MEP) services installations. The findings and recommendations of these reports have informed the design proposals and have provided the justifications necessary for informed decisions to be made in respect to the 'management of change' at The Miners Rescue Project that respect recognised conservation principles and heritage legislation/policy, technical advice notes and guidance that apply to Wales.

- Geraint Roberts Associates Ltd – Fabric Condition Survey
- Bingham Rawlings Ltd, Structural Condition Assessment – July 2024
- CCTV Drainage Inspection Survey – April 2024 by Invek Surveys Ltd

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

- Local Planning Guidance, Advertisements Note 02, WCBC (updated 2000)
- Local Planning Guidance, Access to and Use of Buildings Note 06, WCBC (updated 2004)
- Local Planning Guidance, Landscape and Development Note 07, WCBC (updated 2003)
- Local Planning Guidance, Wrexham Town's Character Areas and accompanying Map Note 19, WCBC (adopted 2001)
- Local Planning Guidance, Designing out Crime Note 24, WCBC (updated 2003)
- Local Planning Guidance, Design (formerly Sustainable Development) Note 30, WCBC (updated 2009)
- Local Planning Guidance, The Welsh Language and Welsh Communities Note 31, WCBC (adopted 2001)
- Local Planning Guidance, Biodiversity and Development Note 32, WCBC (updated 2011)

The Wrexham Miners Rescue Station has a complex planning history since it became redundant of its original function and was purchased by North Wales Fire and Rescue Service in the mid-1980's as a headquarters and training centre. It is suggested from previous reports and heritage statements that planning consent for this change of use was granted in April 1987, and the building was extensively adapted, but did retain its core layout

The Fire Service vacated the building around 2003, when Wrexham Council sold the site to Gordon Mytton Developments. Outline planning permission was granted for demolition of the existing building and construction of eight apartments with parking in April 2004 (p/2004/0384). The permission was renewed in December 2007 (P/2007/1201). The property was purchased in 2010 by Neville Dickens. The site was acquired with a view to development, and in response to a request from a local resident, the two inscribed terracotta panels from the front elevation were removed for 'safe-keeping' in July 2010 before listing.

The building was listed on 18th August 2010 as the owner at that time sought to commence their redevelopment of the site for residential use. The partial demolition of the single storey northern length of the Galleries, the partial demolition of the Drill Hall, roof structure and return gable and a lean-to section at the rear of the workshop building was undertaken, before LA/Cadw enforcement was undertaken to stop the works from progressing further.

The Miners Rescue Station was purchased by the current owner, Mr George Powell in 2014 and thereafter, proposals were initially developed to provide 2No self-contained apartments, 7No bedsits a museum and a café. The Full Planning and Listed Building Consent approvals were secured in July 2017 and a Building Regulations, conditional passing of plans approval was secured in June 2018. A discharge of some conditions associated with the Full Planning Application approval was secured in June 2022. Please refer to the summary outlined below –

Planning Reference	**Received**	**Decision Date**	**Description**
WRO P/2010/1059	27.07.2011 withdrawn 08.12.2020	Withdrawn	DEMOLITION OF LISTED BUILDING FIRE BRIGADE HQ 3-5 MAESGWYN ROAD WREXHAM
WRO P/2014/0045	23.01.14 withdrawn 20.02.2020	Withdrawn	CHANGE OF USE TO STUDENT ACCOMMODATION, MINERS RESCUE CENTRE 3 TO 5 MAESGWYN ROAD WREXHAM
WRO P/2014/0046	23.01.14 withdrawn 20.02.2020	Withdrawn	CHANGE OF USE TO STUDENT ACCOMMODATION, AND INTERNAL REFURBISHMENT OF THE PROPERTIES MINERS RESCUE CENTRE 3 TO 5 MAESGWYN ROAD WREXHAM
WRO P/2017/0120	03.02.2017	03.07.2017	CONVERSION OF VACANT MINERS RESCUE CENTRE TO FORM 2 NO. SELF CONTAINED APARTMENTS AND 7 NO. BEDSITS, TOGETHER WITH MUSEUM AND CAFÉ
WRO P/2017/0187	06.03.2017	24.07.2017	LISTED BUILDING CONSENT FOR CONVERSION OF VACANT MINERS RESCUE CENTRE TO FORM 2 NO. SELF CONTAINED APARTMENTS AND 7 NO. BEDSITS, TOGETHER WITH MUSEUM AND CAFE

WRO P/2022/0506 discharge of conditions 4 & 5 approved P/2017/0120	03.02.2017	03.07.2017 Approval of Discharge to Conditions 4&5 7.06.2022	CONVERSION OF VACANT MINERS RESCUE CENTRE TO FORM 2 NO. SELF CONTAINED APARTMENTS AND 7 NO. BEDSITS, TOGETHER WITH MUSEUM AND CAFÉ
Building Regulations BA/1819/0063	April 2018	22.06.2018 Conditional Passing of Plans	CONVERSION TO FORM MUSEUM, 6 NEW BEDSIT UNITS AND 2NO. 1-BEDROOM APARTMENTS. MINERS RESCUE CENTRE 3-5 MAESGWYN ROAD WREXHAM LL11 2AP



1.3 Statutory Designations

The current project relating to the repair and to the adaptive re-use of the Former Miners Rescue Station involves multiple heritage designations within the setting/context of the 'development site'. The immediate designations (within 250m) that are being considered in the context of this Heritage Impact Assessment include -

Wrexham University; Plas Coch (former Denbighshire Technical College) – Grade II
Cadw Ref:1851, Date of designation 19.11.1990

Wrexham General Station: Entrance Building – Grade II
Cadw Ref: 1855 Date of designation 05.09.1986 Amended 31.01.1994.

Wat's Dyke; Section SSW of Wrexham Station 130 metres long – Scheduled Monument
Cadw Ref: DE191 Date of designation 17.03.1977

Wat's Dyke; at Crispin Lane, Wrexham – Scheduled Monument
Cadw Ref: DE286 Date of designation 12.03.2003

Offices and Lodge to Wrexham Larger Brewery – Grade II
Cadw Ref: 1765 Date of designation 31.01.1994

Adult Education Centre, University College of North Wales – Grade II
Cadw Ref: 1805 Date of designation 22.03.1990 Amended 31.01.1994.

Former Wrexham Infirmary – Grade II
Cadw Ref: 1804 Date of designation 22.03.1990 Amended 31.01.1994

Former Crossing Keeper's Cottage at Croesnewydd North Fork – Grade II
Cadw Ref: 1820 Date of designation 22.03.1990 Amended 31.01.1994.

No1 Grosvenor Road – Grade II
Cadw Ref: 1830 Date of designation 24.10.1991 Amended 31.01.1994.

Roman Catholic Cathedral of St Mary – Grade II
Cadw Ref: 1801 Date of designation 31.01.1994

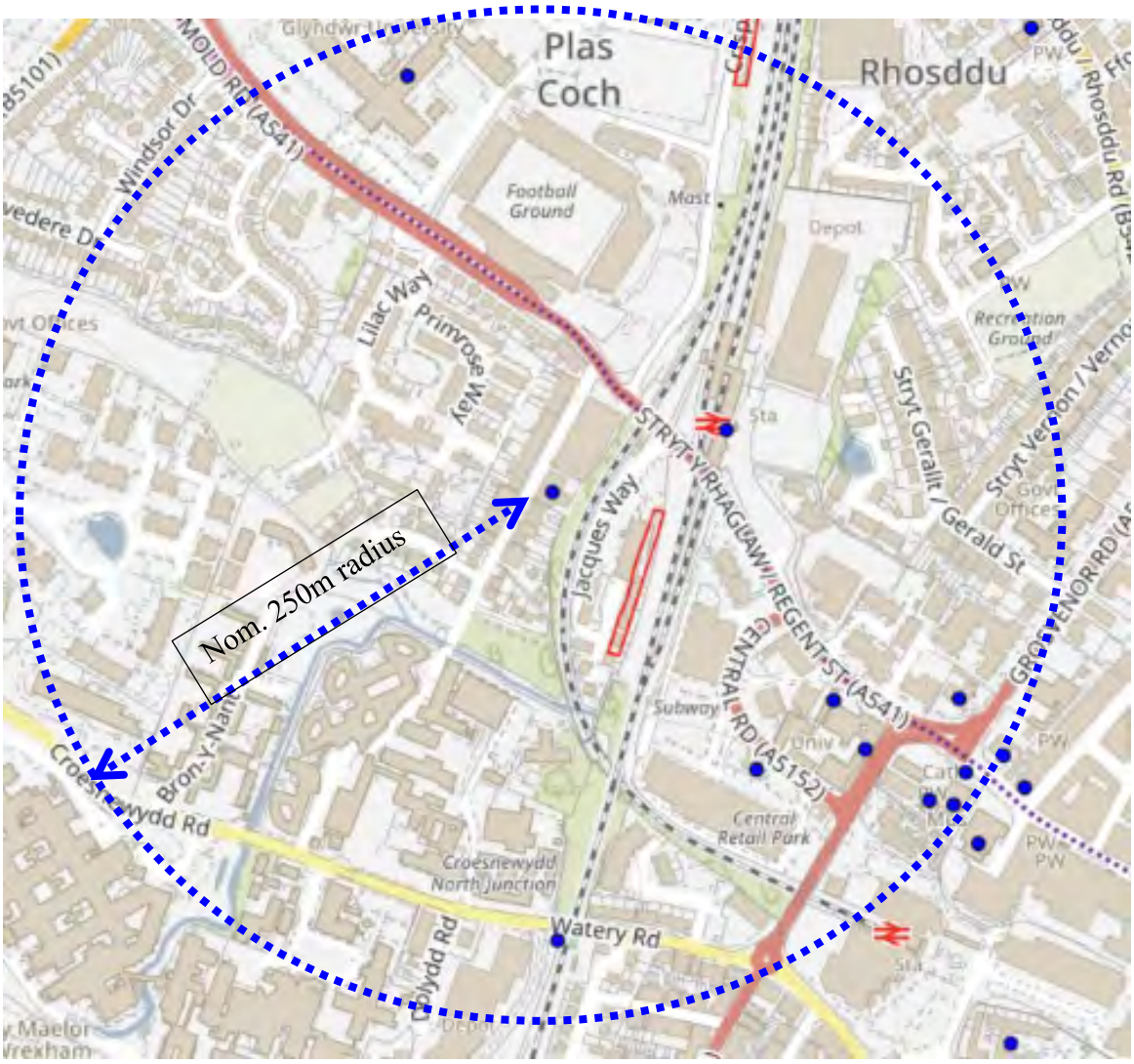
Presbytery at Roman Catholic Cathedral of St Mary – Grade II
Cadw Ref: 1820 Date of designation 31.01.1994

Boundary Wall and Gates to the Roman Catholic Cathedral of St Mary – Grade II
Cadw Ref: 1802 Date of designation 31.01.1994

Former County Buildings – Grade II
Cadw Ref: 1800 Date of designation 15.06.1990 Amended 31.01.1994.

No2 Grosvenor Road – Grade II
Cadw Ref: 1831 Date of designation 31.01.1994.

Nos.1,3 & 5, with Nos. 56, 58 & 60 Regent Street, King Street (W side) – Grade II
Cadw Ref: 1846 Date of designation 31.01.1993 Amended 31.01.1994.



The records outlined below are taken from the Historic Environment Record (HER) that is managed by CPAT and includes a duplication of the heritage assets listed previously, that are within approximately 250 metres of the 'development site', but also a further 18 records that relate to works, investigations and survey work undertaken more recently.



Primary Reference Number	Period	Name	Type	Community	Status	Releva
32704	POST MEDIEVAL	Wrexham, Central Road, offices and lodge to Wrexham brewery (HERWALES_CPAT)	OFFICE	Offa	listed building	124
32741	POST MEDIEVAL	Wrexham Roman Catholic Cathedral (HERWALES_CPAT)	CATHEDRAL	Offa	listed building	124
32796	POST MEDIEVAL	Wrexham, Station Approach (W side) Wrexham General Station, Entrance (HERWALES_CPAT)	RAILWAY STATION	Rhosddu	listed building	124
70893	POST MEDIEVAL	Wrexham, The Old Vicarage (HERWALES_CPAT)	VICARAGE	Rhosddu		124
32771	POST MEDIEVAL	Wrexham, Grosvenor Road 1 (HERWALES_CPAT)	HOUSE	Rhosddu	listed building	124
32787	POST MEDIEVAL	Wrexham, King Street 1, 3 and 5, Regent Street 56, 58 and 60 (HERWALES_CPAT)	HOUSE	Rhosddu	listed building	124
142605	MODERN	Wrexham, Cambrian Iron Works, shell factory (HERWALES_CPAT)	MUNITIONS FACTORY	Rhosddu		124
32744	POST MEDIEVAL	Wrexham, Regent Street 49 (former Wrexham Infirmary) (HERWALES_CPAT)	HOSPITAL	Offa	listed building	124
121772	UNKNOWN	Wrexham, Regent Street 'Pwll y Wrach' (HERWALES_CPAT)	POOL	Rhosddu		124
123602	POST MEDIEVAL	Wrexham, Maesgwyn Road, Mines Rescue Centre (HERWALES_CPAT)	MINE BUILDING	Offa	listed building	124
119867	POST MEDIEVAL	Wrexham, Mold and Connah's Quay Railway, Wrexham (Exchange) to Wrexham (General) (HERWALES_CPAT)	RAILWAY	Offa		124
119857	POST MEDIEVAL	Shrewsbury and Chester Railway (Welsh section) (HERWALES_CPAT)	RAILWAY	Rhosddu		124
106675	EARLY MEDIEVAL	Wat's Dyke - Wrexham De191 (HERWALES_CPAT)	LINEAR EARTHWORK	Offa	scheduled monument	124
32742	POST MEDIEVAL	Wrexham, Regent Street Boundary wall and gates to R (HERWALES_CPAT)	WALL	Offa	listed building	124
144375	MODERN	Wrexham Exchange station (Wrexham General) (HERWALES_CPAT)	RAILWAY STATION	Rhosddu		124
104152	POST MEDIEVAL	Cambrian Iron Works (HERWALES_CPAT)	IRON WORKS	Rhosddu		124

144376	MODERN	The Racecourse Ground, Wrexham (HERWALES_CPAT)	FOOTBALL GROUND	Rhosddu		124
32745	POST MEDIEVAL	Wrexham, Regent Street 51, (Adult Education Centr (HERWALES_CPAT)	HOUSE	Offa	listed building	124
144377	POST MEDIEVAL	Wrexham, The Turf Hotel (HERWALES_CPAT)	HOTEL	Rhosddu		124
32772	POST MEDIEVAL	Wrexham, Grosvenor Road 2 (HERWALES_CPAT)	HOUSE	Rhosddu	listed building	124
145060	MODERN	Rhosddu, Rhosddu, war memorial (HERWALES_CPAT)	WAR MEMORIAL	Rhosddu		124
32792	MODERN	Wrexham, Mold Road NEWI, Plas Coch (former Denbighshire Technical College) (HERWALES_CPAT)	COLLEGE	Rhosddu	listed building	124
145093	MODERN	Wrexham, Ruabon Grammar School, war memorial (HERWALES_CPAT)	WAR MEMORIAL	Offa		124
34389	POST MEDIEVAL	Wrexham Lager Brewery (HERWALES_CPAT)	BREWERY	Offa		124
32743	POST MEDIEVAL	Wrexham Roman Catholic Cathedral, presbytery (HERWALES_CPAT)	CLERICAL DWELLING	Offa	listed building	124
102857	POST MEDIEVAL	Croesnewydd Farmhouse (HERWALES_CPAT)	HOUSE	Offa	listed building	124
212128	Modern	Offa, Mines Rescue Station, heritage assessment, 2011 (HERWALES_CPAT)	HERITAGE ASSESSMENT	Offa		84
106674	Modern	Wat's Dyke - Wrexham, excavation 1972 (HERWALES_CPAT)	EXCAVATION	Rhosddu		84
129163	Modern	Wrexham, Station Approach, Wrexham General Railway Station (HERWALES_CPAT)	PHOTOGRAPHIC SURVEY	Rhosddu		84
144322		Wrexham Lager Brewery, heritage assessment, 2018 (HERWALES_CPAT)	HERITAGE ASSESSMENT	Offa		84
214001	Modern	Wrexham, Mold Road, Glyndwr University, building survey, 2023 (HERWALES_CPAT)	BUILDING SURVEY	Rhosddu		84
128929	Modern	Wat's Dyke, Premier Inn, watching brief 2012 (HERWALES_CPAT)	WATCHING BRIEF	Offa		84
113068	Modern	Wat's Dyke, Jaques Garage, watching brief 2002 (HERWALES_CPAT)	WATCHING BRIEF	Offa		84

1.4 Project Aims

The aims and vision for the project to repair and to adaptively re-use the Former Miners Rescue Station was developed, refined, and tested by an Architectural Heritage Funded Project Viability Appraisal in 2023. The preferred solution identified to redevelop the building was to create a modern venue for the whole community to meet and participate in the evolving core activities, which will include the creation of the following facilities:

a) Larger and better designed spaces for the continuing delivery of our arts and crafts classes which could be used by third-parties when not in use;
b) An improved Rescue Café for our visitors' use, which would also continue to function as an informal social meeting-point for members of the local community;
c) An interactive Coal Mining Museum to enable schoolchildren, visitors and tourists to better understand the scale and significance of the region's coal mining heritage;
d) An arts gallery to display and sell local artists' artefacts;
e) A 'changing places' suite; and
f) A self-contained, supervised sheltered-housing accommodation within the adjacent Superintendent's Accommodation, for 4 adults with learning difficulties who would also participate in our core activities.

The ethos of the brief was to ensure that the new use 'fits the existing building' as far as this is practicable and that the accommodation is configured flexibly and that access is barrier free as far as is practicable to support people with physical disabilities, or people who might require additional support to inclusively accommodate their specific needs.

