



Liath Heritage

23-24 Chester Street, Wrexham

Heritage Statement

January 2024

Contents

INTRODUCTION 1 | ONE2

1.1 OVERVIEW2

1.2 INVESTIGATION AND RESEARCH METHODS2

1.3 ORDNANCE SURVEY GRID REFERENCE2

1.4 BUILDING ADDRESS.....2

1.5 SITE LOCATION2

RELEVANT LEGISLATION & PLANNING POLICIES 2 | TWO.....3

2.1 LEGISLATION.....3

2.2 NATIONAL PLANNING POLICY AND GUIDANCE3

2.3 LOCAL PLANNING POLICY5

2.4 CADW GUIDANCE.....6

ASSESSMENT OF SIGNIFICANCE 3 | THREE7

3.1 LOCATION.....7

3.2 PLANNING HISTORY7

3.3 HERITAGE ASSETS7

3.4 HISTORICAL DEVELOPMENT OF THE AREA.....8

3.5 HERITAGE AND ARCHITECTURAL SIGNIFICANCE OF 23 AND 24
CHESTER STREET.....9

IMPACT ASSESSMENT 4 | FOUR13

4.1 OVERVIEW 13

4.2 IMPACT ASSESSMENT: 23 AND 24 CHESTER STREET 13

4.3 CONCLUSION..... 15

REFERENCES.....16

APPENDICES 17

APPENDIX 1 17

SUMMARY DESCRIPTION OF A LISTED BUILDING – 23 CHESTER
STREET 17

APPENDIX 2 19

SUMMARY DESCRIPTION OF A LISTED BUILDING – 24 CHESTER
STREET 19

AUTHORS.....20

23-24 Chester Street, Wrexham

Liath Heritage Ltd

A: The Summit,12 Parliament St, Liverpool L8 5QX | T: 07523609811 | E: admin@liathheritage.com

Document Management			
Version	Date	Author	Reason for revision
1	16/01/2024	Charlotte Hetherington, Heritage Consultant (CH)	Initial draft
2	18/01/2024	Lorraine Ward, Managing Director (LW)	Minor amendments
3	19/01/2024	CH	Minor amendments
4	31/01/2024	CH	Minor amendments

23-24 Chester Street, Wrexham.

All Rights reserved.

While Copyright of this document as a whole is vested in Liath Heritage Ltd, copyright to individual contributions regarding sections of referenced works belongs to their respective authors or copyright holders of referenced images, drawings or maps, and no part may be reproduced, transmitted or stored in a retrieval system in any form or by any mean whether electronic, mechanical, via photocopying, recording or otherwise, without the previous consent from Liath Heritage Ltd

Issued: 31 January 2024

Copyright © 2024 by Liath Heritage Ltd

INTRODUCTION 1 | ONE

1.1 OVERVIEW

This Heritage Statement has been prepared by Liath Heritage in support of an application for planning permission and associated Listed Building Consent (the Proposed Works) for the conversion of 23-24 Chester Street (the 'Application Site') to 13 no. serviced apartments. 23 and 24 Chester Street are Grade II Listed Buildings. It is the intention of this report to demonstrate that the Proposed Work will not undermine the significance of the listed buildings.

This statement has been prepared in accordance with guidance from Cadw and the heritage policies outlined in Planning Policy Wales (PPW) 2021, specifically Chapter 6. The legal context is set by the Planning (Listed Buildings and Conservation Areas) Act 1990.

1.2 INVESTIGATION AND RESEARCH METHODS

Site visits were carried out on in December 2023 and January 2024 to assess the physical character, nature and setting of the Application Site. Additional desk-based research has also been carried out to provide contextual and background information to better inform the statement of significance.

In accordance with the PPW, the scope of this research has been proportionated to the nature of the site, with particular emphasis placed on the special character and appearance of the listed buildings and those planning policies and legislation that affect and control future change.

1.3 ORDNANCE SURVEY GRID REFERENCE

SJ 33602 50469

1.4 BUILDING ADDRESS

23-24 Chester Street, Wrexham, LL13 8BG

1.5 SITE LOCATION

The site comprises of 23 and 24 Chester Street which are located in Wrexham Town Centre.