The viability appraisal also provided evidence that this grade II listed asset, which is also on the Cadw, 'Listed Buildings at Risk Register', is still valued by many members of the community and has the potential to provide significant benefit to Wrexham and the immediate catchment..





Section 2.0: Historical Context

2.1 Site Location

The Welsh Index of Multiple Deprivation (WIMD) is the Welsh Government's official measure of relative deprivation for small areas in Wales. It identifies areas with the highest concentrations of several different types of deprivation. WIMD ranks all small areas in Wales from 1 (most deprived) to 1,909 (least deprived). It is a National Statistic produced by statisticians at the Welsh Government. Small areas are Census geographies called Lower-layer Super Output Areas (LSOAs).

The full index is updated every 4 to 5 years. The most recent index was published in 2019. WIMD 2019 index and domain ranks can be searched for on the WIMD 2019 link (https://wimd.gov.wales/explore?lang=en#&domain=overall&z=8&lat=52.4137&lng=-4.2000).

The Miners Rescue Station is located in the WIMD Brynyffynnon 2 LSOA which is ranked as 445 out of 1909, thereby placing it in the 20-30% of most deprived communities in Wales and 14 out of 85 LSOA's for the city of Wrexham, link (https://wimd.gov.wales/lsoa/w01000350?lang=en).

The MRS is a short walking distance from the city-centre and is located in the middle of a residential area referred to as Maesgwyn, which is made up of over 400 households which contrast between privately owned housing, two social housing developments and Maesgwyn Rd which has the highest concentration of Houses of Multiple Occupation in the city.

The community is settled with many residents having chosen Maesgwyn as theirs for a number of decades. Many of the residents are of retirement age and the social housing provides a number of flats which cater for sole occupants.

The MRS is therefore well placed to reach out as a community hub, which already has established a reputation as a warm and welcoming place to meet up, even though only a quarter of the building is currently in use.

Maesgwyn Road was built up from the late 19th century. The west side of the street, which was developed first, is largely residential. The northern end of the west side was at first occupied by a sports ground, but this was developed after 1912 for an omnibus depot and the Mines Rescue Station. Both of these buildings remain. To the south the road is entirely residential.

The Rescue Station today consists of the former superintendent's house and attached workshop building, which together form the road frontage, together with a drill hall and training galleries to the rear. The site is bounded to the rear by railway land. The two-storey house is to the right, and is symmetrical in composition, and the lower workshop range is to the left. To the rear is a single storey drill hall with narrow training galleries to each side.

The frontage buildings are faced in red Ruabon brick, with panels of buff brick at upper level. Special moulded bricks are used for lintels, sill band courses and chimney copings. Roofs of the frontage buildings are red tile, whilst the drill hall is roofed in slate.

2.2 The Building History – Wrexham Miners Rescue Station

The former Wrexham Mines Rescue Station was built between 1913 and 1918, and served as a base for equipping and training colliery rescue teams in the Wrexham area. The station closed in the 1980s and was acquired by the North Wales Fire and Rescue Service as a headquarters and training centre. The Fire Service vacated the premises around 2003, and following a change of ownership, planning consent was granted in 2004 for demolition and residential development of the site.

The following text is an extract of a Conservation Statement that was prepared by Peter De Figueiredo in 2011 and is accessible as part of the HER Record –

HISTORY OF THE MINES RESCUE SERVICE IN NORTH WALES
The first safety standards in the coal mining industry were laid down in the 1855 Coal Mines Act. In spite of these, between 1850 and 1908, Mines Inspectors' Reports indicate that 70,700 miners died or suffered injury1. It was not until 1907 that a Royal Commission recommended the establishment of a Rescue Service, resulting in the Coal Mines Act of 1911. This Act had 127 sections dealing with management, safety, accidents and employment, and more than 400 regulations were subsequently issued under powers conferred2. The Rescue Regulations of 1928 required adequate provision to be made for safe conduct of rescue and other necessary work in mines after an explosion or fire. For example every mine employing more than 100 people on a single shift had to have a suitable first aid room adequately equipped at the surface in constant charge of a competent person, and a sufficient number of persons employed below ground had to hold certificates of proficiency in first aid.

The Regulations also required that properly equipped Central Rescue Stations be provided under the control of a fully trained and competent superintendent within 10 miles of the mines served (shortly afterwards increased to 15 miles), and each mine should be in constant telephone communication with the station. The Rescue Stations were of two types:

- *those that maintain a permanent rescue corps, similar to a fire station, ready for immediate action as required; and*
- *those which train rescue brigades from the collieries served by the station.*

In the latter type, of which the Wrexham Rescue Station is an example, when a disaster occurred, the superintendent and staff from the station would proceed to the colliery taking necessary rescue apparatus. They organised rescue teams from the trained men at the colliery and attended to the testing and servicing of the rescue apparatus. In both cases a specified number of trained men, depending on the number employed below ground, had to be available at each colliery.

The Regulations specified methods to be adopted in the selection and training of rescue workers, the equipment to be provided and the general organisation of rescue operations. Rescue brigades also dealt with recovery and with mine fires and explosions, often in circumstances of extreme danger.

The Mines and Quarries Act 1954 introduced more stringent safety regulations than the 1911 Act that it replaced. Whilst the Colliery Manager remained responsible for safety, the Act required that regular Workmen's Inspection Reports be submitted, and all collieries were to have their own safety officer with a Safety Committee and representation from management and the Trade Union.

The Wrexham Rescue Station was erected for the North Wales Coal Owners Association, which represented mine owners in the counties of Denbighshire, Flintshire and Shropshire. Before nationalisation of the coal industry in 1947, the coalfield was mined by a number of private companies, including Brynkinalt Colliery Company, Llay Main Collieries Limited, Broughton and Plas Power Coal Company, and Ruabon Coal and Coke Company. The collieries served by the Wrexham Rescue Station included Gresford, Llay Hall, Llay Main, Black Park and Bersham. The Gresford and Llay Main were deep pits that were sunk in the area following the closure of many of the old pits.

In 1934, the Gresford Colliery was the scene of one of the most severe disasters in Welsh mining history, leading to the loss of 266 lives. Rescue teams struggled to extinguish the fire which had been caused by a large explosion, and to rescue possible survivors. The inter-war period saw many pit closures, and between 1945 and 1968 the number of collieries in North Wales reduced to three, Point of Air, Gresford and Bersham5. The Gresford colliery was closed in 1973 (the head gear wheel is preserved as part of the Gresford Disaster Memorial). No pits are operational in North Wales today.

HISTORY OF THE WREXHAM MINES RESCUE STATION
An account in a local paper of August 1912 headed Life-Saving Station for Wrexham records a decision by the group of collieries in the district to establish a central rescue station in Wrexham6. This was to be equipped with a motor-driven vehicle in constant readiness and the crew would be formed from men from the various collieries. A telephone service would connect the central station with each mine so that in the event of accident, trained help could be obtained in short term. Air helmets, to be used by rescuers, as well as other apparatus for use in colliery explosions and other emergencies was to be kept in readiness, and the men were to be properly trained in their use. It was reported that a new building was to be erected near the Great Western Railway Station.

It can be assumed that this article referred to the Rescue Station subsequently built in Maesgwyn Road. Maesgwyn Road was laid out at the end of the 19th century, the 1899 OS map showing development of houses along its western edge. At this time the eastern side was in use as an open-air sports ground. The OS map of 1912 shows no development on the site, but according to mines records, the Wrexham Rescue Station opened between 1911 and 19187. 46 Rescue Stations were erected during this period across the UK, with one other in North Wales, at Mold. A photograph of 1914 shows a rescue team outside what is said to be the Wrexham Rescue Station.

The earliest map evidence for the building is the 1937 OS, which shows the footprint largely as at present, though it is clear from analysis of the structure (as described in Section 4 below), that it has been substantially adapted since it was built. The 1964 OS map shows an identical footprint for the building.

The way in which the building was used can be understood from an account given by Malcolm Williams, a miner who worked at the Llay and Gresford Collieries between 1966 and 1974, and is now a Wrexham councillor9. He has described how conditions such as poisonous gas, heat and cramped conditions were simulated. The floor was filled up with coal and shale, irregular in shape and at differing heights with a tram line incorporated. Rescuers would practice techniques such as propping up beams, bricking up damaged parts of the mine to ensure that the shafts were safe in potentially dangerous conditions. Williams also quotes from a local newspaper account of 1950 that refers to the drills that the rescue teams went through on Sundays to ensure that they were fully prepared:

> *"Instruction is given in conditions as near the real thing as possible. Donning their self-contained breathing apparatus, students have to enter a specially constructed chamber which is almost an exact replica of a pit face where an explosion has occurred...electric heaters and a fire that belches smoke from a hole in the floor keep the temperature at a high level...As part of the test, perspiring rescue workers must fight their way past all manner of obstructions to reach their wounded 'victim' – a model filled with lead weighing 15 stone...Their task is to bring their patient down 90*

yards of gallery while instructors stand by watching for faults and keeping a check on the times."

One room was used for keeping canaries (which can detect carbon monoxide in gas). In another were stored medical supplies, oxygen cylinders and telephone outfits. Councillor Williams also appears in a video made for the North Wales Miners Association Trust in which he explains some of the equipment used by the rescue teams.

After the Gresford pit disaster in September 1934, 30 men were selected from the local area to be specially trained at the Rescue Station to re-open the pit. Three rescue teams were also trained at Wrexham to man the Dinorwic site when the hydro-electricity plant was being built. It is probable that the training galleries were built at this time.

Following the closure of the local pits, the property became redundant and was purchased by the North Wales Fire and Rescue Service in the mid 1980s as a head quarters and training centre. Planning consent for this change of use was granted in April 1987, and the building was extensively adapted.

The Fire Service vacated the building around 2003, when Wrexham Council sold the site to Gordon Mytton Developments. Outline planning permission was granted for demolition of the existing building and construction of eight apartments with parking in April 2004. The permission was renewed in December 2007. The property was purchased in 2010 by Neville Dickens. The site was acquired with a view to development, and in response to a request from a local resident, the two inscribed terracotta panels from the front elevation were removed for safe-keeping in July 2010 before listing.

On 18 August 2010 the building was listed. This action was precipitated by the commencement of demolition works on that day. The works involved the removal of the southern gallery and the side wall of the drill hall, together with a small rear section of the workshop building.

De Figueiredo, P. , 2011 , Mines Rescue Station, Maesgwyn Road, Wrexham: Conservation Statement
HER (PRN) 212128



Six-inch Ordnance Survey Map surveyed 1872, published 1878 © National Library of Scotland Maps



Six-inch Ordnance Survey Map surveyed 1898, published 1900 © National Library of Scotland Maps

2.3 Building Materials, Details of Interest, Risks and Opportunities

The front elevation which comprises of the two-storey Former Superintendents House, the Mine Entrance to the Miners Rescue Building and the single storey Workshop block is a celebration of the brick, terracotta and tile products manufactured by Dennis of Ruabon at their Hafod Brick and Tile Works, Rhosllannerchrugog. The building was used as a 'shop window' to promote the products of the business and often received visitors who wished to inspect the vast range of products available at the time. The connection between the Gresford Colliery Disaster on the 22nd of September 1934 where 266 men died and the 'Dennis' family should not be underestimated as they were owners of the United Westminster Wrexham Collieries and the downcast shaft in which the explosion occurred was known as 'Dennis'. Henry Dennis, and his son Henry Dyke Dennis, began the colliery near Gresford in 1907.

The original buildings are all constructed of loadbearing pressed brickwork and terracotta from the Hafod Works of varying types and standards. The front and side elevations are mainly constructed in a half-lapped stretcher bond, which would suggest the presence of a cavity which is ventilated at low level (position of the vents are higher than finished floor level). There are numerous combinations of decorative/patterned brickwork panels, banding courses, keystones, hood mouldings, window reveals, sills and flat arched window heads and chimney details. There are panels of raised or corbelled brickwork to openings, external corners and at gables. A later extension and adaptations at the rear of The Superintendents house has been constructed from a mixture of metric common/facing bricks.

The duo-pitched, plain tiled roofs to the Superintendents house and the Workshop block are supported on a traditionally cut, timber roof structure. The underside of the tiles were originally torched. Rainwater goods were originally [painted cast iron that were supported on scrolled wrought iron support brackets. Note the unique cast iron support brackets for the down pipes.

More recently, many of the gutters have been replaced by UPVC, but there is a programme of repairs underway, which is seeking to reinstate the original materials and details. There is a plain, pointed verge detail to gables which have been surmounted inmost locations by an ornamental finial detail to the ornamental, half-round, stop end ridges.

The roof covering to the Drill Hall was originally an evenly sized and gauged Heather, Penrhyn Slate, with a patent glazed ridge light of wired, cast glass. The roof is supported on lightweight, steel angle trusses, timber purlins, rafters and battens. The underside of the roof is lined with a stained tongue and grooved board internally. The walls to the Drill Hall are again constructed of solid brickwork which has been widened to form piers on the line of the roof trusses over.

The single storey training galleries are constructed of solid brickwork walls with only minimal openings. The detailing is pain in nature at the rear of the building. The roof to the galleries is constructed of timber shuttered, reinforced in-situ concrete with an in-situ upstand/kerb at the perimeter. The original roof covering was originally mastic asphalt but is now covered by a torch-on felt with Flashband flashings at the margins. Gutter and downpipes are mainly UPVC in this area of the building. Please note that a length of the training gallery, the NE corner of the Drill Hall and a lean-to storage area to the Workshops was demolished in August 2010. A proportion of the building materials have been stored on site subsequently. Much of the Drill Hall roof is now covered with Tarpaulin to reduce the risk of water ingress, until a full programme of repairs can be funded and procured.

The roof over the main entrance is currently covered by profiled, plastisol coated metal roof sheets with Flashband used to form weathering's at the perimeter. Originally, the roof would have been a patent glazed, single glazed roof construction that sits on corbels and lightweight angle iron-constructed metal angle trusses. The circulation areas in other locations which link the Workshop block with the Training Galleries and Drill Hall has been infilled with a mastic asphalt covering over a flat roofed timber structure and roof deck. It is assumed that the corridor was previously glazed, though the detail of the actual profile is not known.

Internally, most division walls are constructed of solid brickwork with only some first-floor walls having been constructed of lath and plaster covered timber studwork. Floor finishes are mainly in-situ concrete or a fired Ruabon Clay tile.

Most external joinery, including the sash and casement windows or doors consists of painted softwood. Whilst the window patterns differ, there is a consistency to the repletion of the profiles in most locations.

The Wrexham Miners Rescue Station has remained on the Cadw Listed Buildings at Risk Register, since the partial demolition of the Galleries and Drill Hall occurred in August 2010. Until recently, the risks to the building, its heritage values and therefore its significance has remained high (as identified and recorded on the Hadley Partnership database on behalf of Cadw), but since 2020 when the move to the Miners Rescue Station was completed, incremental steps have been taken to stabilise the existing condition and to repair the existing fabric.

Typically, the obsolescence of function of a heritage asset of considerable significance such as the Wrexham Miners Rescue can be very problematic as it is no longer used for its intended purpose and in some cases can also remain in a poor state of repair. However, in the case of the MRS a large proportion of the building is now in regular, daily use with capacity to increasing/releasing more space for use being more of a challenge than identifying future sustainable uses for the building.

The very active use of the available space does not mean that the historical and visual appreciation of the building is any more appreciated in some quarters (though its historical and communal values are very highly regarded by stakeholders and all visitors to the building). Whilst some maintenance and repair has taken place to stabilise the ingress and dispersal of rainwater, the look of a building within its streetscape context means that it can be overlooked of dismissed. Good first impressions are important, particularly when looking to the future for a

conservation-led repair and regeneration project of the type that is required at The Miners Rescue Station. Other factors, vulnerabilities and risks which have been considered and are under regular review include –

- **Lack of Appreciation and Understanding of the Conservation Value:** The experience skills and approaches of valuing and appreciating the significance of our 'recent' history continues to emerge and become more refined. Buildings or sites relating to our recent past are not always appreciated due to their perceived appearance, visual presence in their setting or by way of the cultural and social impact that they have on communities (both positively and negatively).
- **Presence of a Defined Management Strategy, Roles and Responsibilities:** The continuity of a strong and knowledgeable management committee or group of advisors to remain in post to oversee and guide any decisions that may impact on the fabric of the structures and standing remains and ultimately their significance is very important.
- **Low Status and Utilitarian/Functional Nature of Building Materials and Details:** Due to the origins, functionality and status of the building as it has developed historically, the choice of construction materials, their performance and any consideration to detailing on occasion, were a high priority or of high quality. Functionality, availability and cost would have determined most decisions and as a consequence the serviceable life of many materials would have been relatively short. These decisions will have a significant impact on the methods and choices for the future repair, to avoid any unnecessary loss of original building materials and consequently a loss in character.
- **Physical (poor) condition of the Building in some locations:** In some cases, the current condition of the existing building is very poor (though stable and weathertight) and a very important matter to address in evaluating future vulnerabilities. The need to reinstate the lost elements of the building in a conservation-led manner is important to avoid the on-going loss of original fabric from decay, deterioration, some vandalism and disrepair.
- **Materials Knowledge and Appropriate Specification of Repairs:** Better knowledge is required to ensure that the correct and most appropriate repair techniques and materials are selected and executed by personnel with the appropriate skills and experience. Making decisions from a position of informed understanding and knowledge is crucial in this regard. Despite reference to each of these building risk items, the considerable amount of work undertaken by George Powell and latterly The Trustees of Wrexham Miners Project, supported by the Grant Aided support from Cadw, the most immediate risks to the building fabric are being, or have been addressed. The building is currently stable (with assistance from the temporary shoring, propping and weather protection) and the programme of Temporary Roofing Repairs supported financially with Grant Aid from Cadw to protect the building interior earlier last year (2023) has ensured that the risk of damage from water ingress has been greatly reduced.

2.4 Conservation Approach and Heritage Values

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

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

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

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

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

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

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

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

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

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

whether they are temporary or permanent, reversible or irreversible will be ranked on the following basis –

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

2.5 Statement of Significance and Heritage Values

The Coal Mines Act 1911 required all coal-mine owners within Britain to build Mines Rescue Stations from where Mines Rescue Teams (MRT) could be trained for use in coal-mining emergencies. The North Wales Coal Owners' Association financed the building of this Mines Rescue Station in Wrexham for the entire North East Wales Coalfield, which stretched from Flintshire in the north, through Denbighshire and into Shropshire in the south. Wrexham was chosen because it was the geographical centre of the coalfield and was surrounded by several large coal mines. It also had a large population, with good transport links to the rest of the coalfield: the main railway line still runs from Chester, through Wrexham and Gobowen, to Shrewsbury; and there was also an adjacent tram station which connected with the nearby mining village of Rhosllanerchrugog.

The MRS was built from a unique design by Dennis Ruabon Ltd.'s predecessor (Hafod Brickworks) to showcase their red-brick products to a growing, world-wide market, and its original smoke chamber is still intact. The station was formally opened on 1st November 1913, and remained operational until the closure of Bersham Colliery in 1986. During that time, MRTs trained at the facility had been used at several famous incidents, including the Aberfan Disaster in 1966 and the Lofthouse Colliery Disaster in 1972. However, it was the local 1934 Gresford Colliery Disaster, when 266 miners lost their lives after a series of underground explosions, for which it is most remembered. In 1987, the building was adopted by the Clwyd Fire Service as its administrative headquarters, and utilised to conduct similar rescue training for Brymbo Steelworks and other industrial businesses on Wrexham Industrial Estate. The North Wales Fire & Rescue Service vacated the property in 2008, when it was sold to a local businessman, who left it vacant and it gradually became derelict.

The former Miners Rescue Station was designated with a Grade II listing in 2010 and is therefore a building of **High Heritage Value** and is of **National Significance**. The group value and composition of the main constituent elements – The Superintendents House, The Workshops, The Drill Hall and The Training Galleries remains strong despite the attempted demolition of the NE corner of the Training Galleries and Drill Hall in 2010 and the earlier alterations undertaken by The North Wales Fire and Rescue Service. Whilst the building is currently listed on the Cadw, Buildings at Risk Register, the **Evidential Value** has remained **High** as in most locations due to the functional robustness of the original building typology and the selection of materials specified. The **Historical Value** is also **High** as a result of the functions, people, places, aspects of life and incidents/disasters that are linked with, or have been influenced by the presence of the Wrexham Miners Rescue Station at the centre of the North East Wales Coalfield. The records and memories held locally, regionally and nationally within archival resources and/or collections also contribute towards the robustness of the Historical Value for the future. The **Aesthetic Value** could be considered as being of a **Regional Significance**, though by association with the Dennis of Ruabon Brick and Tile Company, there is considerable value to the composition of the buildings as they were often used as a 'shop window' of the many fired-clay products that were produced by Dennis of Ruabon at the time. The **Communal Value** of Wrexham Miners Rescue Station is particularly **High**, due to the many and varied connections that are being made with the people, groups and communities associated with, or impacted by the Coal Industry directly and indirectly in the area, regionally or nationally. The impact of the coal industry, its fluctuating fortunes and its impact on the historical, economic, political and social direction of Wales and The United Kingdom is considerable. The appreciation of The Miners Rescue Station is evolving and is being strengthened by the events, services and activities that are being hosted each week. The memories and impact of change on the immediate communities and regionally by the demise of

the Coal Industry are considerable. The memories are both individual and collective and can be both positive and emotionally difficult/challenging or uncomfortable to recall.



Image following the Gresford Colliery Disaster, 22nd September 1934 when 266 men lost their lives



Training at the Wrexham Miners Rescue Station



The Westminster, Wrexham and Acton Collieries Mines Rescue Team - 1914

Section 3.0 The Proposals

3.1 Design Proposals

The historic environment is a resource that we need to cherish and protect for future generations. Protection, however, need not prevent change. Positive change can increase the long-term sustainability and economic viability of historic assets. It can also bring improvements to our understanding and appreciation of the historic environment as well as social and economic benefits through increased regeneration and tourism.
Cadw website (2023) - Cadw's Role in Planning

The ambition of this project is to repair, to revitalise and to adaptively re-use the Former Wrexham Miners Rescue Station that comprises of the Superintendents House, the Workshops and the Drill Hall and Training Galleries to offer supported living accommodation, Educational and Interpretation/Museum Display spaces, a Café and the ancillary welfare with administrative facilities that support the objectives of Wrexham Miners Project as a Trust. The scope is outlined within section 1.4 where the ethos of the brief is to ensure that the new use 'fits the existing building' as far as this is practicable. The development is also aligning itself as a community-led resource to support individuals and groups, and separately, school parties who wish to learn more about the Coal Industry in NE Wales, but specifically the events and history associated with the Gresford Colliery Disaster.

The scope of works and the delivery of the project will likely to be phased, both to address the most urgent of repair priorities to the building fabric but also to accommodate the specific requirements, conditions, and outcomes of funders and other agencies during the delivery of the capital works.

The procurement/delivery of the works is likely to be split into three or more distinctive phases with some requiring minor investigative and 'opening up' works to be coordinated beforehand –

a. Phase 1 – The repair and adaptation of The Superintendents House to ensure that the Supported Living accommodation can be available later in 2025
b. Phase 2a – The Main Contract Works to repair and rebuild sections of The Former Drill Hall, Training Galleries, Workshops and Circulation Areas, together with the reinstatement of Lost Architectural Details
c. Phase 2b – The fit-out of the display and interpretation facilities.

a. **Phase 1 – The Superintendents House.**

1. Recovering of the plain tile roof coverings throughout, including extensive repairs to the chimneys, chimney pots and details associated with their overall construction. Lead flashing and weathering details are to be replaced any remaining cast-iron rainwater goods will be further overhauled, and missing lengths of the original castings (particularly the joints to the downpipes are to be recast). New cast iron foul waste pipework externally where required.
2. Localised repair to the brick walls and repointing.
3. Overhaul and repair of all external joinery including windows, doors and bargeboards.
4. Introduction of new secondary window glazing within the insulated wall linings to the external walls.
5. Reopening of existing external door opening and reconfiguration of existing window openings to the side and rear elevations.
6. Existing below ground, foul and surface water drainage and incoming utilities services to be overhauled and/or repaired.
7. Introduction of new fire escape route external walkway and steps from a first-floor level.
8. Introduction of 2No colliery drams on rails on either side of the entrance to the Former Superintendents House.
9. Thermal upgrading of the building envelope, including the introduction of insulation into the construction of the roof, to the internal face of external walls, within the ground and first-floor areas.

10. Introduction of new plasterboard ceiling finishes on a proprietary suspended ceiling framework to retain the existing ceilings in-situ and to retain cornice details in-situ for fire and acoustic upgrade reasons.
11. Installation of new internal doors in existing openings and associated joinery.
12. Introduction of new en-suite shower room pods.
13. Upgrading the existing first floor landing and balustrade.
14. Completion of the internal finishes, including new and existing wall and ceiling finishes with a lime-based plaster in the main. Decorations to ensure finishes remain breathable.
15. Completion of the internal floor finishes throughout, including the retention and repair of the tiled finishes in key locations.
16. Complete Pluming, Mechanical and Electrical installation required throughout, including heating, energy efficient lighting, small power and water efficient sanitary and to improve the energy efficiency of the property.
17. To provide a full and current fire detection, alarm and emergency lighting installation throughout the property including a water mist sprinkler system is required to manage fire suppression within the building.
18. Installation of data/IT, Wi-Fi, CCTV and security alarm systems.
19. Installation of sanitaryware, fixtures and fittings throughout

b. Phase 2a – The Main Contract Works to repair and rebuild sections of The Former Drill Hall, Training Galleries, Workshops and Circulation Areas, together with the reinstatement of Lost Architectural Details

1. Recovering of the plain tile roof coverings throughout, including extensive repairs to the chimneys, chimney pots and details associated with their overall construction. Rebuilding of a temporarily dismantled chimney to the Drill Hall. Lead flashing and weathering details are to be replaced any remaining cast-iron rainwater goods will be further overhauled, and missing lengths of the original castings (particularly the joints to the downpipes are to be recast). New cast iron foul waste pipework externally where required.
2. Reconstruction of the partially demolished walls to the training gallery, the drill hall and an adjacent lean-to including the reconstruction of the reinforced in-situ concrete roof to the training gallery and the reinstatement of lost details to the main entrance and to the door opening at the existing workshop on the west elevation.
3. Reinstatement of a lost single glazed patent glazed roof and roof structure in the main entrance with a double glazed, thermally upgraded specification, and a new double-glazed steel, partition screen, double doors and manifestation. Reinstatement of the brickwork/terracotta details at the entrance.
4. Thermal upgrade of the existing flat roof areas to the building and construction of a screened building services area on the flat roof.
5. Thermal upgrade of the slate roof covering to the drill hall and the replacement of the existing patent glazed rooflights with a double-glazed equivalent with clear, thermally tinted glass. The extension of additional rooflights over the new mezzanine at the west end of the building.
6. Introduction of photovoltaic panels to the south facing roofs of the Drill Hall and Training Gallery. Part flat roofed area and part pitched roofed area.
7. Overhaul and repair of all external joinery including windows, doors and bargeboards.
8. Introduction of new secondary window glazing within the insulated wall linings to the external walls and fire rated glazing in steel frames along escape routes within the building.
9. Reinstatement of an infilled flat roofed corridor area and structure with roof lanterns and a new roof structure.
10. Internal layout alternations to form 2No classroom spaces and an interpretation space within the former drill hall. Subdivision of the space and construction of a new mezzanine floor.
11. New building layout changes to create WC facilities, a Changing Places space and access to the Training Galleries on the north side of the Drill Hall
12. Construction of a new timber covered walkway structure on the north side of the Training Gallery.
13. Thermal upgrading of the building envelope, including the introduction of insulation into the construction of the roof, to the internal face of external walls, within the ground and first-floor areas.
14. Regularisation of the new Gresford Colliery Disaster commemorative plaques/tiles within the main entrance space.

15. Installation of new internal doors in existing openings and associated joinery.
16. Completion of the internal finishes, including new and existing wall and ceiling finishes with a soft lime-based plaster in the main, fairfaced brickwork, proprietary boarded finishes. Breathable decorations of various types where applicable.
17. Completion of floor finishes internally following repairs where applicable.
18. Upgrading and reinforcing where applicable of the incoming utilities to future-proof the building and its operations.
19. Complete Pluming, Mechanical and Electrical installation required throughout, including heating, energy efficient lighting, small power and water efficient sanitary and to improve the energy efficiency of the property.
20. To provide a full and current fire detection, alarm and emergency lighting installation throughout the property including a water mist sprinkler system is required to manage fire suppression within the building.
21. Installation of data/IT, Wi-Fi, CCTV and security alarm systems.
22. Installation of sanitaryware, fixtures and fittings throughout
23. Erection of a Pit Head wheel from Bersham on the east boundary of the Former Miners Rescue Station.

c. Phase 2b - The fit-out of the display and interpretation facilities.

1. Interpretation proposals throughout the building
2. Museum and artefact displays within various spaces and within the training galleries.

The range and nature of the works associated with this project, will involve change and in numerous instances the interventions are not reversible in the sense that some of the original building fabric is being altered or removed. However, where change is being proposed its impact is carefully considered and reviewed in the context of its heritage values and the current understanding of its significance. Where practicable, interventions will be offset by attempting to reinstate lost or missing details. Where building fabric will be lost or where localised loss of evidential value will take place, these measures will again be offset or mitigated.

The project proposals are also considered in respect to the viability, vibrancy, and commercial sustainability of the multiple community-based, social and education services, activities and events to be held at The Former Miners Rescue Station. The recommendations of the Project Viability Appraisal / Feasibility Study concluded that change is needed to realise a sustainable beneficial use. The proposals should significantly improve the user/visitor experience and should also act as a catalyst for continuing investment and the promotion of this unique and significant building within its setting. The programme of work seeks to future-proof the building by improve energy efficiency measures and utilising technologies where appropriate that would reduce the carbon footprint and environmental impact of the future uses of the building. Adaptations to reduce the impact of climate change are also proposed to limit the impact of the changes that are likely to worsen and to become more extreme in the future.

3.2 Energy Efficiency and Environmental Considerations

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

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

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

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



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

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

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

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

   Typically, the strategy has been developed for The Miners Rescue Station approximates aspects of the 'mean, lean, green' philosophy (minimise the demand for energy, materials, water and other resources ('mean'). The design, management and control of its services and systems to ensure they operate as efficiently as possible ('lean'). Supplying energy and other resources from renewable or sustainable sources ('green').) Where constraints may impact negatively on heritage values and the significance of the building/heritage asset, a more nuanced approach is taken to offer cost-efficient and less risky measures that have less impact on the building fabric, the way a building is occupied, used or managed. A whole-life approach to the specification, supply and installation of ethically sourced products and materials has also been considered to ensure that low impact solutions are implemented that will not impact negatively on the condition, durability and integrity of the building fabric in the future.

3.3 Access Statement

The aims and objectives of this project are to repair and to adaptively re-use the building and the site in such a way that access and accessibility to services can be realised in a manner that is also proportionate to the impact on the building fabric, its heritage vales and therefore its significance. A key component of the project is for provision to be made to both physical and intellectual access in such a way that the building will align with The Equality Act 2010 and with Part M of the current Building Regulations Approved Documents. Consideration is also given to the Cadw Technical Guidance Document 'Managing Easy Access to Listed Buildings in Wales' (2022). 'Reasonable adjustment' will be considered and implemented where the benefit is perceived to outweigh the damage/impact caused to the historic fabric, the heritage values or significance of the asset.

The current proposals have sought to provide 'barrier free' equitable access to facilities and services throughout the ground floor areas, both internally and externally. Early consideration and the integration of these measures into the design proposals have ensured that the impact on the heritage values can be managed and that the established Conservation Principles can be respected. The full integration of accessible facilities in the form of level access, adequate space for circulation, equitable access to services and the provision of fully equipped accessible WC and a Changing Places space have been introduced within the Main Building, while a level access provision is to be made available for the ground floor 'assisted living' flat accommodation.

The design proposals have considered and will be of sufficient width along the main circulation routes to accommodate most mobility aids and scooters, pushchairs and trolleys on a more equitable basis. It is also intended that improved lighting and the careful specification of material finishes and colours will simplify and enhance wayfinding and movement through the building.

It is proposed that online visitor/building user information that relates to The Miners Rescue Project will be developed to offer prior instruction about building safety, access routes, facilities or constraints that may remain within the building, in advance of visits and stays being made. The design and location of graphics will consider visual impairment and audio information would also be offered to assist, or to facilitate improved access. In all cases, any public information or signage will be offered on a bi-lingual Welsh/English basis.

Section 4.0 Statement and Summary of Heritage Impact

4.1 Statement of Heritage Impact

The assessment has considered the potential impact of the development on the setting and significance of the identified heritage assets. It has concluded that the Former Wrexham Miners Rescue Station will be subject to a Minor Beneficial Change to setting and Moderate Beneficial Change to Significance. There is a Major Beneficial Change to the building from the perspective of rebuilding and reinstating the areas of the building that were partially demolished nearly 15 years ago, and having now established a Management Trust, which is configured as a Charitable Incorporated Organisation (CIO) with the Charity Commission of England and Wales, the new community/education-based uses for the Drill Hall, Training Galleries and Workshops are now well-established, the sustainability of this community-based initiative has already been established and tested as a necessary and successfully deliverable 'going-concern'. It is understood that change is necessary to facilitate the process of repair and refurbishment/adaptive re-use process and as such some changes to specific locations within the building will impact on the evidential value, but overall, it is considered that the development will have at least a Moderate Beneficial impact on this unique heritage asset. The is ever-linked to the Dennis Family of Ruabon, to Gresford Colliery, to the history, events and legacy of the NE Wales Coal Mining Industry and latterly to the training and advancement of the N Wales Fire Service.

December 2024

Summary of Heritage Impact for The Former Coach House & Stables, Plas Machynlleth

Summary of Heritage Impact for Former, The Wrexham Miners Rescue Station.