RELEVANT LEGISLATION & PLANNING POLICIES 2 | TWO

A review of the planning policy context associated with the Proposed Works at local level is provided within this section of the Statement. An assessment of the accordance of the proposals with this legislation and policy is provided in Chapter 4's 'Impact Assessment'.

All schemes are assessed against legislation and national and local planning policies, so - in the first instance, any proposals should adhere as closely to the legislation and policies as possible. The following are relevant to this application.

2.1 LEGISLATION

The Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant listed building consent or planning permission for any works to a listed building, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (s.16 and s.66).

The Town and Country Planning Act 1990 states that the determination of planning applications must be made in accordance with the Development Plan unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision-making document when considering planning applications (s.38(6)).

The Historic Environment (Wales) Act 2016 introduced measures for the positive management of change in the historic environment. The act aims to; give more effective protection to listed buildings and scheduled monuments; improve the sustainable management of the

historic environment; and introduce greater transparency and accountability into decisions taken on the historic environment. The Act is supported by Technical Advice Note 24: The Historic Environment and a suite of guidance and advice that compliments its objectives.

The Historic Environment (Wales) Act 2023 was introduced in July 2022, passed in March 2023, and received Royal Assent on 14th June 2023. The act is yet to come in to force until secondary legislation has been made and guidance and administrative documents have been updated.

2.2 NATIONAL PLANNING POLICY AND GUIDANCE

Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government and provides a full statement of government policies for the identification and protection of heritage assets – which includes historic buildings, conservation areas, world heritage sites, archaeology, and other elements of the historic environment. Planning Policy Wales emphasises that the positive management of change in the historic environment is based on a full understanding of the nature and significance of historic assets and the recognition of the benefits that they can deliver in a vibrant culture and economy.

Section 6 of the PPW, 'The historic environment', provides the policy framework for the conservation of the historic environment. The following policy is relevant to the application site.

Paragraph 6.1.2 identifies the historic environment as being made up of individual historic features, archaeological sites, historic buildings and historic parks, gardens, townscapes, and landscapes, collectively known as 'historic assets'.

Paragraph 6.1.5 of PPW states that Local Planning Authorities have responsibility for considering the historic environment as part of their role in preparing development plans and determining planning applications. They also have responsibility for determining listed building and conservation area consents in their areas.

Paragraph 6.1.6 sets out that The Welsh Government's specific objectives for the historic environment seek to:

- “• protect the Outstanding Universal Value of the World Heritage Sites;*
- conserve archaeological remains, both for their own sake and for their role in education, leisure, and the economy;*
- safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved;*
- preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous;*
- . • preserve the special interest of sites on the register of historic parks and gardens;*
- and • protect areas on the register of historic landscapes in Wales”*

Paragraph 6.1.7 highlights the importance that the planning system looks to protect, conserve, and enhance the significance of historic assets. It notes that this should include consideration of the setting of a historic asset which might extend beyond its curtilage. Change that impacts historic assets should be managed in sensitive and sustainable ways.

Paragraph 6.1.8 states that:

“it is the responsibility of all those with an interest in the planning system, including planning authorities, applicants, developers, and communities, to appropriately care for the historic environment in their area. The protection, conservation and enhancement of historic assets is most effective when it is considered at the earliest stage of plan preparation or when designing new proposals.”

This is extended in Paragraph 6.1.9 which notes that any decisions made through the planning system must fully consider the impact on the historic environment and on the significance and heritage values of heritage assets.

Paragraph 6.1.10 relates to Listed Buildings:

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

Paragraph 6.1.11 extends this to state:

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

secure a building's survival or provide it with a sound economic future."

Paragraph 6.1.13 emphasises that applications for Listed Building Consent must justify the proposal, show why alteration or demolition of the listed building is desirable or necessary and consider the impact of any changes on the significance of the building. The paragraph states that a heritage impact statement should be submitted, and it must be proportionate to the significance of the building and the degree of change proposed.

Technical Advice Note 24: The Historic Environment (TAN:24)

Additional national heritage guidance is set out in Technical Advice Note 24: The Historic Environment 2017 and provides guidance on how the planning system considers the historic environment during decision making on planning applications.

Paragraphs 1.23 to 1.29 set out guidance for effects through change within the settings of designated heritage assets and define the setting of an historic asset as:

"the surroundings in which it is understood, experienced, and appreciated embracing present and past relationships to the surrounding landscape. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. Setting is not a historic asset in its own right but has value derived from how different elements may contribute to the significance of a historic asset."