Ref.	Location of the Works	Your Objective	Significance of the affected building element, component, or detail	Assessing Beneficial Impact	Assessing Harmful Impact	Proposed Solution
a. Phase 1 - Phase 1 – The Superintendents House.						
a.1	Recovering of the plain tile roof coverings throughout, including extensive repairs to the chimneys, chimney pots and details associated with their overall construction. Lead flashing and weathering details are to be replaced any remaining cast-iron rainwater goods will be further overhauled, and missing lengths of the original castings (particularly the joints to the downpipes are to be recast). New cast iron foul waste pipework externally where required.	To consolidate and to repair the building fabric and to replace products that have reached the end of their service life. To stabilise the final areas of deteriorating building envelope, particularly from water ingress and the resultant issues. To reinforce the existing Evidential Value and to complete the phased programme of works to correct inappropriate repairs	The Wrexham Miners Rescue Station is designated Grade II and therefore its heritage values are recognised as being of National Significance. Despite being a building that is included on the Building at Risk register at this present time and having been altered in various ways during its history, the core building fabric is of high heritage value with much containing the original building materials and details that underpin the Evidential and Historic Values together with outward expression of the Aesthetic Value and the considerable Communal Value that is attached to this building because of its use and association with key events in history.	The programme of repairs will halt the rate of deterioration, decay and disrepair, together with the risk of further undermining established heritage values, particularly the Evidential Value and Aesthetic Value. To reinstate lost architectural details and inappropriately specified later products. It will also be an opportunity to better protect the building against the effects of climate change.	The sources of some material specification cannot be matched exactly or replicated with like for like as the manufacturers of some materials are no longer available 'unless a suitable reclaimed' quantity can be sourced. It is proposed that new tiles will generally be used on the inner and rear facing slopes, while the best of the existing will be reused on the highway elevation.	Not applicable, no further action is necessary. Most tasks represent the process of Periodic Renewal. Repairs will be specified on a 'like for like' basis or where modern materials and construction techniques have been used, a more appropriate specification will be proposed.
a.2	Localised repair to the brick walls and repointing.	To reinstate lost details and to repair damaged or decaying components. To reduce the risk from future water ingress. To reinforce the existing Evidential Value and the overall Significance of the building into the future.	The Wrexham Miners Rescue Station is designated Grade II and therefore its heritage values are recognised as being of National Significance. Despite being a building that is included on the Building at Risk register at this present time and having been altered in various ways during its history, the core building fabric is of high heritage value with much containing the original building materials and details that underpin the Evidential and Historic Values together with outward expression of the Aesthetic Value together with outward expression of the Aesthetic Value and the considerable Communal Value that is attached to this building because of its use and association with key events in history.	The programme of repairs will halt the deterioration, and the building will be returned to a programme of planned maintenance. To reinforce and to strengthen heritage values, particularly the Evidential Value and Aesthetic Value. Manage the condition and structural integrity of the building for future custodians or owners and to extend the service life of key architectural details and therefore the integrity of the Evidential Value in most locations.	It will ne necessary for some masonry to be carefully dismantled. Before rebuilding takes place. This will impact upon the integrity of the Evidential Value.	As previously where any evidential material is being lost, this damage will be offset by a programme of building recording and the depositing of these records with the Historic Environment Record (HER) on completion.
a.3	Overhaul and repair of all external joinery including windows, doors and bargeboards.	To repair and to maintain the condition of the building envelop, together with associated details. To return the building to a regular programme of planned maintenance and repair. To reinforce the existing Evidential Value and the overall Significance of the building into the future.	As above	The programme of repairs will halt the current rate of deterioration, decay, together with the risk of further undermining established heritage values, particularly the Evidential Value and Aesthetic Value. To reinstate lost architectural details and inappropriately specified later products. To improve thermal performance, energy efficiency and therefore to manage the future running costs in a sustainable way.	The windows and doors will be repaired as far as it is practicable to do so on a 'like for like' basis. Windows which cannot be repaired will be replaced as facsimiles of the original. Issues and risks relating to the retention of historical details, fixtures and fittings will be low as measures will be established to accommodate the details within the design proposals.	There is a low risk of losing further building materials and details of significant heritage value, however this will be kept to a minimum. Repair techniques will be discreet and proportionate and recognised conservation principles used to evaluate the need and extent of the intervention required. Improvements to thermal and environmental performance will mean that running costs are likely to be more sustainable, with monies available to continue with programmes of regular cyclical maintenance in the future.
a.4	Introduction of new secondary window glazing within the insulated wall linings to the external walls.	To improve thermal performance of the building envelope, the conservation of fuel and the management/reduction of carbon emissions.	As above	Energy performance will be improved, and carbon emission reduced. Any secondary glazing solutions will be reversible and to respect the alignment of mullions or transoms/meeting rails so that the new is concealed behind the frame of the existing. Consideration to be given to the fixing positions and type of fixings to be used within the reveals of windows. Solutions should not damage existing finishes, stonework or mouldings. Existing outer timber windows will be upgraded with applied draught proofing solutions with little or no risk to heritage values, particularly if recognised details are utilised, such as those illustrated in e.g. Historic England Guidance or within SPAB repair publications.	Existing windows in areas of high significance should be repaired and upgraded with draught seals and/or secondary glazing solutions considered to improve thermal performance. The architectural character should not be diminished and should be executed to a high standard. There will not be a loss of existing evidential value to the window openings. The visual appearance of the windows will alter internally but not externally.	No further action necessary, other than to monitor the condition of the building for change on a regular basis. To review and coordinate design proposals to ensure that the configuration of the secondary glazing will allow natural ventilation to be provided. That the internal face of the windows can be maintained in the future. Good as-built records to be developed as works progress. Records then to be retained by the client and to be accessible for building management in the future and to avoid ambiguity and inappropriate interventions in the future.

Ref.	Location of the Works	Your Objective	Significance of the affected building element, component, or detail	Assessing Beneficial Impact	Assessing Harmful Impact	Proposed Solution
a. Phase 1 - Phase 1 – The Superintendents House - Continued. …						
a.5	Reopening of existing external door opening and reconfiguration of existing window openings to the side and rear elevations.	To reinstate lost or missing details, to remove the later timber casement windows from the elevation and to provide daylight and ventilation to the ground floor 1-bed assisted living flat accommodation.	The Wrexham Miners Rescue Station is designated Grade II and therefore its heritage values are recognised as being of National Significance. Despite being a building that is included on the Building at Risk register at this present time and having been altered in various ways during its history, the core building fabric is of high heritage value with much containing the original building materials and details that underpin the Evidential and Historic Values together with outward expression of the Aesthetic Value together with outward expression of the Aesthetic Value and the considerable Communal Value that is attached to this building because of its use and association with key events in history.	Will return lost details of known opening width (due to the retention of the brick lintel details) within a wall that was much altered during the period of use by North Wales Fire Service and a time when these rooms, together with a flat-roofed extension of the time was constructed to create an office canteen and kitchen. The proposals will reinforce the known evidential value, and it is proposed that the replacement sash windows will be detailed as slimlite double glazed units to improve energy efficiency. Depths of glazing bar will be increased, and profile retained.	Without establishing a clear and detailed strategy, there is a risk of losing details of special interest and of diminishing architectural details of significance and heritage values that underpin the designation. Where replacement double glazed windows are proposed, their design and detail should match those of the existing, replicating the profile and proportions of the glazing bars and frames with only minor changes to be considered to accommodate the deeper and heavier glazing specification. The architectural character should not be diminished and should be executed to a high standard. The impact and selection of glass specified within replacement windows should reflect the character of the existing with a cylinder/restoration glass being used, rather than a float glass on this occasion.	No further action is required in respect to this item.
a.6	Existing below ground, foul and surface water drainage and incoming utilities services to be overhauled and/or repaired.	To ensure that foul waste and rainwater can be moved away from the building and/or from the base of walls respectively within the existing infrastructure and to ensure that the new foul drainage connections are suitable for the future design programme and needs of the building.	As above	Ensuring that the function and operation of the building are robust, future-proofed and well understood. To ensure that capacities will consider climate change and periods of heavier or mor prolonged rainfall events. To avoid any deterioration or the risk of movement to the building structure, concentrations of water and moisture ingress or poor environmental conditions within the building.	Care to be taken in connection with the installation of new below ground services to the building perimeter when excavating. Little mapping information is available about the nature and condition of the ground beneath the Miners Rescue Building, but area was not developed during the late 19C and early 20C i.e. prior to the construction of the Miners Rescue Building. Ensure that the visual impact of new Inspection Chamber covers is coordinated within the setting and do not adversely have a negative visual impact on the setting. The ‘cluttering’ of the areas of hard landscaping and pedestrian accessible location.	The likelihood of causing any damage would be low. The integration and visual simplification associated with the installation of new drainage services should be considered carefully and inspection chamber covers recessed where appropriate to reduce their visual impact with the streetscape. The proliferation and visual ‘decluttering’ of the setting should be developed and implemented.
a.7	Introduction of new fire escape route external walkway and steps from a first-floor level.	To provide a secondary means of escape from the first-floor bedroom accommodation in the event of fire.	As above	To ensure that a secondary means of escape can be provided from the first-floor bedroom accommodation in such a way that will not require alterations to the existing ground floor layout, to the existing staircase configuration and/or to the stair landing.	The proposals do involve the creation of a new external door opening within the brickwork of the rear elevation. This does involve change and the loss of some original brickwork (that will be reused in repairs elsewhere). The proposals also have a visual impact to the rear elevation with the construction of a metal walkway and staircase on the line of the original ‘infilled’ gap between the Superintendents House and The Training Galleries. The visual impact of the proposals does have a material change, but are reversible and could easily be removed in the future. The proposals are not visible from the highway and the visual impact would be relatively low.	No further action is required at this time. The proposals are located on the south elevation and are not visible from Maesgwyn Road. The proposal is set back on the flat roof and will not impact on the amenity of adjacent properties.
a.8	Introduction of 2No colliery drams on rails on either side of the entrance to the Former Superintendents House.	To reinforce the identity of the former Miners Rescue Station from the highway and to better interpret the history and purpose of its construction. To provide a point of interest on the main elevation, on what is currently an unused piece of ground that flanks the entrance approach to the front door.	As above	The proposals will reinforce the history and purpose of the original building and will provide a point of interest for visitors. The drams will be clearly visible from the adjacent pavement and will assist to convey the Historical and Communal Values, whilst will also be an enhancement of the Aesthetic value to some. The proposals are reversible and would not impact on the key Evidential Values of the building.	The 2No drams, which are to be set on short lengths of track will have a visual impact on the setting, but on this occasion, it is not considered to be a negative impact as they would reinforce the story and history of the Coal Mining Industry in NE Wales. The proposals would not have a negative impact on the Conservation Values and would be reversible.	No further action is required at this time.
a.9	Thermal upgrading of the building envelope, including the introduction of insulation into the construction of the roof, to the internal face of external walls, within the ground and first-floor areas.	To improve thermal performance, energy conservation and efficiency measures, together with the levels of thermal comfort that will be experienced by future building users. To accommodate the new MEP services without having a significant impact on the Evidential Value that remains of the existing.	As above	To provide a consistent thermal upgrade strategy with the use of products which are vapour permeable where possible and will reduce the risk of trapping moisture within the building fabric. To deliver a building that is sustainable and cost efficient to run and to manage in the future.	The new finishes will conceal those of the original on external walls and some architectural details of interest. The proposals will not be as ‘breathable’ in nature but the risk of condensation is manageable (but should be carefully analysed) because the property has been constructed with a ventilated cavity.	The new wall and floor finishes will be designed to ensure that there is a low risk of encountering issues with interstitial condensation. Material finishes are to be specified that are similar in performance and breathable where it is possible and practicable to realise.

Ref.	Location of the Works	Your Objective	Significance of the affected building element, component, or detail	Assessing Beneficial Impact	Assessing Harmful Impact	Proposed Solution
a. Phase a – The Superintendents House – Continued. …						
Continued… **a.9**		To provide a robust and durable wall finish that is suitable for the future use and function of the building. That the wall finishes can be repaired without impacting on what remains of the original (though the original would be concealed). That the linings could be considered to be sacrificial and would limit the degree of intervention necessary to the original building fabric.		The proposals will ensure that the remains of existing wall finishes, cornice details etc will remain intact to preserve their current conservation value. Existing skirting boards will be reused where applicable on the internal face of the insulation upgrades. To ensure that there is a void for building services that will avoid in most areas the need to chase existing walls and finishes. The integrity of the existing finishes will remain largely intact and unaltered. The proposals will ensure that the internal wall finishes are durable to accommodate its future use and can be maintained in such a way that will not diminish the existing building fabric (though it would be concealed from view).	The appearance of the new boarded finishes will alter the character of the finishes but are necessary to accommodate the future needs and MEP strategy of the building.	The visible loss and slight reduction in room size of existing finishes is a low risk beyond locations of identified and existing details or features of architectural interest.
a.10	Introduction of new plasterboard ceiling finishes on a proprietary suspended ceiling metal framework to retain the existing ceilings in-situ and to retain cornice details in-situ for fire and acoustic upgrade reasons.	As a means of coordinating and minimising the visual and physical impact of new MEP installations on the building fabric, where much is otherwise face-fixed and to avoid the wholesale chasing of walls or the notching of structural floor timbers. To provide a discreet means of providing fire and acoustic performance upgrades within the building that will have a low impact on the Evidential Values. To protect (though they will be hidden/concealed) architectural details such as the cornices within the building in a complete state.	The Wrexham Miners Rescue Station is designated Grade II and therefore its heritage values are recognised as being of National Significance. Despite being a building that is included on the Building at Risk register at this present time and having been altered in various ways during its history, the core building fabric is of high heritage value with much containing the original building materials and details that underpin the Evidential and Historic Values together with outward expression of the Aesthetic Value together with outward expression of the Aesthetic Value and the considerable Communal Value that is attached to this building because of its use and association with key events in history. The proposals will include original rooms in the front of the building, but others form part of the rear extension of low heritage value.	The proposal to introduce a secondary suspended ceiling beneath that of the existing will ensure that the necessary fire protection, acoustic and MEP upgrades can be accommodated without impacting on the existing timber floor and ceiling constructions. Will ensure that the remaining architectural details and features will remain intact, will preserve the evidential, though they will be concealed by the new ceiling. The proposal will reduce the height of the rooms slightly, but due to the proportions of the existing, it is not considered to be particularly detrimental. Ceiling heights would be reduced by nom. 150mm.	The remains of the existing lath and plaster ceilings and cornice detail within the existing living room (future kitchen) will be hidden by the new ceiling and some further damage may occur from the fixing rails of the suspension system as works progress, though the cornice would remain intact. The visual link with the existing details will be lost and the height/proportion of the rooms will be lower.	Record the nature and profile of the architectural details that will be concealed beneath within the zone of the suspended ceiling system.
a.11	Installation of new internal doors in existing openings and associated joinery.	To realise the needs, and function of the new brief with the programme of adaptive re-use to accommodate the new Assisted Living Accommodation and a viable purpose that will return the Former Superintendents House into beneficial use. To ensure that the property can adhere to the current fire protection standards without needing to remove more of the original architectural detail than is necessary.	As above The existing doors have been lost while the building was likely being used by the Fire Service as a training facility. The new doors with associated fire upgrade measures will sit within existing/original door linings, architraves and adjacent skirting details which are of greater architectural interest and significance.	The changes to the first-floor layout will ‘unlock’ the potential of returning this domestic accommodation into beneficial use. It will align the change to comply with current fire legislation rules and manage the risk profile of a fire strategy for the future use of the building as a place for assisted living. The installation of the new doors and ironmongery into the existing openings will enable the building to function and to have a beneficial use into the future. The upgrade would improve the opportunity for residual income to be invested into the upkeep of the building and in doing so its heritage values and significance.	The new doors will have a beneficial impact on the architectural character and function of the building. Due to the fire performance that is required of the modern, panel doors specified, they will need to be solid core doors, with the panels made to be a design facsimile of the original where practicable. Existing door linings and frames will be reused. There will be no adverse impact associated with the repair of the existing door openings, nor the fitting of new doors within openings as long as details can be agreed which follow the general principles and overall tone of the existing.	The alterations will be of benefit to the building and will ensure that its performance will align with the future technical needs of assisted living operators.
a.12	Introduction of new en-suite shower room pods.	To provide new Shower Rooms and WC’s, as en-suites off the main bedrooms and to the staff bedroom. To provide an accessible range of accommodation that will meet the needs of future building users. To ensure that the MEP waste and water connections do not have a negative impact on the installation.	As above Within each of the 3No bedrooms and the smaller bathroom within the older area of the building at first floor level.	To provide new 21C welfare facilities that can be used by a wide range of tenants. The range of facilities will enable a larger number of people to use the building in the future. Access to better equipped welfare facilities may strengthen the business case and provide accommodation that is not as readily available elsewhere in the town. The new facilities will sit within existing rooms and could be removed, should circumstances change at a later date. The proposals do not remove Evidential Value from the building.	The en-suite pods will reduce the size/and proportion of each bedroom space, though preliminary furniture layout proposals would suggest that sufficient furniture can fit within each space. Altering the size, proportion and interpretation/reading of the original bedroom dimensions.	No further actions are required at this time.

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a. Phase a – The Superintendents House – Continued. …						
a.13	Upgrading the existing first floor landing and balustrade.	To ensure that the existing balustrade, handrails, newel posts and spindles can be retained whilst also upgrading the existing and reducing the open gap dimension between spindles. To ensure that the balustrade can be more robust and will withstand more impact.	The Wrexham Miners Rescue Station is designated Grade II and therefore its heritage values are recognised as being of National Significance. Despite being a building that is included on the Building at Risk register at this present time and having been altered in various ways during its history, the core building fabric is of high heritage value with much containing the original building materials and details that underpin the Evidential and Historic Values together with outward expression of the Aesthetic Value together with outward expression of the Aesthetic Value and the considerable Communal Value that is attached to this building because of its use and association with key events in history. The balustrade and associated joinery details on the first-floor landing is one of the few remaining areas of original joinery detailing.	To be able to retain the existing joinery detailing and therefore the Evidential Value of the specific architectural details, whilst also ensuring that the existing can be upgraded to align with current B. Regulations rules and associated legislation.	The proposals will alter the visual appearance of the balustrade and specifically the gap between spindles will be reduced.	No further actions or mitigation proposals are considered necessary.
a.14	Completion of the internal finishes, including new and existing wall and ceiling finishes with a lime-based plaster in the main. Decorations to ensure finishes remain breathable.	To provide finishes that are similar to those of the existing, are vapour permeable are generally natural materials, are durable and products that have a low risk of trapping moisture within the overall wall construction.	As above	For the decorative finishes to be 'soft' breathable products with low environmental impact. For the Evidential and Aesthetic Values to be reinforced with the specification of natural products and products that match or are similar to those of the existing.	No adverse impact is anticipated in connection with the proposed wall finishes and decorative finishes.	No further action is necessary
a.15	Completion of the internal floor finishes throughout, including the retention and repair of the tiled finishes and those of the parquet finish in key locations	To complete the reinstatement of ground floor finishes and to conserve the existing Dennis-made tile finishes which have been carefully lifted, stored and then reinstated (if required) Parquet finishes to be repaired and reinstated. Completion of ground and first floor finishes, particularly locations.	As above	With the exception of the issues associated with the lifting of the existing floor finishes, the reinstatement and repair process will have a beneficial impact on the completed project, with enhancements to a recalibrated Evidential Value where the completeness of the original floor finish can be better appreciated, and the Aesthetic/Communal Values will be a positive impact.	Excluding the need to lift and reinstate the existing in some locations and the initial impact on Evidential Value, it is not anticipated that the reinstatement process will have an adverse impact on the ground floor finishes. The heritage values will be enhanced with their retention. No adverse impact is anticipated in connection with the proposed floor finishes in other areas more generally as the ground floor finishes are concrete.	No further action is necessary
a.16	Complete Pluming, Mechanical and Electrical installation required throughout, including heating, energy efficient lighting, small power and water efficient sanitary and to improve the energy efficiency of the property.	To introduce a new MEP installation throughout that is sustainable and cost/energy efficient, where renewables are provided where appropriate and where new systems/installations within the building can be resilient or alternatively flexible to change as technologies advance quickly during e.g. the next decade. To limit the extent of change in the future that might impact on the building fabric and its Evidential Value.	As above	The locations of the main MEP distribution/ containment routes are being carefully selected to minimise visual impact, and the loss of Evidential Value in connection with builder's work. The careful coordination of services should declutter the internal appearance of the building so that the architectural, evidential and aesthetic qualities of the spaces can be appreciated by more people. To ensure that the proposed adaptive re-use of the building as Assisted Living Accommodation is sustainable, meets the needs of 21st Century user expectations and is sustainable. The work to introduce the MEP services will enable the adaptive re-use of the building to be realised, which in turn will enable a credible business opportunity to be managed in such a way that some income would be reinvested annually to maintain the upkeep of the building and in doing so its heritage values and significance. The successful and sustainable operation of the of the Former Superintendents House in the future will enable the building to be removed from the Listed Buildings at Risk Register	To ensure that all builders work in connection with the installation of the services is clearly defined and agreed beforehand so to avoid alterations or loss to the existing building fabric. To ensure that all support structures and fixings associated with the installations are defined and agreed beforehand and to ensure that they will not be visually intrusive, nor detrimental to the condition and integrity of the building fabric, particularly in areas of high evidential value. Without prior coordination of installations there is a risk that some damage could ultimately diminish the integrity of all heritage values and ultimately the significance of the building. It is crucial that the installation of services is concentrated in areas where the new 'suspended' ceiling details are proposed, so as to limit the impact of the new on the existing building fabric.	To ensure that the MEP proposals are fully designed pre-contract in terms of routing, supports or fixings and builders works associated with the installations. It is likely that fire suppression will be required to protect the building, due to the residential nature of the Assisted Living Accommodation. A mist system would be the preferred approach as the diameter of supply pipework is smaller and is more likely to be supplied from the mains and not to require additional water storage in a town centre location, which in turn would otherwise need to be screened in such a way that it would not have a harmful impact on the setting.