Paragraph 1.26 sets out the requirement for the applicant to consider a number of factors when assessing effects on setting of

heritage assets. It is requested that the local planning authority are provided with sufficient information to allow the assessment of proposals in respect of scheduled monuments, listed buildings, conservation areas, registered historic parks and gardens, World Heritage Sites, or any other sites of national importance and their respective settings.

2.3 LOCAL PLANNING POLICY

Locally, the LPA's planning policy is contained within the Wrexham Local Development Plan 2013 to 2028 which was formally adopted by the council on 20/12/2023 following a five year consultation period and a three year examination period.

It is considered that **Policy SP15: Historic and Cultural Environment** is of particular relevance. The policy states that:

"Development will only be supported where it conserves, protects, preserves, or enhances the following cultural and historic assets of the County Borough and their setting:

- i. *Listed Buildings;*
- ii. *Conservation Areas;*
- iii. *Pontcysyllte Aqueduct and Canal World Heritage Site;*
- iv. *Registered Historic Parks, Gardens and Landscapes; and*
- v. *Scheduled Monuments and Archaeological Remains."*

Within paragraph 3.100, the policy emphasises that caring for listed buildings appropriately, and ensuring their sustainable use, enables their continued contribution to the cultural heritage of Wrexham and Wales. It goes on to state that in considering works to listed buildings the emphasis must be on their sensitive repair and improvement using

23-24 Chester Street, Wrexham

traditional materials and techniques and where it is demonstrated that there will be no significant harm to special historic or architectural significance and setting.

2.4 CADW GUIDANCE

Heritage Impact Assessment in Wales (May 2017) sets out the general principles to consider when planning changes to historic assets and applying for listed building, conservation area and scheduled monument consent.

Setting of Historic Assets in Wales (May 2017) contains useful information on assessing the significance of the setting of heritage assets and the impact of any proposed works. It is a useful tool when considering alterations within the historic environment.

Conservation Principles for the Sustainable Management of the Historic Environment in Wales (Conservation Principles) (2011) is also useful guidance on how to achieve high-quality sensitive change, using the principles of good design.

Managing Change to Listed Buildings in Wales (2017) provides guidance when making changes to listed buildings, including repairs, and on understanding a building's significance.

ASSESSMENT OF SIGNIFICANCE 3 | THREE

3.1 LOCATION



FIGURE 1 - LOCATION OF 23 AND 24 CHESTER STREET © GOOGLE MAPS 2024

The site consists of 23 and 24 Chester Street. Both buildings are Grade II Listed. 23 Chester Street is known as “The Old Registry”, an early 18th century dwelling (later remodelled in the late 18th century) which was last in use as offices. 24 Chester Street is a mid-19th century house which was last in use for commercial purposes. Both

buildings have been vacant for a number of years. The site is located to the north of Wrexham city centre.

3.2 PLANNING HISTORY

In 2017 a Planning Application (ref P/2017/0382) and a Listed Building Consent application (ref P/2017/0383) were submitted for the conversion of 22, 23 and 24 Chester Street to 11 flats. Both applications were refused.

In 2018 a Planning Application (ref P/2018/0176) and a Listed Building Consent (ref P/20180175) were submitted for the conversion of 22, 23 and 24 Chester Street to 11 flats across three floors. The Listed Building Consent was granted on 13/04/2018 however the Planning Application has yet to be determined.

It was not possible to locate the planning application which covers the extension of 23 Chester Street to the south however the detailing and materials used, suggest a c2000 date of construction.

3.3 HERITAGE ASSETS

There are a number of listed buildings close to the application site. The closest sites of relevance are:

- The Seven Stars Public House (Grade II)
- Wingett House, 25 Chester Street (Grade II)
- No 26 Chester Street (Grade II)
- No 27 Chester Street (Grade II)
- No 28 Chester Street (Grade II)
- No 29 Chester Street (Grade II)

- 35 Chester Street (Grade II)

Please note: These listed buildings are not considered on an individual bases as there are limited external works proposed.

3.4 HISTORICAL DEVELOPMENT OF THE AREA

Wrexham is noted in historical records from the 12th century onwards as a trading town, later developing into a market town and a centre for the production of wool and leather in the 14th and 15th centuries. Wrexham had established itself as an important regional market town and as a pivotal contributor to the economy of North Wales by the 17th century.

By the late 18th century permanent, purpose-built market structures began to be erected: Jones's Hall (linens), Yorkshire Square (cloth), Manchester Square, Birmingham Square (hardware) and The Beast Market (animals). The prominence of these markets, alongside the number of public houses built specifically for traders, demonstrates how strong the trading industry was in Wrexham.

With the growth of the market trade in Wrexham came an increase in population and by 1900 over 15,000 people were recorded as residing in Wrexham. This was aided by improvements to infrastructure to and around the town with increased stagecoaches services, the opening of the Shrewsbury to Chester Railway in the 1840s, the Wrexham to Connah's Quay railway in 1866 and the Wrexham to Ellesmere railway in 1895. This increased accessibility opened the town to visitors, economic migrants, and further trading opportunities. Alongside the growth in population, Wrexham experienced an associated growth in buildings with new shops, houses and public buildings opening.

The industrial revolution further increased Wrexham's trading influence. Further market halls and squares were built in the 19th and 20th century: the Butcher's Market (1848), the Butter Market (1879) and the Vegetable Market (1927). Traditional industries such as brewing also expanded during this period and by the 1860s, 19 local breweries were recorded in Wrexham. The 20th century saw a continued expansion of brewing in Wrexham however a period of economic decline saw some of the major breweries closing in the 1980s.

This period of economic decline during the 1980s and 1990s was not restricted to the brewery industry and such was the extent of decline in the town's industries, that the Welsh Development Agency and the local authority intervened and sought to improve the town's situation. A number of successful Town Improvement Grants and Environmental Improvement Grants boosted the area's employment prospects. City status was awarded to Wrexham on the 1st of September 2022 as part of a competition during Queen Elizabeth's Platinum Jubilee celebrations but also as an acknowledgment of the town's economic improvement.

3.5 HERITAGE AND ARCHITECTURAL SIGNIFICANCE OF 23 AND 24 CHESTER STREET

Both 23 and 24 Chester Street are on the west side of Chester Street. They both appear on the 1872 OS Map which shows this portion of Chester Street as being fully developed, however neither property appears on the 1846 Tithe Map of Wrexham (Figure 2). It is possible that the 1846 Tithe Map only shows particular buildings of note within Wrexham as only a small number of buildings are shown despite Wrexham being largely developed by this date. In 1846 the land is noted as being Glebe Land occupied by the church warden.



FIGURE 2 - 1846 TITHE MAP © THE NATIONAL LIBRARY OF WALES 2024

Alfred Palmer, a prominent Wrexham Historian in the 19th and 20th centuries, describes Chester Street as being known as its own district combined with Lampit and Holt Street – known as The Lampint (or Lambpitt).



FIGURE 3 - 1872 OS MAP © NATIONAL LIBRARY OF SCOTLAND 2024

23 Chester Street originally dates to the 18th century, with the listing stating it was remodelled in the later 18th century. Palmer refers to it in 1893 as “Chester Street House”, noting that it was built circa 1727 for a Mr Rd Jones. A number of people of local interest are noted to have lived in the house, with perhaps the most prominent of which being a doctor known as Mr Thomas Taylor Griffith. Griffith was locally and nationally respected as a physician and become famous after he attended to Princess Victoria (later Queen Victoria) when

23-24 Chester Street, Wrexham

she was visiting Wynnstay. Griffith's legacy included founding the Wrexham Infirmary, the Wrexham Free School and a borough fund known as the Griffith Fund. Griffith started his own practice from 23 Chester Street in 1826.

At some point after 1930, 23 Chester Street began to be used as the District Register Office. It was most recently in use as offices associated with a solicitor's firm; however, it has been vacant for a number of years. It was extended to the south with a 3-storey extension c2000. This replaced the single storey building evident in figure 5.