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a. Phase a – The Superintendents House – Continued. …						
a.17	To provide a full and current fire detection, alarm and emergency lighting installation throughout the property including a water mist sprinkler system if required to manage fire suppression within the building.	To adhere to current Fire Safety Guidance and Legislation, particularly regarding the use of the building as Hostel accommodation. See section a16.	The Wrexham Miners Rescue Station is designated Grade II and therefore its heritage values are recognised as being of National Significance. Despite being a building that is included on the Building at Risk register at this present time and having been altered in various ways during its history, the core building fabric is of high heritage value with much containing the original building materials and details that underpin the Evidential and Historic Values together with outward expression of the Aesthetic Value together with outward expression of the Aesthetic Value and the considerable Communal Value that is attached to this building because of its use and association with key events in history.	The installations are necessary for the functional operation and safety systems of the building. Where coordinated, the proposals will provide an integrated design solution that will accommodate the future needs of the Building Brief.	If not coordinated, the installations could have a negative impact on the values of special architectural interest. It is necessary that the MEP installations are fully coordinated with the architectural design proposals to ensure that the works do not diminish the conservation values and significance of the building. To ensure that the fittings are aesthetically appropriate for the setting and make a positive contribution to design intentions. To ensure that wiring routes associated components are integrated discreetly within the scheme.	To ensure that the MEP proposals are fully designed pre-contract in terms of routing, fixings and the specification of fittings and that the whole is coordinated with the Architectural Design Proposals and that the installations are properly reviewed and coordinated within the Design Team and with the Main Contractor. Particular attention to be given to the development of design proposals that will consider the impact on all internal elevations, but particularly those within the Principal Rooms of High Significance.
a.18	Installation of data/IT, Wi-Fi, CCTV and security alarm systems.	For the systems to be more sustainable and cost efficient. The systems are to be resilient and be capable of change/adaptation in the future. To refresh, rationalise and improve the internal appearance of the spaces and to align the proposals with the needs, expectations and the requirements of building users. To closely coordinate the proposals to the proposed architectural aesthetic of the emerging design.	As above	As above	As above	As above
a.19	Installation of sanitaryware, fixtures and fittings throughout	To provide new Bathrooms/ Shower Rooms and WC's, throughout, for tenants and staff..	As above	To provide an inclusive and non-discriminatory access to welfare facilities that can be used by a wide range of building users. The range of facilities will enable a larger number of people to use the building in the future.	Careful detailing will need to ensure that the environmental conditions are managed carefully, that high levels of R/H will not have a harmful impact on the building fabric and therefore the elements of greatest Evidential Value. As section a.16, the coordination of MEP services will be crucial, particularly ventilation/extract.	See section a.16

Ref.	Location of the Works	Your Objective	Significance of the affected building element, component, or detail	Assessing Beneficial Impact	Assessing Harmful Impact	Proposed Solution
b. Phase 2a - The Main Contract Works to repair and rebuild sections of The Former Drill Hall, Training Galleries, Workshops and Circulation Areas						
b.1	Recovering of the plain tile roof coverings throughout, including extensive repairs to the chimneys, chimney pots and details associated with their overall construction. Rebuilding a chimney on the Drill Hall. Lead flashing and weathering details are to be replaced any remaining cast-iron rainwater goods will be further overhauled, and missing lengths of the original castings (particularly the joints to the downpipes are to be recast). New cast iron foul waste pipework externally.	To consolidate and to repair the building fabric and to replace products that have reached the end of their service life. To stabilise the final areas of deteriorating building envelope, particularly from water ingress and the resultant issues. To reinstate lost or missing details. To reinforce the existing Evidential Value and to complete the phased programme of works to correct inappropriate repairs	The Wrexham Miners Rescue Station is designated Grade II and therefore its heritage values are recognised as being of National Significance. Despite being a building that is included on the Building at Risk register at this present time and having been altered in various ways during its history, the core building fabric is of high heritage value with much containing the original building materials and details that underpin the Evidential and Historic Values together with outward expression of the Aesthetic Value and the considerable Communal Value that is attached to this building because of its use and association with key events in history.	The programme of repairs will halt the rate of deterioration, decay and disrepair, together with the risk of further undermining established heritage values, particularly the Evidential Value and Aesthetic Value. To reinstate lost architectural details and inappropriately specified later products. It will also be an opportunity to better protect the building against the effects of climate change.	The sources of some material specification cannot be matched exactly or replicated with like for like as the manufacturers of some materials are no longer available 'unless a suitable reclaimed' quantity can be sourced. It is proposed that new tiles will generally be used on the inner and rear facing slopes, while the best of the existing will be reused on the highway elevation.	Not applicable, no further action is necessary. Most tasks represent the process of Periodic Renewal. Repairs will be specified on a 'like for like' basis or where modern materials and construction techniques have been used, a more appropriate specification will be proposed.
b.2	Reconstruction of the partially demolished walls to the training gallery, the drill hall and an adjacent lean-to including the reconstruction of the reinforced in-situ concrete roof to the training gallery and the reinstatement of lost details to the main entrance and to the door opening at the existing workshop on the west elevation.	To reinstate the partially demolished areas of the building and to address any longer-term structural repair maters using mainly traditional materials, and craft skills. Existing building materials will be reused and/or salvaged materials made by Dennis of Ruabon will also be utilised. To implement the programme of structural recommendations outlined by the Consultant Structural Engineer report and to stabilise and secure the structural difficulties identified. To reinforce the existing Evidential Value and the overall Significance of the building into the future.	As above	The programme of repairs and the rebuilding of partially demolished areas of the building will halt the current rate of deterioration, decay and disrepair, together with the risk of further undermining established heritage values, particularly the Evidential Value and Aesthetic Value. Manage the condition and structural integrity of the building for the futrue and to extend the service life of key architectural details and therefore the integrity of the Evidential Value in most locations The repairs could/should reinstate lost architectural details and features of special interest and correct areas where the use of inappropriate materials have been used and where improvements could be made, these will better sustain the conservation values of the building (and hopefully reduce maintenance liabilities and associated costs).	There would be no adverse impact if the repairs are specified correctly, that good building conservation practice and guidance is applied and that the focus is specific and the work is undertaken to a high standard and by experienced craftspeople.	No adverse impacts are anticipated if the works are specified and detailed well. The works also reinstate lost building details and the Conservation Values and Significance of the whole will be strengthened.
b.3	Reinstatement of a lost single glazed patent glazed roof and roof structure in the main entrance with a double glazed, thermally upgraded specification, and a new double-glazed steel, partition screen, double doors and manifestation. Reinstatement of the brickwork/terracotta details at the entrance.	To reinstate lost architectural details of known design and origin. To develop new proposals that will be complementary to the existing, will enhance the future use of the building, together with its thermal performance. To reduce heating/running costs and to reduce carbon emissions. To ensure that the annual costs of the building to run and to maintain are affordable and sustainable. To reinforce the existing Evidential Value and the overall Significance of the building in a very prominent location into the future.	As above. This is an important and prominent location where a temporary, profiled metal flat roof has been installed. This is a much-altered area of the building where the reinstatement of architectural details will be of considerable positive impact and will reinforce existing heritage values.	The fabric repairs and the reinstatement of the patent glazed entrance to the building will be of considerable, beneficial value in the longer term and will enable lost architectural details to be reinstated. The design of the new replacement steel structure can be determined from the remains of the existing and historic photographs taken in this area of the building. As a means of applying a new architectural aesthetic that aligns with the proposed use of the building as a Community and Social Hub, a Café and a Museum. To improve thermal performance, energy efficiency and therefore to manage the future running costs in a sustainable way.	There would be no adverse impact on the presentation of the building, nor on its conservation values. The reinstatement of known details would be very beneficial and the introduction of a glazed, steel screen would have a neutral impact on the setting, but a positive impact in regard to thermal performance and the cost of running the building as whole.	There is a low risk of losing further building materials and details of significant heritage value, however this will be kept to a minimum. Improvements to thermal and environmental performance will mean that running costs are likely to be more sustainable, with monies available to continue with programmes of regular cyclical maintenance in the future.
b.4	Thermal upgrade of the existing flat roof areas to the building and construction of a screened building services area on the flat roof.	To reinstate existing flat roof coverings over the Training Galleries. The nature of the original covering in some locations is not known at this time, but is thought to be mastic asphalt on a reinforced, in-situ concrete substrate. To introduce insulation into the existing roof construction to improve thermal performance and the level/integrity of details to the perimeter of the roof to minimise the risk from water ingress	As above The location is mainly over the training galleries and an are of high conservation value and significance.	To address current maintenance concerns, to thermally upgrade the building fabric where the impact is low/neutral on the existing building fabric and to enhance the detailing to reduce the risk from water ingress.	To ensure that any thermal upgrades consider building performance and interstitial condensation. To ensure that the roofs are detailed well and will have a low risk of water ingress issues in the future. To ensure that the proposals are accessible for maintenance purposes and the future upkeep of the building. To ensure that the materials specifications and insulation upgrade is durable and will accept maintenance traffic etc. To ensure that the specifications are appropriate and are detailed well at the perimeters to minimise the risk from future water ingress.	No adverse impacts are anticipated if the works are specified, detailed and executed correctly. The visual impact of the screened (louvered) building services enclosure will have very minimal visual impact due to its location. It is only visible from the east side of the site and is not visible from the highway or from adjacent properties of businesses.

Ref.	Location of the Works	Your Objective	Significance of the affected building element, component, or detail	Assessing Beneficial Impact	Assessing Harmful Impact	Proposed Solution
b. Phase 2a - The Main Contract Works to repair and rebuild sections of The Former Drill Hall, Training Galleries, Workshops and Circulation Areas – Continued. ….						
b.5	Thermal upgrade of the slate roof covering to the drill hall and the replacement of the existing patent glazed rooflights with a double-glazed equivalent with clear, thermally tinted glass. The extension of additional rooflights over the new mezzanine at the west end of the building.	Whilst the structural repairs are taking place, to take the opportunity to thermally upgrade the construction of the slated roof covering of the Drill Hall and that of the existing Patent Glazed rooflights. For the thermal performance of the rooflights to be improved and for an even distribution of daylight to be provided within the new classroom spaces. Retaining the existing boarded timber lining to the interior as a painted surface finish.	The Wrexham Miners Rescue Station is designated Grade II and therefore its heritage values are recognised as being of National Significance. Despite being a building that is included on the Building at Risk register at this present time and having been altered in various ways during its history, the core building fabric is of high heritage value with much containing the original building materials and details that underpin the Evidential and Historic Values together with outward expression of the Aesthetic Value and the considerable Communal Value that is attached to this building because of its use and association with key events in history.	There is an opportunity to thermally upgrade the building envelope without altering the qualities and detailing of the existing timber boarded lining. The spacing between elements and verge detailing is only slightly raised and will not detract from the overall visual impact and qualities of the existing. To reinstate thermally efficient glass rooflights along the length of the ridge, and to extend the glazing over the proposed mezzanine area of the Drill Hall. To improve ventilation and the environmental condition and performance of the building as a whole. To utilise the full volume of the drill hall space once more and to take advantage of the large volume available.	There would be a loss in the evidential value associate with the remains of the glazing and glazing bars of the current system. The glazing is generally a Georgian wired, cast glass specification and it is proposed that it would be replaced with clear, thermally controlled double glazed units,	The proposals would on balance be considered to be beneficial to the improvement of the internal environmental conditions of the building. Classroom use is proposed within the space and the utilisation of the whole space and the provision of daylight in all locations would be very beneficial to the building users.
b.6	Introduction of photovoltaic array to the south facing roofs of the Drill Hall and Training Gallery. Part flat roofed area and part pitched roofed area.	To supplement electrical demand and in doing so to support the renewable energy strategy which seeks to reduce carbon emissions. To ensure that the running costs of the building can be made more sustainable and affordable. To reduce slightly the exposure to volatile energy costs across the market.. To improve energy conservation and reduce the demand on resources. For the strategy to be a low-carbon solution within a building that has already locked a considerable amount of embodied carbon into its building fabric.	As above The photovoltaic panels are to be located on the south facing side of the drill hall and training galleries. This is an area of high significance internally and from the perspective of the known evidential value, but from an aesthetic perspective, the location is concealed to the back of the site.	To provide low-carbon solutions and an approach to the use of sustainable, renewable energy in tandem with natural resources that are sustainable to the environment and are responsible in the context of the Climate Emergency declaration, A building that is affordable to run will ensure that the heritage values and therefore its significance can be preserved and, in some instances, enhanced, particularly in respect to the Aesthetic and Communal values that will evolve and grow as memories are formed in the future.	There might be a risk of harming the Aesthetic Value by the visual impact of the PV array on the setting of the heritage designation. There is a risk that the PV array might be visible from locations beyond the site boundary.	A design decision was made to install the PV's on the principal south facing roof pitch of the Drill Hall and the flat roof of the adjacent Training Gallery as its visual impact on the building, and those of the adjacent locations would be low. The PV's are either to be mounted directly on the flat roof, or have been installed at low level on the slated roof covering of the drill hall, to minimise the visual impact of the array. This is considered an appropriate strategy, where the installation of renewables are necessary to meet the International Climate Change obligations as a nation. Their sight lines are at least 45 degrees from the windows of adjacent residential properties and are not overlooked or visible from buildings on the east side of the railway (or a minimum of 50m away). The installation will not impact significantly on the Evidential Value of the setting, though consideration will be given to the design of the bases. The presence of the PV's also conveys the message that the re-development is proposing the use of renewables to reduce the pressure on resources.
b.7	Overhaul and repair of all external joinery including windows, doors and bargeboards.	To repair and to maintain the condition of the building envelop, together with associated details. To return the building to a regular programme of planned maintenance and repair. To reinforce the existing Evidential Value and the overall Significance of the building into the future.	As above The works involve locations of high significance as well as locations which hold lower levels of significance.	The programme of repairs will halt the current rate of deterioration, decay, together with the risk of further undermining established heritage values, particularly the Evidential Value and Aesthetic Value. To reinstate lost architectural details and inappropriately specified later products. To improve thermal performance, energy efficiency and therefore to manage the future running costs in a sustainable way.	The windows and doors will be repaired as far as it is practicable to do so on a 'like for like' basis. Windows which cannot be repaired will be replaced as facsimiles of the original. Issues and risks relating to the retention of historical details, fixtures and fittings will be low as measures will be established to accommodate the details within the design proposals.	There is a low risk of losing further building materials and details of significant heritage value, however this will be kept to a minimum. Repair techniques will be discreet and proportionate and recognised conservation principles used to evaluate the need and extent of the intervention required. Improvements to thermal and environmental performance will mean that running costs are likely to be more sustainable, with monies available to continue with programmes of regular cyclical maintenance in the future.
b.8	Introduction of new secondary window glazing within the insulated wall linings to the external walls and fire rated glazing in steel frames along escape routes within the building.	To improve thermal performance of the building envelope, the conservation of fuel and the management/reduction of carbon emissions.	As above	Energy performance will be improved, and carbon emission reduced. Any secondary glazing solutions will be reversible and to respect the alignment of mullions or transoms/meeting rails so that the new is concealed behind the frame of the existing. Consideration to be	Existing windows in areas of high significance should be repaired and upgraded with draught seals and/or secondary glazing solutions considered to improve thermal performance. The architectural character should not be diminished and should be executed to a high standard.	No further action necessary, other than to monitor the condition of the building for change on a regular basis. To review and coordinate design proposals to ensure that the configuration of the secondary glazing will allow natural ventilation to be