FIGURE 4 - 1909 OS MAP © NATIONAL LIBRARY OF SCOTLAND 2024

Externally, 23 Chester Street is a 3 storey building comprising a 3 bay range. The ground floor is rusticated, with a central portico

porch with Tuscan columns, and a contemporary sign stating, "The Old Registry." There are floor height 6 over 6 sash windows to the ground and first floors. To the attic floor there is a central floor height French casement window flanked on either side by an 8 over 8 sash. There is a cill band to the first floor, and a cill band to the second floor which is broken by the central window. There are moulded brackets overhanging the boxed eaves.



FIGURE 5 EARLY 20TH CENTURY PHOTO OF 23 AND 24 CHESTER STREET

Internally, much of the original layout remains, with the exception of some rooms on the first floor. There is an early 18th century staircase with turned balusters, although the flights to the upper story appear to have been more recent. There are also a number of retained features from various time periods including internal window shutters,

23-24 Chester Street, Wrexham

doorcases, panelling, moulded cornices, original doors, marble fireplaces and decorative plaster including scrolled plaster panels and plaster panelling to the ceiling beam of the first floor room. These features are described and recorded in greater detail in the supporting Level 1 Photographic Survey of the building. Worthy of note of this juncture is that the ground floor contains a lot of 19th century details, suggesting that it was redecorated during this time period. This may have occurred at the same time as the ground floor began to be used in a commercial manner when Thomas Taylor Griffith set up his practice in the building. The list description notes that the first floor plaster ceiling has been renewed due to fire damage. .



FIGURE 6 - 23 CHESTER STREET © LIATH HERITAGE 2024



FIGURE 7 - DETAIL TO THE FIRST FLOOR OF 23 CHESTER STREET © LIATH HERITAGE 2024

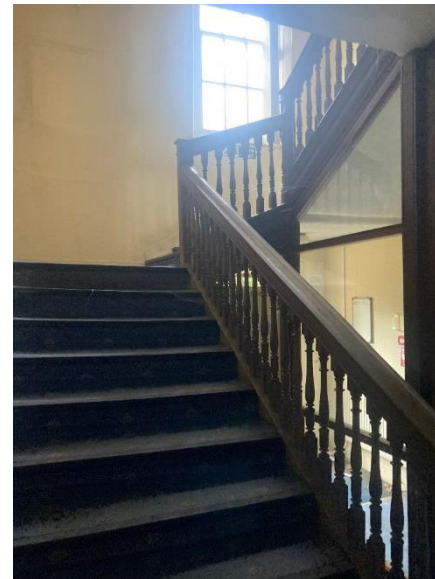


FIGURE 8 - STAIRCASE TO 23 CHESTER STREET © LIATH HERITAGE 2024

23-24 Chester Street, Wrexham

24 Chester Street is a 2-storey building which appears to have been originally constructed as a house. The floor plan appears to retain much legibility however there are indications that the stairwell is not in its original position. The staircase itself is certainly modern as is the partition wall within the ground floor room and the bulkhead at first floor. Based on the ground and first floor plan it is likely that the staircase was located in the central hallway which is still evident on the first floor. This is further supported by the centralised location of the fireplace within the first floor front bedroom with the splayed front elevation and the retention of a section of the original wall at ground floor.

It has also historically been interconnected with the adjacent property at 25 Chester Street, known as Wingett House. The properties are no longer connected however the ground floor front right hand room appears to have been subdivided and has been incorporated in no. 25.

Historic photos show that the ground floor of 24 Chester Street was at one point rusticated to match 23 Chester Street however this has since been altered and the entire front elevation is rendered. It has two sash windows to each storey, with a panelled door, moulded architrave, and fanlight centrally at ground floor. There is a modern casement window to the ground floor room that is within the ownership of no. 25 Chester Street.

Internally, 24 Chester Street retains historic fireplaces, moulded cornices, panelling, and original doors. These features are described and recorded in greater detail in the supporting Level 1 Photographic Survey of the building.



FIGURE 9 - 24 CHESTER STREET © LIATH HERITAGE 2024

IMPACT ASSESSMENT 4 | FOUR

4.1 OVERVIEW

The proposed works on site consists of the change of use of the current offices at both 23 and 24 Chester Street to 13 no. serviced apartments. The application includes the following works necessary to the conversion of the property:

- Internal subdivision to create 13 no. flats including some minor reconfiguration of the current floor plan.
- The creation of openings in flats 4, 5, 9 and 10 linking 23 and 24 Chester Street
- The addition of a small roof extension to 23 Chester Street
- The installation of secondary glazing, and some replacement of non-original windows.

The Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant listed building consent or planning permission for any works to a listed building, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (s.16 and s.66).

4.2 IMPACT ASSESSMENT: 23 AND 24 CHESTER STREET

The proposed scheme represents a change of use for both 23 and 24 Chester Street. The scheme involves the internal subdivision of the property to facilitate the use of the building as serviced apartments.

As set out in Chapter 3, both 23 and 24 Chester Street were originally built as residential uses. The change of use of the property back to residential, represents a return to the original purpose of the building, as well as securing a consistent long-term use for the buildings.

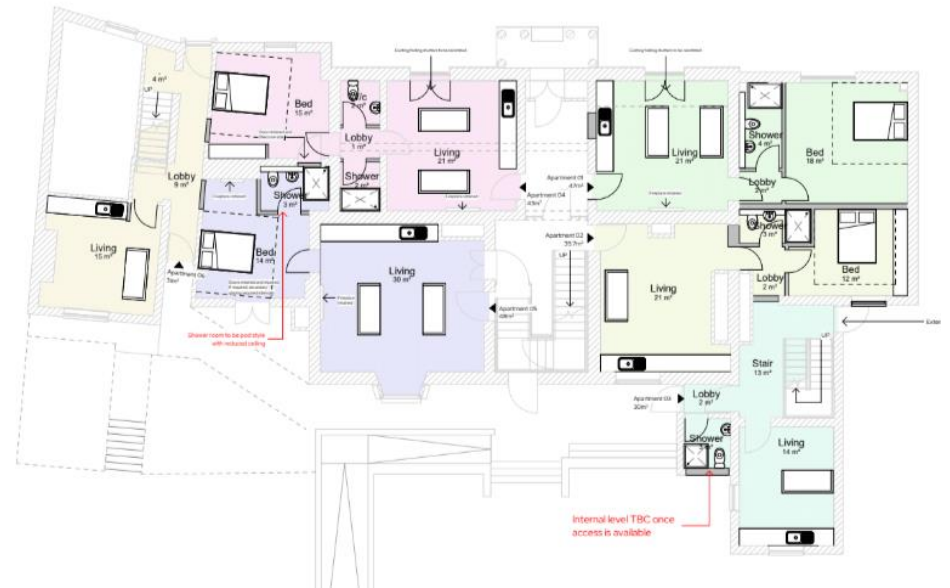


FIGURE 10 - PROPOSED GROUND FLOOR FLOORPLAN OF 23 AND 24 CHESTER STREET © STUDIO 256 DESIGN 2024

In order to retain as much legibility of the original buildings as possible, the proposed alterations to the floorplan present the minimal necessary intervention to create the flats. Subdivision is also only proposed in areas where there is minimal historic detail or within the modern extension of 23 Chester Street and new corridors are

kept to a minimum. If there are any features of historic interest extant such as cornices or skirting, any new partition walls will be scribed around these details.

To enable the proposed floorplan to function some doorways are proposed to be permanently closed. Doors and architraves will remain in-situ to the communal area with non-original hardware removed from these defunct doors. Within the apartments, these doorways will be boxed off using stud partitions. This is necessary for fire safety and sound insulation reasons. Retaining them in the manner proposed allows the original layout of the buildings to remain largely in the communal areas.

In order to comply with fire safety regulations an assessment of doors will need to be undertaken. Doors will be considered on a case by case basis and where possible, fire interventions that do not unduly undermine the significance of the door will be used. Where any doors of historic merit cannot be used in situ, they will be stored in the basement and attached to the built fabric in a manner which allows them to continue to fall under listed building control. By utilising this mechanism of listed building control, should the buildings ever return to single family houses, these doors can be reinstated to their original location.

The application also seeks to make repairs and install secondary glazing to the majority of windows, and to replace some non-original windows where necessary. The non-original windows are by and large located on the rear elevation and often lack the refined detailing of the original windows to the front elevation. The proposed replacement windows will be high quality slim double glazed timber sliding sash with lambs tongue glazing bars and would

represent an improvement on the currently failing non-original windows present on site.

According to a structural survey conducted in 2023, to a number of the ground floor, first floor and attic level timber floor joists there is a noticeable amount of sagging. The report recommends that the existing joists and floor boards should be replaced with new ones as the joists are beyond repair. It is therefore proposed to replace the joists and floorboards like for like.