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b. **Phase 2a - The Main Contract Works to repair and rebuild sections of The Former Drill Hall, Training Galleries, Workshops and Circulation Areas – Continued. ….**						
Continued… **b.8**				given to the fixing positions and type of fixings to be used within the reveals of windows. Solutions should not damage existing finishes, stonework or mouldings. Existing outer timber windows will be upgraded with applied draught proofing solutions with little or no risk to heritage values, particularly if recognised details are utilised, such as those illustrated in e.g. Historic England Guidance or within SPAB repair publications	There will not be a loss of existing evidential value to the window openings. The visual appearance of the windows will alter internally but not externally.	provided. That the internal face of the windows can be maintained in the future. Good as-built records to be developed as works progress. Records then to be retained by the client and to be accessible for building management in the future and to avoid ambiguity and inappropriate interventions in the future.
b.9	Reinstatement of an infilled flat roofed corridor area and structure with roof lanterns and a new roof structure.	To develop new proposals that will be complementary to the existing, will enhance the future use of the building, together with its thermal performance. To reduce heating/running costs and to reduce carbon emissions. To provide daylight and ventilation within the central corridor space and additional height to this space. To reinforce the existing Evidential Value and the overall presentation of the building and its accommodation in the future.	The Wrexham Miners Rescue Station is designated Grade II and therefore its heritage values are recognised as being of National Significance. Despite being a building that is included on the Building at Risk register at this present time and having been altered in various ways during its history, the core building fabric is of high heritage value with much containing the original building materials and details that underpin the Evidential and Historic Values together with outward expression of the Aesthetic Value and the considerable Communal Value that is attached to this building because of its use and association with key events in history	To provide natural daylight and ventilation within the main corridor space of the building. As a means of applying a new architectural aesthetic that aligns with the proposed use of the building as a Community and Social Hub, a Café and a Museum. To improve thermal performance, energy efficiency and therefore to manage the future running costs in a sustainable way.	There would be no adverse impact on the presentation of the building, nor on its conservation values. The proposals would not impact on the existing details, the rainwater gutters and downpipes and the new would be detailed to have a neutral impact on the setting, but a positive impact in regard to thermal performance and the cost of running the building as whole.	There is a low risk of losing further building materials and details of significant heritage value, however this will be kept to a minimum. Improvements to thermal and environmental performance will mean that running costs are likely to be more sustainable, with monies available to continue with programmes of regular cyclical maintenance in the future. It is hoped that the Aesthetic and Communal values of these works would have a positive impact on the building and would strengthen the conservation values in time.
b.10	Internal layout alternations to form 2No classroom spaces and an interpretation space within the former drill hall. Subdivision of the space and construction of a new mezzanine floor.	To accommodate the new, or enhanced use and programme of the brief for the building as a Community Hub, Museum and Education Facility and to meet both the functional demands but also the compliance and Building Regulations requirements/performance. To create flexible working spaces that can be used flexibly and in a multitude of ways with the introduction of a folding, sliding wall and a new mezzanine level where administrate space is to be provided for the management and operation of the Miners Rescue Project. The space will be a gathering point for larger events and can be opened up to accommodate a greater number of people for meetings, performances and presentation.	As above	The locations of the new walls and the sliding folding wall will have an impact on the heritage values, layout and details of special architectural impact, but not on the evidential value of the building. The proposals will have a beneficial impact that will enable the Miners Rescue Project to deliver many more education and community services to a much larger number of people. The changes to the layout that is proposed to the Former Drill Hall Space will enable numerous groups and visitors to use and to experience the building independently of one another, which in turn will strengthen the viability and the sustainable use of this heritage asset into the future. Whilst the proposed changes to the space are significant, they do not require significant change to elements of Evidential Value and in principle the new would be reversible, in nature as it has all been added to the existing.	Changes are proposed to the layout and configuration of the central Drill Hall space that do alter the aesthetic qualities together with the historical and communal values. Whilst the original size and volume of the Drill Hall space can not be experienced at present, the floor area will be divided in two after an interpretation and museum artefact space is also constructed.	No further actions or interventions are necessary at this time.
b.11	New building layout changes to create WC facilities, a Changing Places space and access to the Training Galleries on the north side of the Drill Hall	To provide new WC's, and accessible welfare accommodation, including a Changing Spaces Room for visitors and staff. To provide a 'barrier free' setting and an inclusive range of accommodation that will support the needs of the building users in any part of the building.	As above	To provide an inclusive and non-discriminatory access to welfare facilities that can be used by a wide range of visitors. The range of facilities will enable a larger number of people to use the building in the future. Access to better equipped welfare facilities may strengthen the business case and provide accommodation that is not as readily available elsewhere in this area of the city. Within an location where the Evidential Values has been changed through the process of partial demolition. It is a logical and appropriate location to introduce a range of new building services that support the activities and purposes of the Wrexham Miners Project.	The new facilities will not allow the original function and layout of the building to operate as it was originally intended. The changes to the layout does not allow full, three-sided access to the Training Galleries. Careful detailing will need to ensure that the environmental conditions are managed, that high levels of R/H will not have a harmful impact on the building fabric, but this will occur in an area of the building that is to be repaired and rebuilt. Proposals to coordinate with the MEP services will be crucial, particularly ventilation/extract.	The new facilities are integral to the strategy for unlocking the adaptive re-use and redevelopment of the former Miners Rescue Station and a place where a range of educational and community-based services can be delivered sustainably. The act of partial demolition has provided an opportunity for the areas of greater significance to be protected, or for the extent of the changes to be relatively small. They allow the heritage values of more intact spaces to be strengthened and where practicable there are instances where the heritage values are improved by reinstating lost or damaged details and features of high architectural value.
b.12	Construction of a timber covered walkway structure on the N side of the Galleries	To provide an open, covered space that allows visitors to complete a full circuit of the Training Galleries and to tell the story of the Miners	As above	The proposal is modest in scale and design, will not compete with the architectural language and therefore the developmental understanding of the building.		

Ref.	Location of the Works	Your Objective	Significance of the affected building element, component, or detail	Assessing Beneficial Impact	Assessing Harmful Impact	Proposed Solution
b Phase 2a - The Main Contract Works to repair and rebuild sections of The Former Drill Hall, Training Galleries, Workshops and Circulation Areas – Continued. ….						
Continued… **b.12**		Rescue Station.		The visual impact of the proposals are modest and are located at the back of the building. They do not compete with the aesthetic value of the building and will not impact negatively on the significance of the whole. The new structure will ensure that visitors and school parties can complete a full circuit of the Training Galleries, under cover and will enable a comprehensive story of the Miners Rescue Station and that of the Coal Industry in NE Wales to be presented in detail.	The proposals do not have an impact on the evidential value and the significance of the designation, nor will it have a negative visual impact on designated structures and archaeological assets to the east of the site.	No further actions are required at this time.
b.13	Thermal upgrading of the building envelope, including the introduction of insulation into the construction of the roof, to the internal face of external walls, within the ground and first-floor areas.	To improve thermal performance, energy conservation and efficiency measures, together with the levels of thermal comfort that will be experienced by future building users. To accommodate the new MEP services without having a significant impact on the Evidential Value that remains of the existing. To provide a robust and durable wall finish that is suitable for the future use and function of the building. That the wall finishes can be repaired without impacting on what remains of the original (though the original would be concealed). That the linings could be considered to be sacrificial and would limit the degree of intervention necessary to the original building fabric.	As above	To provide a consistent thermal upgrade strategy with the use of products which are vapour permeable where possible and will reduce the risk of trapping moisture within the building fabric. To deliver a building that is sustainable and cost efficient to run and to manage in the future. The proposals will ensure that the remains of existing wall finishes, cornice details etc will remain intact to preserve their current conservation value. To ensure that there is a void for building services that will avoid in most areas the need to chase existing walls and finishes. The integrity of the existing finishes will remain largely intact and unaltered. The proposals will ensure that the internal wall finishes are durable to accommodate its future use and can be maintained in such a way that will not diminish the existing building fabric (though it would be concealed from view).	The new finishes will conceal those of the original on external walls, together with some architectural details of interest. The proposals will not be as ‘breathable’ in nature, but the risk of condensation is manageable (but should be carefully analysed) because the property has been constructed with a ventilated cavity. The appearance of the new boarded finishes will alter the character of the finishes but are necessary to accommodate the future needs and MEP strategy of the building.	The new wall and floor finishes will be designed to ensure that there is a low risk of encountering issues with interstitial condensation. Material finishes are to be specified that are similar in performance and breathable where it is possible and practicable to realise. The visible loss and slight reduction in room size of existing finishes is a low risk beyond locations of identified and existing details or features of architectural interest.
b.14	Regularisation of the new Gresford Colliery Disaster commemorative plaques/tiles within the main entrance space.	To formalise the installation of a memorial within the main entrance lobby that commemorates the colliers who were lost to the Gresford Colliery Disaster.	As above.	The proposals provide a lasting commemoration to the Gresford Colliery Disaster in a prominent location (the main entrance lobby) from where the Mines Rescue personnel would have been dispatched in 1934 to support the rescue efforts being made. The installation fills the existing wall space but does not have a negative impact on the heritage values and significance of the building as a whole.	The installation conceals the position of an existing window opening and door opening directly into the office of the Former Superintendents House. It is not known when these alterations were undertaken, but the openings themselves have simply been filled in. The brickwork detailing to the head of the openings has been retained. Any negative impact is minimal in this location.	No further action is required at this time.
b.15	Installation of new internal doors in existing openings and associated joinery.	To realise the needs, and function of the new brief with the programme of adaptive re-use to accommodate the new functions of the Miners Rescue Station and a viable purpose that will return each area of the building into beneficial use. To ensure that the property can adhere to the current fire protection standards without needing to remove more of the original architectural detail than is necessary.	As above	The introduction of the new doors will unlock the functional flexibility and purpose of the brief. They will also seek to comply with current fire legislation rules and to manage the risk profile of a fire strategy for the future use of the building. The installation of the new doors and ironmongery into new and existing openings will enable the building to function and to have a beneficial use into the future. The upgrade would improve the opportunity for invested to continue which may strengthen the heritage values and its significance.	The new door openings will have a locally negative impact on heritage values through the loss of material and building fabric associated with the evidential value of the building. Due to the fire performance that is required of the doors specified, they will need to be solid core doors, with the panels made to be a design facsimile of the original where practicable. New door frames and linings to match those of the existing	The alterations will be of benefit to the building and will ensure that its performance will align with the future technical needs and purpose of The Miners Rescue Project.
b.16	Completion of the internal finishes, including new and existing wall and ceiling finishes with a soft lime-based plaster, fairfaced brickwork, proprietary boarded finishes. Breathable decorations of various types where applicable.	To provide finishes that are similar to those of the existing, are vapour permeable are generally natural materials, are durable and products that have a low risk of trapping moisture within the overall wall construction.	As above	For the decorative finishes to be ‘soft’ breathable products with low environmental impact. For the Evidential and Aesthetic Values to be reinforced with the specification of natural products and products that match or are similar to those of the existing.	No adverse impact is anticipated in connection with the proposed wall finishes and decorative finishes.	No further action is necessary

Ref.	Location of the Works	Your Objective	Significance of the affected building element, component, or detail	Assessing Beneficial Impact	Assessing Harmful Impact	Proposed Solution
b Phase 2a - The Main Contract Works to repair and rebuild sections of The Former Drill Hall, Training Galleries, Workshops and Circulation Areas – Continued. ….						
b.17	Completion of floor finishes internally following repairs where applicable.	To provide finishes that are similar to those of the existing, are vapour permeable are generally natural materials, are durable and products that have a low risk of trapping moisture within the overall wall construction.	The Wrexham Miners Rescue Station is designated Grade II and therefore its heritage values are recognised as being of National Significance. Despite being a building that is included on the Building at Risk register at this present time and having been altered in various ways during its history, the core building fabric is of high heritage value with much containing the original building materials and details that underpin the Evidential and Historic Values together with outward expression of the Aesthetic Value and the considerable Communal Value that is attached to this building because of its use and association with key events in history	For the decorative finishes to be 'soft' breathable products with low environmental impact. For the Evidential and Aesthetic Values to be reinforced with the specification of natural products and products that match or are similar to those of the existing.	No adverse impact is anticipated in connection with the proposed wall finishes and decorative finishes.	No further action is necessary
b.18	Upgrading and reinforcing where applicable of the incoming utilities to future-proof the building and its operations.	To introduce new incoming utilities that will support the new design proposals and the adaptive re-use of the building to deliver the full range of educational, community, museum and café facets of the project brief. To introduce the new services in a discreet and coordinated way that will not impact on the heritage values of the building and the setting.	As above	To ensure that Heritage values are not diminished in any way the routing and location of any new, incoming utilities. To limit the extent of the excavations and to coordinate installations in one location to reduce risk of damaging recognised heritage values.	It is unknown as to whether excavations would expose or potentially damage features or the remains of earlier structures. It is known that the site had not been developed during the late 19C, and early 20C and as such the risk a damaging heritage assets is likely to be low.	The likelihood of causing damage would appear to be low on this occasion.
b.19	Complete Pluming, Mechanical and Electrical installation required throughout, including heating, energy efficient lighting, small power and water efficient sanitary and to improve the energy efficiency of the property.	To introduce a new MEP installation throughout that is sustainable and cost/energy efficient, where renewables are provided where appropriate and where new systems/installations within the building can be resilient or alternatively flexible to change as technologies advance quickly during e.g. the next decade. To limit the extent of change in the future that might impact on the building fabric and its Evidential Value.	As above	The locations of the main MEP distribution/ containment routes are being carefully selected to minimise visual impact, and the loss of Evidential Value in connection with builder's work. The careful coordination of services should declutter the internal appearance of the building so that the architectural, evidential and aesthetic qualities of the spaces can be appreciated by more people. To ensure that the proposed adaptive re-use of the building is sustainable, meets the needs of 21st Century user expectations and is sustainable. The work to introduce the MEP services will enable the adaptive re-use of the building to be realised, which in turn will enable a credible business opportunity to be managed in such a way that some income would be reinvested annually to maintain the upkeep of the building and in doing so its heritage values and significance. The successful and sustainable operation of the of the Former Miners Rescue Station in the future will enable the building to be removed from the Listed Buildings at Risk Register	To ensure that all builders work in connection with the installation of the services is clearly defined and agreed beforehand so to avoid alterations or loss to the existing building fabric. To ensure that all support structures and fixings associated with the installations are defined and agreed beforehand and to ensure that they will not be visually intrusive, nor detrimental to the condition and integrity of the building fabric, particularly in areas of high evidential value. Without prior coordination of installations there is a risk that some damage could ultimately diminish the integrity of all heritage values and ultimately the significance of the building. It is crucial that the installation of services is concentrated in areas where the new 'suspended' ceiling details are proposed, so as to limit the impact of the new on the existing building fabric.	To ensure that the MEP proposals are fully designed pre-contract in terms of routing, supports or fixings and builders works associated with the installations.
b.20	To provide a full and current fire detection, alarm and emergency lighting installation throughout the property	To adhere to current Fire Safety Guidance and Legislation, particularly regarding the use of the building as Hostel accommodation. See section b19.	As above.	The installations are necessary for the functional operation and safety systems of the building. Where coordinated, the proposals will provide an integrated design solution that will accommodate the future needs of the Building Brief.	If not coordinated, the installations could have a negative impact on the values of special architectural interest. It is necessary that the MEP installations are fully coordinated with the architectural design proposals to ensure that the works do not diminish the conservation values and significance of the building. To ensure that the fittings are aesthetically appropriate for the setting and make a positive contribution to design intentions. To ensure that wiring routes associated components are integrated discreetly within the scheme.	To ensure that the MEP proposals are fully designed pre-contract in terms of routing, fixings and the specification of fittings and that the whole is coordinated with the Architectural Design Proposals and that the installations are properly reviewed and coordinated within the Design Team and with the Main Contractor. Particular attention to be given to the development of design proposals that will consider the impact on all internal elevations, but particularly those within the Principal Rooms of High Significance.
b.21	Installation of data/IT, Wi-Fi, CCTV and security alarm systems.	For the systems to be more sustainable and cost efficient. The systems are to be resilient and be capable of change/adaptation in the future.	As above	As above	As above	As above