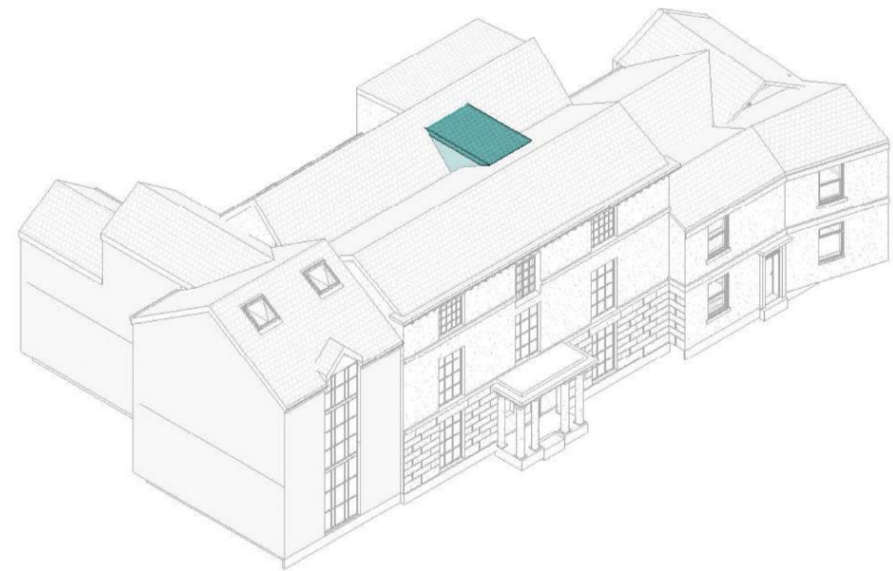


FIGURE 11 - DETAIL OF PROPOSED DORMER EXTENSION © STUDIO 256 DESIGN 2024

The only significant intervention of note occurs to the top floor of number 23 Chester Street. In order to utilise the attic space and create apartment 13, a dormer link is proposed. The link has been carefully considered and it is the minimal possible intervention to the building in order to create this apartment and to ensure active and sustained use of these rooms to the upper floor.

It is acknowledged that the roofline has already been compromised with the addition of the rear dormer, therefore a minimal approach to altering the roofline has been taken so as to not create any further harm. This is achieved by ensuring that the link is not visible from street level.

During the course of the application, we will engage with building control specialists in order to agree principals relating to fireproofing and sound insulation with the aim of agreeing these principles prior to approval if possible. Any historic features of note including the skirting window shutters, panelling, moulded cornices, original doors, marble fireplaces and decorative plaster will be retained and repairs made where necessary.

4.3 CONCLUSION

The proposals have been informed by the knowledge that maintaining a listed building in active use is the best way to ensure its conservation in the long term. The conversion of 23 and 24 Chester Street will secure a continued viable use for the listed buildings in accordance with paragraph 6.1.11 of the PPW.

Overall, the proposed external works are relatively minor in their nature and extent and all sit within the existing envelope of the

building. The proposed internal works are also relatively minor in nature and will not affect any architectural or historic features of interest which contribute towards the significance of the listed buildings. The proposals will not alter the legibility of the original function and use of the listed buildings and they will continue to read as former residential houses. The overall architectural composition of both buildings from the surrounding area will remain appreciable.

Local policy strives for built heritage to be conserved and enhanced. Policy SP15 specifically notes the importance of sustainable use for historic buildings, in order to enable their continued contribution to the cultural heritage of Wrexham and Wales. The proposed scheme presents a proportional approach to the redevelopment of the site and ensures that a long term use for the site is secured.

The proposed works therefore addresses s.16 and s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 together with relevant paragraphs of the PPW, and policy set out within the Local Plan.

REFERENCES

“ Ordnance Survey, Denbighshire 1879 (Includes: Bers; Broughton; Brymbo; Esclusham Above; Esclusham Below.) - Ordnance Survey Six-Inch England and Wales, 1842-1952.” *Maps.nls.uk*, maps.nls.uk/view/102341204. Accessed 18 Jan. 2024.