Ref.	Location of the Works	Your Objective	Significance of the affected building element, component, or detail	Assessing Beneficial Impact	Assessing Harmful Impact	Proposed Solution
b Phase 2a - The Main Contract Works to repair and rebuild sections of The Former Drill Hall, Training Galleries, Workshops and Circulation Areas – Continued. ….						
b.22	Installation of sanitaryware, fixtures and fittings throughout	To provide new WC's, and welfare facilities throughout, that include a Changing Places space.	The Wrexham Miners Rescue Station is designated Grade II and therefore its heritage values are recognised as being of National Significance. Despite being a building that is included on the Building at Risk register at this present time and having been altered in various ways during its history, the core building fabric is of high heritage value with much containing the original building materials and details that underpin the Evidential and Historic Values together with outward expression of the Aesthetic Value and the considerable Communal Value that is attached to this building because of its use and association with key events in history	To provide an inclusive and non-discriminatory access to welfare facilities that can be used by a wide range of building users. The range of facilities will enable a larger number of people to use the building in the future.	Careful detailing will need to ensure that the environmental conditions are managed carefully, that high levels of R/H will not have a harmful impact on the building fabric and therefore the elements of greatest Evidential Value. As section b.19, the coordination of MEP services will be crucial, particularly ventilation/extract.	See section b.19
b.24	Erection of a Pit Head wheel from Bersham on the east boundary of the Former Miners Rescue Station.	To display a Pit Head Wheel from the Bersham Colliery that has been gifted to the Miners Rescue Project. For the wheel to be displayed on the east boundary as an indicator to the location of the former Miners Rescue Station when viewed on the approaches from the east, from the railway, the railway station and the approach along Mold Road at the existing railway bridge.	As above	The proposal will make the location of the Miners Rescue project more visible from the transport and pedestrian routes to the east of the site. The Pit Head Wheel will provide an identity that corresponds with the graphics and logos currently being used by the Miners Rescue project. The wheel will be visible, but it is not considered to be hold negative associations, nor will it be overly imposing in the context due to the industrial scale of the adjacent Former Bus Depot Building, now a range of independent private business/workshop spaces.	If detailed sensitively and the structural components are coordinated sympathetically with the memory of the Pit Head Wheel, the impact on existing conservation values will be small. The Pit Head Wheel will be visible from adjacent heritage designations such as Wats Dyke, the scheduled linear earthwork to the east and from the grade II listed railway station. The line of site is a consideration, though no direct impact is anticipated that might alter the heritage values or significance of these assets.	No further action is required as the Pit Head Wheel is large, would be considered to be proportionate in scale to that of the adjacent workshop building (the former bus depot) and to the backdrop of the Miners rescue building itself. It is considered that the rehousing of a wheel from Bersham would have a positive impact on the setting and the immediate context of a painted palisade fence that defines the ownership of the railway and the steep slope that leads down to the tracks..
c. Phase 2b - The fit-out of the display and interpretation facilities.						
c.1	Interpretation proposals throughout the building	To introduce and to describe the history and development of the site and the building, the history of the Miners Rescue Service and the NE Wales Coal Industry. To provide access and wayfinding information that will inform visitors about the building, its site safety, access routes, welfare facilities and/or constraints that may remain in advance of visits being made. The design and location of graphics will consider visual impairment and audio information would also be offered to assist, or to facilitate improved access. In all cases, any public information or signage will be offered on a bi-lingual Welsh/English basis.	As above	To enhance the knowledge, understanding an appreciation of visitors who visit the former Miners Rescue Station To ensure that installations are reversible and will not diminish the appreciation of the conservation values and will not remove Evidential Value.	To ensure that all builders work in connection with the interpretation installations are clearly defined and agreed beforehand so to avoid alterations or loss to the existing building fabric. To ensure that all support structures and fixings associated with the installations are defined and agreed beforehand and to ensure that they will not be aesthetically, nor visually intrusive, nor detrimental to the condition and integrity of the building fabric, particularly in areas of high evidential value. Without prior coordination of installations there is a risk that some damage could ultimately diminish the integrity of all heritage values and ultimately the significance of the building. To ensure that the information can be updated and expanded as more information and knowledge becomes available. To ensure that it is possible to review and update much of the information dynamically in order that it is current, inclusive and addresses the history and development of the site from multiple perspectives.	To ensure that the Interpretation proposals are fully designed pre-contract in terms of content, materials selections and the coordination of supports or fixings and associated builders works. To ensure that flexibility and adaptability of information and content can be changed and adjusted without need to alter the conservation values and possibly the significance of the asset.
c.2	Museum and artefact displays within various spaces and within the training galleries.	As above	As above	As above	As above	As above

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Documents and guidance referenced during the preparation of this assessment include –

- Heritage Impact Assessment in Wales – Welsh Government, Cadw 2017
- Guidance on Heritage Impact Assessments for Cultural World Heritage Properties – ICOMOS 2011
- Conservation Principles for the Sustainable Management of the Historic Environment in Wales - Welsh Assembly Government, Cadw 2011
- Technical Advice Note 24: The Historic Environment – Welsh Government, Cadw 2017
- How to Improve Energy Efficiency in Historic Buildings in Wales, Welsh Government, Cadw 2022
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- Managing Conservation Areas in Wales, Welsh Government, Cadw 2017
- Managing Change to Listed Buildings in Wales, Welsh Government Cadw 2017
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- Planning Policy Wales, 11th Edition, Welsh Government, 2021
- Setting of Historic Assets in Wales – Welsh Government, Cadw 2017

Appendix A – Selection of Existing and Proposed Drawings



Existing Block Plan - Scale - 1:500 @ A3



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Site Location and Ownership Plan - Scale 1:1250

Key

Application Area

Other Land in the Applicants Ownership



Google Imagery ©2022 CNES/Airbus, Getmapping plc

Aerial View of The Mines Rescue Station and immediate context



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Site Location Plan - Scale 1:2500

N

XXX	XX.XX.XX	XXXX	XX
Issue	Date	Description	Checked

AS EXISTING

Client: Wrexham Warehouse Project.

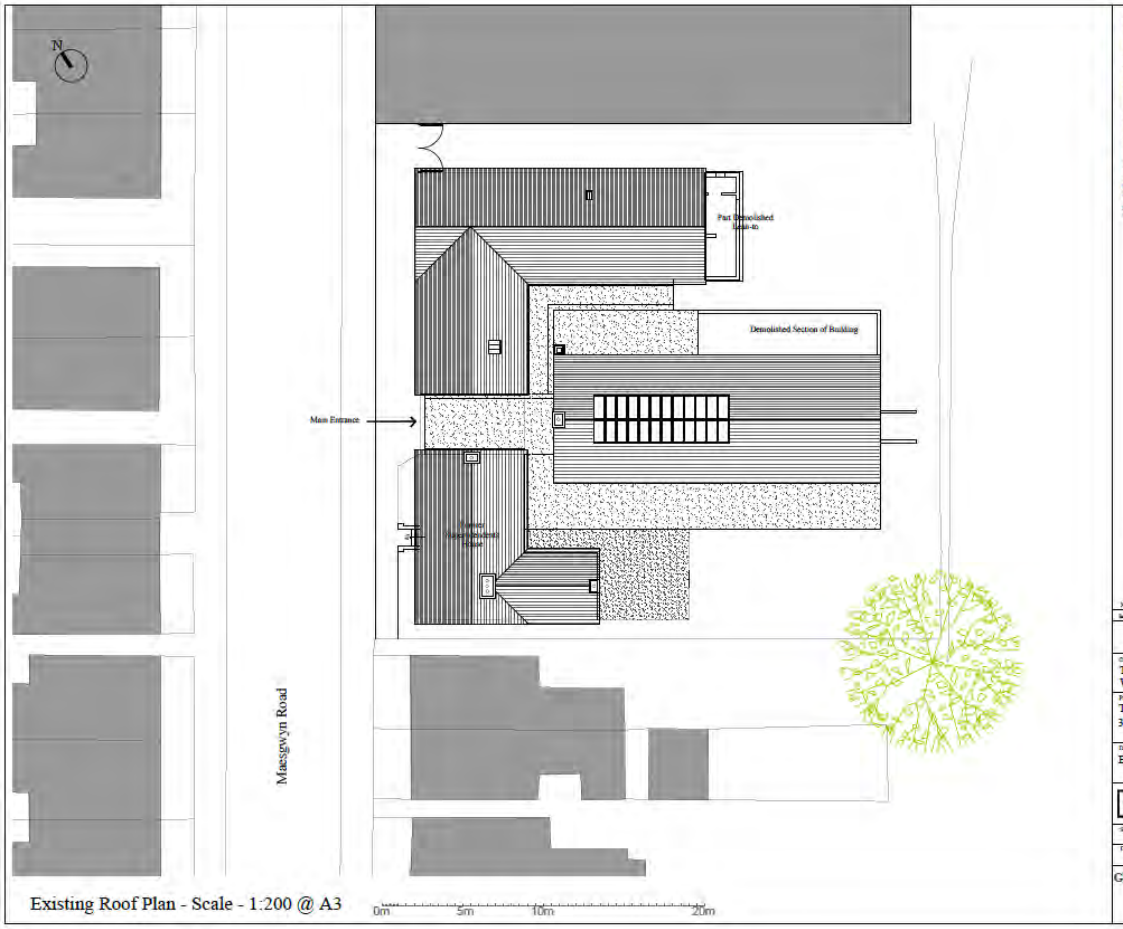
Project: The Mines Rescue Station, 3-5 Maesgwyn Road, Wrexham, LL11 2AP.

Drawing Title: Site Location Plan

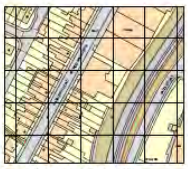
Dwg No. TMRS - GRA-XX-XX-DR-A-Ex01

Scale	Drawn	Issue Ref
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Date: 01.03.23	Checked: JGR	

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Existing Roof Plan - Scale - 1:200 @ A3



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Site Location Plan - Scale 1:2500

N

XXX	XX.XX.XX	XXXX	XX
Issue	Date	Description	Checked

AS EXISTING

Client: The Trustees of the Wrexham Miners Project.

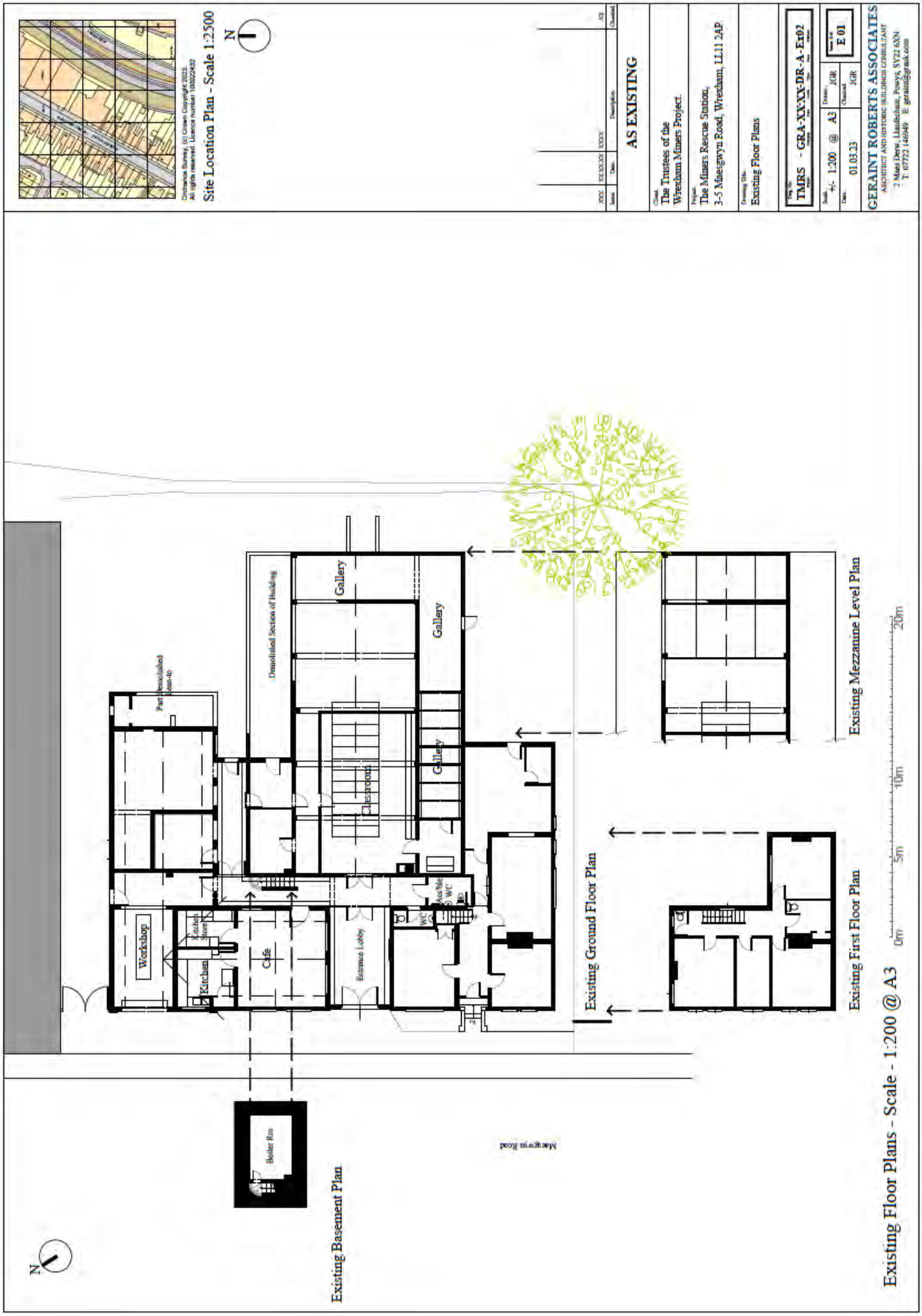
Project: The Miners Rescue Station, 3-5 Maesgwyn Road, Wrexham, LL11 2AP.

Drawing Title: Existing Roof Plan

Dwg No. TMRS - GRA-XX-XX-DR-A-Ex03

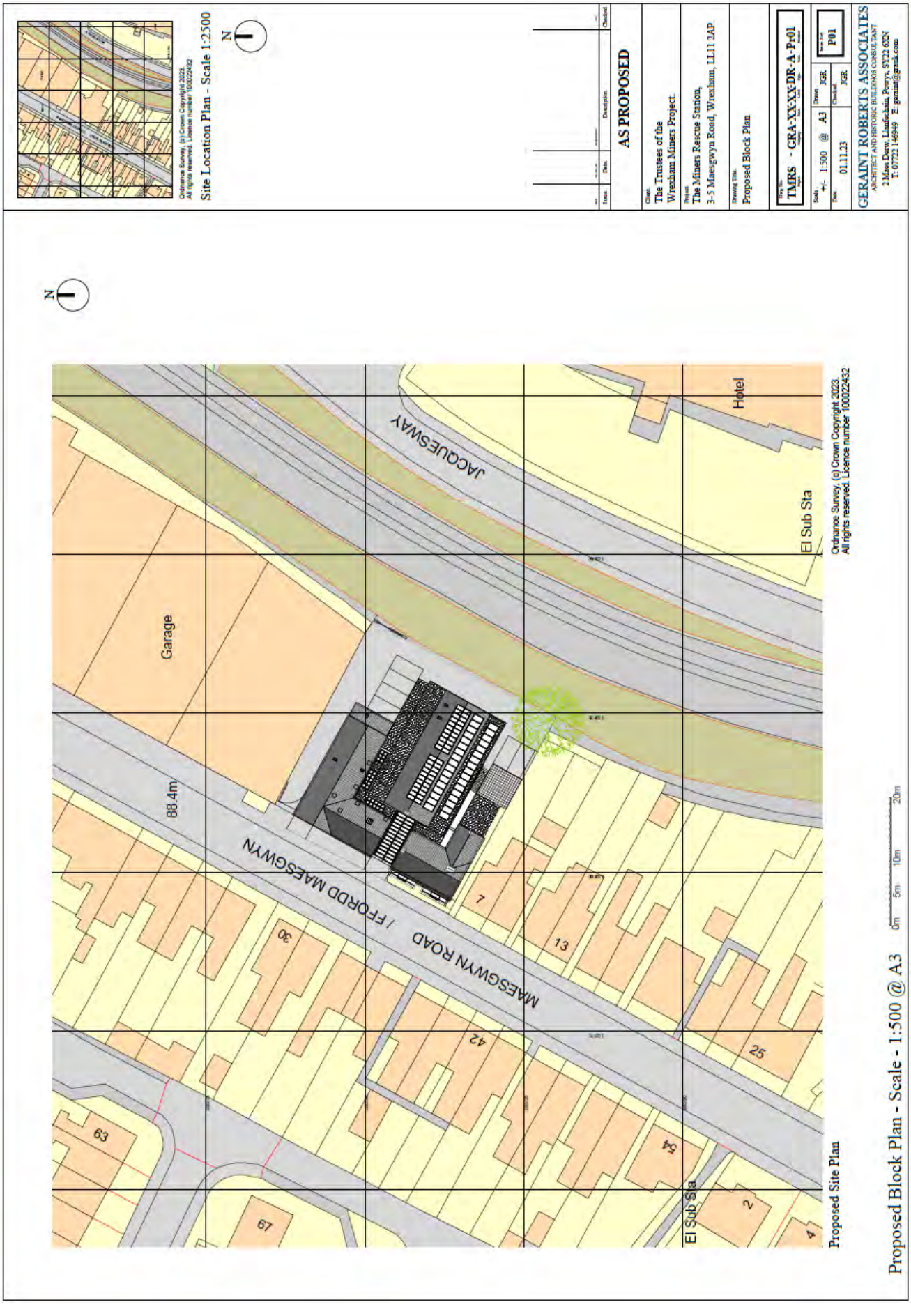
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Date: 01.03.23	Checked: JGR	

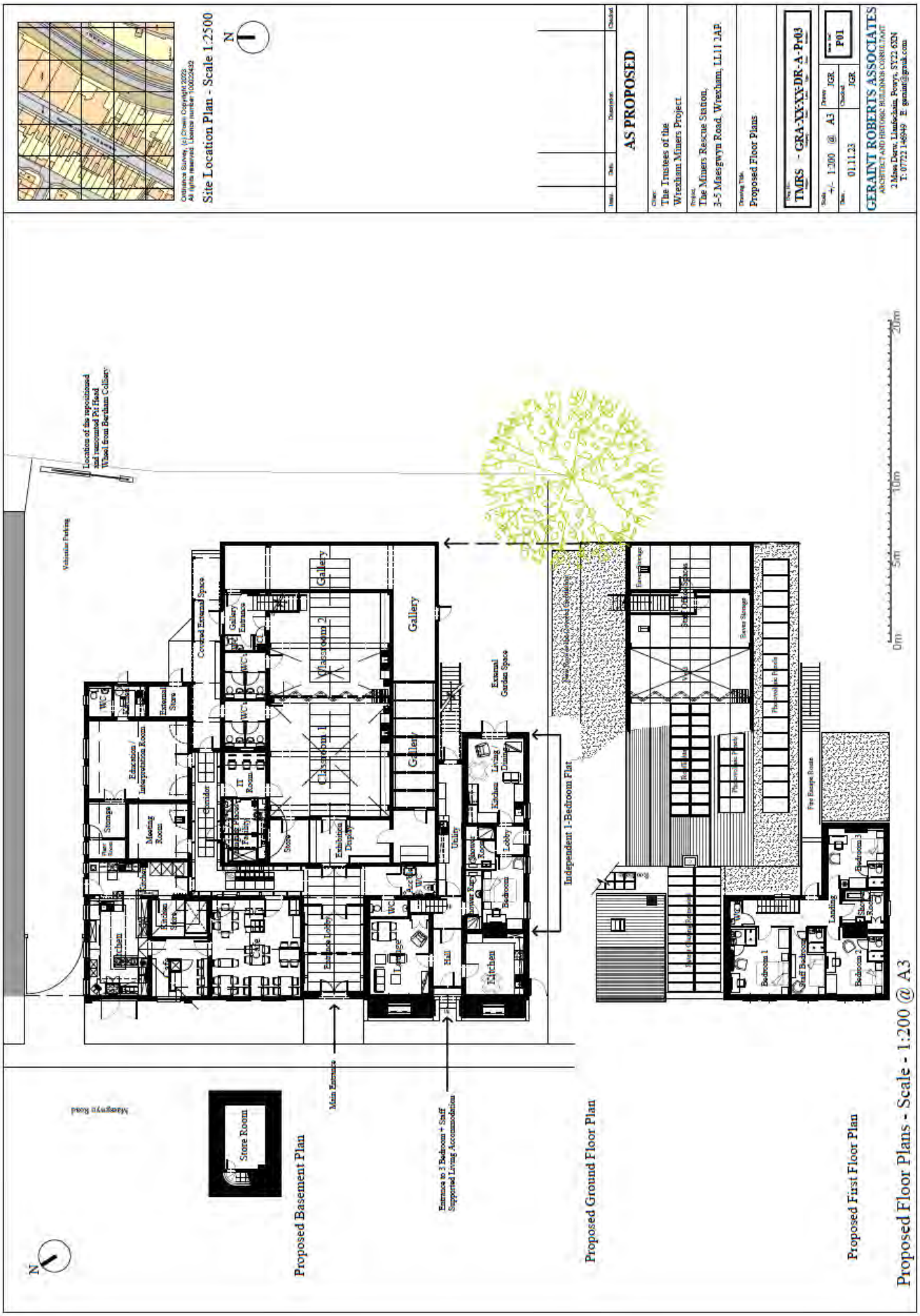
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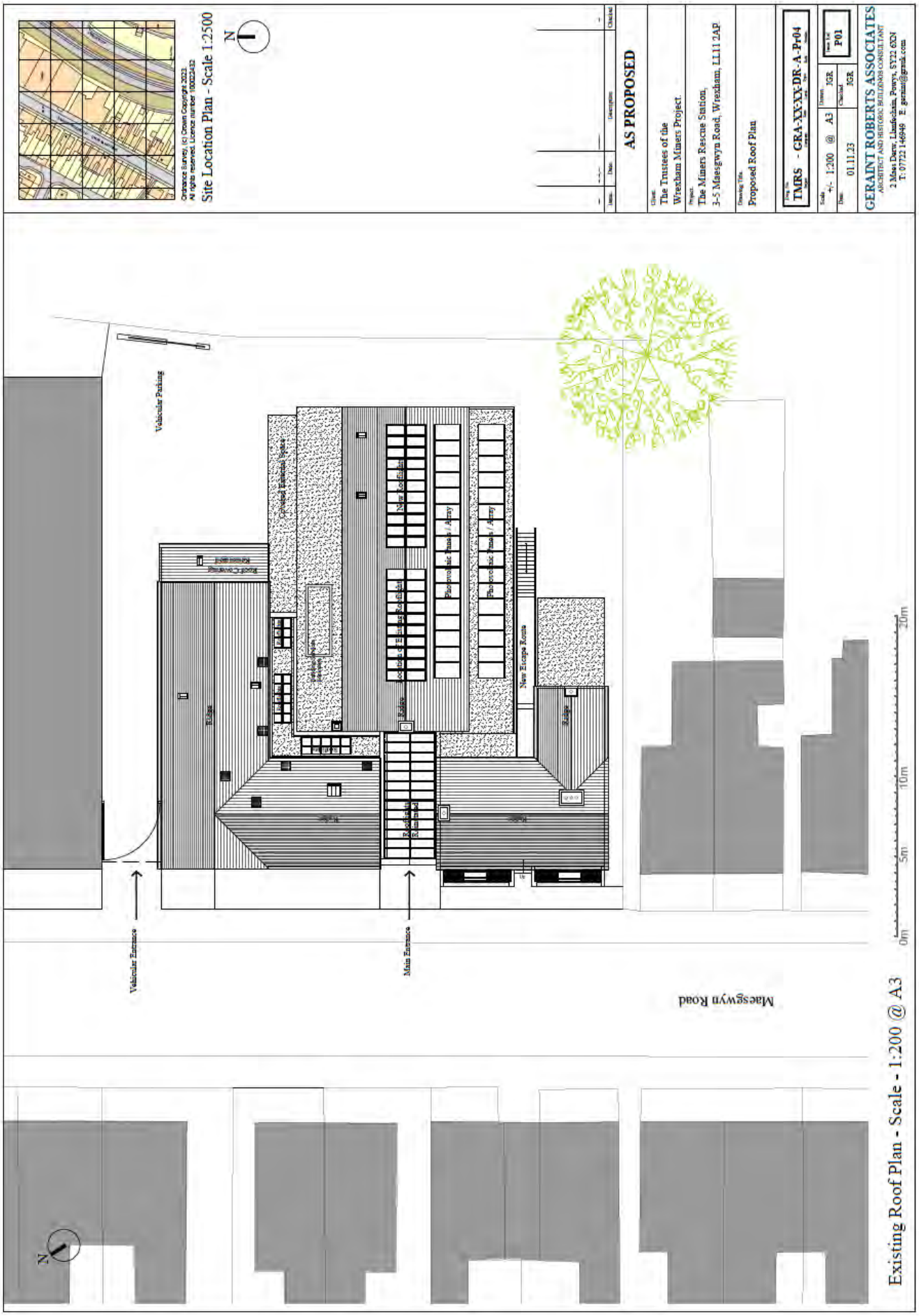

Site Location Plan - Scale 1:2500
AS EXISTING
The Trustees of the Wrexham Miners Project.
The Miners Rescue Station, 3-5 Maesgwyn Road, Wrexham, LL11 2AP
Existing Floor Plans
TMRS - GRA-XX-XX-DR-A-Ex02
E 01
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Existing Basement Plan
Existing Ground Floor Plan
Existing Mezzanine Level Plan
Existing First Floor Plan
Existing Floor Plans - Scale - 1:200 @ A3
Workshop
Kitchen
Café
Classroom
Gallery
Boiler Rm
Entrance Lobby
Demolished Section of Building
Part Demolished Annex
Blaengwyn Road


NW Facing Elevation (Front Elevation)
SW Facing Elevation (Side Elevation)
Existing Elevations - Scale - 1:100 @ A3
Site Location Plan - Scale 1:2500
N
AS EXISTING
The Trustees of the
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The Miners Rescue Station,
3-5 Maesgwyn Road, Wrexham, LL11 2AP.
Existing Elevations 1of 2
TMRS - GRA-XX-XX-DR-A-Ex04
+/- 1:100 @ A3
JGR
01.03.23
JGR
E 01
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SE Facing Elevation (Rear Elevation)
NE Facing Elevation (Side Elevation)
Existing Elevations - Scale - 1:100 @ A3
Site Location Plan - Scale 1:2500
N
AS EXISTING
The Trustees of the
Wrexham Miners Project.
The Miners Rescue Station,
3-5 Maesgwyn Road, Wrexham, LL11 2AP.
Existing Elevations 2 of 2
TMRS - GRA-XX-XX-DR-A-Ex05
+/- 1:100 @ A3
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01.03.23
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E 01
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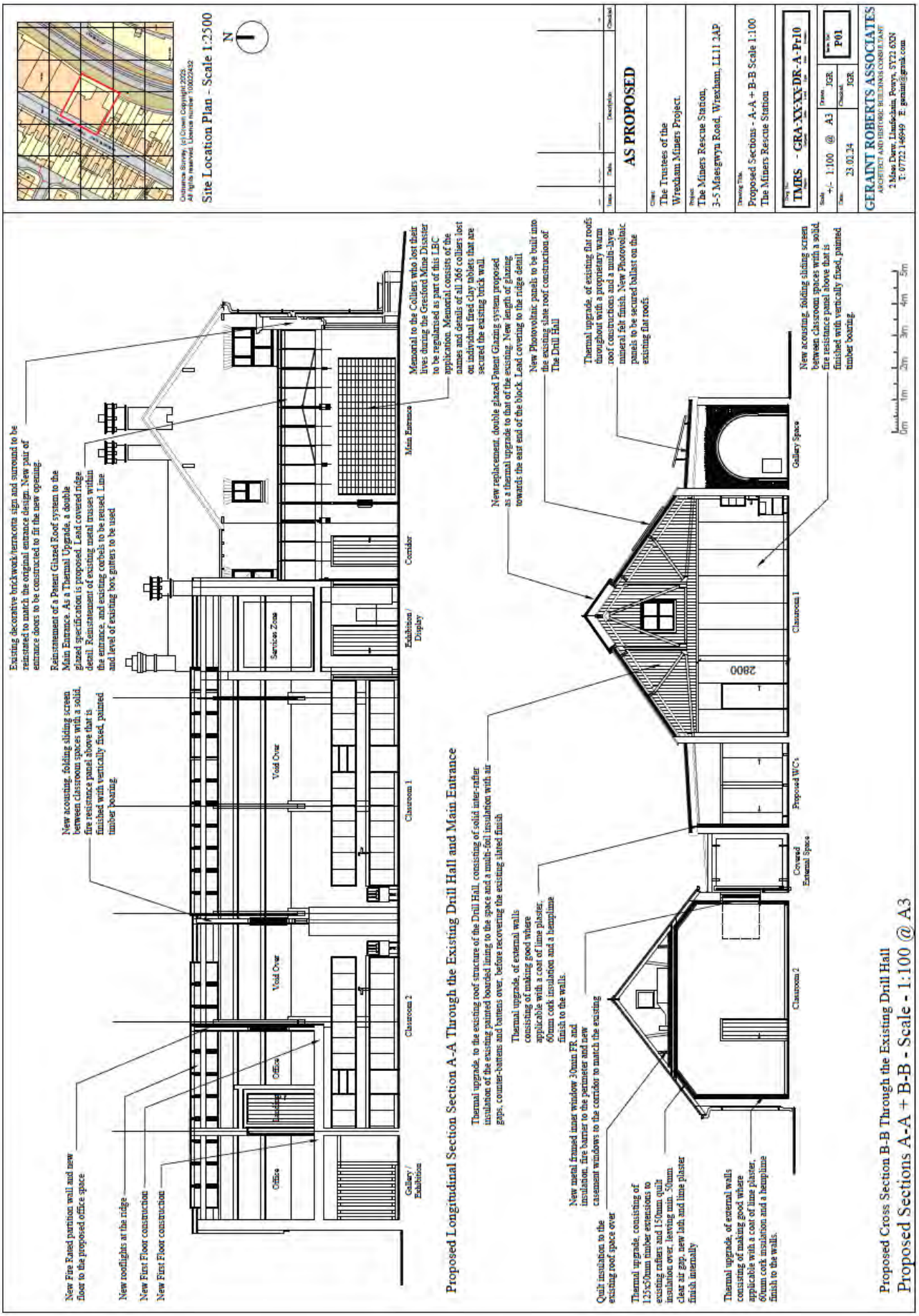

Site Location Plan - Scale 1:2500
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N
AS PROPOSED
Client:
The Trustees of the
Wrexham Miners Project.
Project:
The Miners Rescue Station,
3-5 Maesgwyn Road, Wrexham, LL11 2AP.
Drawing Title:
Proposed Block Plan
Dwg No:
TMRS - GRA-XX-XX-DR-A-P-01
Rev:
P01
Scale:
+/- 1:500 @ A3
Date:
01.11.23
Drawn:
JGR.
Checked:
JGR.
GERAINT ROBERTS ASSOCIATES
ARCHITECT AND HISTORIC BUILDINGS CONSULTANT
2 Maes Derw, Llanfechain, Powys, SY22 6ZN
T: 07721 146949 E: geraint@grarch.com
N
Garage
88.4m
JACQUESWAY
Hotel
El Sub Sta
MAESGWYN ROAD / FFORDD MAESGWYN
7
13
25
30
42
54
63
67
2
4
El Sub Sta
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Proposed Site Plan
Proposed Block Plan - Scale - 1:500 @ A3
0m
5m
10m
20m


Site Location Plan - Scale 1:2500
AS PROPOSED
The Trustees of the Wrexham Miners Project
The Miners Rescue Station, 3-5 Maesgwyn Road, Wrexham, LL11 2AP.
Proposed Floor Plans
TMRS - GRA-XXXX-DR-A-Pr03
P01
GERAINT ROBERTS ASSOCIATES
Location of the repositioned and recreated Pit Head Wheel from Berkham Colliery
Proposed Basement Plan
Proposed Ground Floor Plan
Proposed First Floor Plan
Proposed Floor Plans - Scale 1:200 @ A3


Site Location Plan - Scale 1:2500
AS PROPOSED
The Trustees of the Wrexham Miners Project.
The Miners Rescue Station, 3-5 Maesgwyn Road, Wrexham, LL11 2AP.
Proposed Roof Plan
TMRS - GRA-XX-XX-DR-A-P-04
P01
01.11.23
GERAINT ROBERTS ASSOCIATES
ARCHITECT AND HISTORIC BUILDINGS CONSULTANT
2 Maes Derw, Llanfechain, Powys, SY22 6XN
T: 07722 146948 E: geraint@gerrak.com
Vehicular Parking
Vehicular Entrance
Main Entrance
Maesgwyn Road
Existing Roof Plan - Scale - 1:200 @ A3
0m
5m
10m
20m


Proposed External Materials
NW Facing Elevation (Front Elevation)
SW Facing Elevation (Side Elevation)
Existing Elevations - Scale - 1:100 @ A3
Site Location Plan - Scale 1:2500
AS PROPOSED
The Trustees of the Wrexham Miners Project.
The Miners Rescue Station, 3-5 Maesgwyn Road, Wrexham, LL11 2AP.
Proposed Elevations 1of 2
TMRS - GRA-XX-XX-DR-A-Pr05
+/- 1:100 @ A3
01.11.23
P01
GERAINT ROBERTS ASSOCIATES
ARCHITECT AND HISTORIC BUILDINGS CONSULTANT


Proposed External Materials
Proposed External Canopy / Circulation
SE Facing Elevation (Rear Elevation)
NE Facing Elevation (Side Elevation)
Existing Elevations - Scale - 1:100 @ A3
Site Location Plan - Scale 1:2500
AS PROPOSED
The Trustees of the Wrexham Miners Project.
The Miners Rescue Station, 3-5 Maesgwyn Road, Wrexham, LL11 2AP.
Proposed Elevations 2of 2
TMRS - GRA-XX-XX-DR-A-Pr06
+/- 1:100 @ A3
01.11.23
P01
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Site Location Plan - Scale 1:2500
N
AS PROPOSED
The Trustees of the Wrexham Miners Project.
The Miners Rescue Station, 3-5 Maesgwyn Road, Wrexham, LL11 2AP.
Proposed Sections - A-A + B-B Scale 1:100 The Miners Rescue Station
TMRS - GRA-XX-XX-DR-A-Pr10
+/- 1:100 @ A3
23.02.24
P01
GERAINT ROBERTS ASSOCIATES
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2 Mass Drive, Llanfechain, Powys, SY22 6ZN
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Proposed Longitudinal Section Section A-A Through the Existing Drill Hall and Main Entrance
Proposed Cross Section B-B Through the Existing Drill Hall
Proposed Sections A-A + B-B - Scale - 1:100 @ A3
Existing decorative brickwork/terracotta sign and surround to be reinstated to match the original entrance design. New pair of entrance doors to be constructed to fit the new opening.
Reinstatement of a Patent Glazed Roof system to the Main Entrance. As a Thermal Upgrade, a double glazed specification is proposed. Lead covered ridge detail. Reinstatement of existing metal trusses within the entrance, and existing corbels to be reused. Line and level of existing box gutters to be used.
New acousting, folding sliding screen between classroom spaces with a solid, fire resistance panel above that is finished with vertically fixed, painted timber boarding.
New rooflights at the ridge
New First Floor construction
New First Floor construction
New Fire Rated partition wall and new floor to the proposed office space
Memorial to the Colliers who lost their lives during the Gresford Mine Disaster to be regularised as part of this LBC application. Memorial consists of the names and details of all 266 colliers lost on individual fired clay tablets that are secured the existing brick wall.
New replacement, double glazed Patent Glazing system proposed as a thermal upgrade to that of the existing. New length of glazing towards the east end of the block. Lead covering to the ridge detail
New Photovoltaic panels to be built into the existing slate roof construction of The Drill Hall
Thermal upgrade, of existing flat roofs throughout with a proprietary warm roof constructions and a multi-layer mineral felt finish. New Photovoltaic panels to be secured ballast on the existing flat roofs.
New acousting, folding sliding screen between classroom spaces with a solid, fire resistance panel above that is finished with vertically fixed, painted timber boarding.
Thermal upgrade, to the existing roof structure of the Drill Hall, consisting of solid inter-rafter insulation of the existing painted boarded lining to the space and a multi-foil insulation with air gaps, counter-battens and battens over, before recovering the existing slated finish
Thermal upgrade, of external walls consisting of making good where applicable with a coat of lime plaster, 60mm cork insulation and a hemplime finish to the walls.
New metal framed inner window 30mm FR and insulation, fire barrier to the perimeter and new casement windows to the corridor to match the existing
Quilt insulation to the existing roof space over
Thermal upgrade, consisting of 125x50mm timber extensions to existing rafters and 150mm quilt insulation over, leaving min. 50mm clear air gap, new lath and lime plaster finish internally
Thermal upgrade, of external walls consisting of making good where applicable with a coat of lime plaster, 60mm cork insulation and a hemplime finish to the walls.
Main Entrance
Corridor
Exhibition / Display
Service Zone
Void Over
Classroom 1
Void Over
Classroom 2
Gallery / Exhibition
Office
Office
Gallery Space
Classroom 1
Proposed WC's
Covered External Space
Classroom 2
2800
0m 1m 2m 3m 4m 5m