“ Ordnance Survey Denbighshire 1900 (Includes: Bers; Broughton; Erddig; Esclusham Below; Marchwail; Wrexham Regi... - Ordnance Survey Six-Inch England and Wales, 1842-1952.” *Maps.nls.uk*, maps.nls.uk/view/102181074. Accessed 18 Jan. 2024.

Alfred Neobard Palmer. *A History of the Older Nonconformity of Wrexham and Its Neighbourhood*. 1888.

“CHESTER ROAD 23;DISTRICT REGISTER OFFICE;OLD REGISTRY;WALKER SMITH & WAY.” *Peoples Collection Wales*, www.peoplescollection.wales/items/422768#?xywh=-1%2C-11%2C800%2C599. Accessed 18 Jan. 2024.

“Listed Buildings - Full Report - HeritageBill Cadw Assets - Reports.” *Cadwpublic-Api.azurewebsites.net*, cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=&id=16491. Accessed 18 Jan. 2024.

“Listed Buildings - Full Report - HeritageBill Cadw Assets - Reports.” *Cadwpublic-Api.azurewebsites.net*, cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=&id=1823. Accessed 18 Jan. 2024.

“Ordnance Survey, Denbighshire 1912 (Marchwail; Wrexham Regis) - Ordnance Survey 25 Inch England and Wales, 1841-1952.” *Maps.nls.uk*, maps.nls.uk/view/135194968. Accessed 18 Jan. 2024.

“The History of Wrexham’s Hospitals.” *Wrexham.com*, www.wrexham.com/history/the-history-of-wrexhams-hospitals-43294.html. Accessed 18 Jan. 2024.

The National Library of Wales. “Welsh Tithe Maps - Home.” *Places.library.wales*, places.library.wales/viewer/4643138#?cv=&h=60&xywh=3265%2C3092%2C6644%2C4117. Accessed 18 Jan. 2024.

APPENDICES

APPENDIX 1

SUMMARY DESCRIPTION OF A LISTED BUILDING – 23 CHESTER STREET

Reference Number 1823

Building Number 23

Grade II

Status Designated

Date of Designation 16/06/1980

Date of Amendment 31/01/1994

Name of Property The Old Registry Office

Address 23 Chester Street

Unitary Authority Wrexham

Community Rhosddu

Easting 333594

Northing 350473

Location Part of a continuous building line to the west side of Chester Street north of its junction with Lambpit Street.

Description

Broad Class Domestic

History

Built as a house, now in use as offices, and previously used as the District Register Office. Early C18, the exterior apparently remodelled in the later C18. Possibly the building referred to by Palmer as Chester Street House, and described by him as being new in 1727.

Exterior

Stucco over brick, rusticated to ground floor. Slate roof. 3 storeys, 3 window range with central entrance, double pile plan with 2 parallel gabled ranges. Portico porch with coupled Tuscan columns, flanked by 12-pane floor-height sash windows on ground and first floors. Floor-height 2-light casement window over doorway, and 16-pane sash windows to attic storey. Moulded brackets to overhanging eaves. Shallow coped gables.

Interior

The original internal layout survives almost intact: central entrance hall, divided by an archway and with stairs to rear. Early C18 staircase with turned balusters, heavy ramped rail, and square-section newels. The staircase divides above the ground floor, and two flights give access to the front and rear ranges of the upper storey (these flights have been largely replaced). A number of rooms retain early C18 joinery and plasterwork details, including internal window shutters and doorcases; one ground floor room has painted panelling, with tall panels above the dado, moulded cornice, and plaster-panelling to ceiling beam. Scrolled plaster panels in first floor room, the enriched plaster ceiling renewed after fire damage.

23-24 Chester Street, Wrexham

Reason for designation

An important local example of a C18 town house. Group value with Nos 24-25, 27, 28, 29 and 35 Chester Street.

APPENDIX 2

SUMMARY DESCRIPTION OF A LISTED BUILDING – 24 CHESTER STREET

Reference Number 16491

Building Number 24

Grade II

Status Designated

Date of Designation 31/01/1994

Date of Amendment 31/01/1994

Name of Property NO 24 CHESTER STREET (W SIDE),,CLWYD,

Address 24 Chester Street

Unitary Authority Wrexham

Community Rhosddu

Easting 333593

Northing 350485

Location Part of a terrace on the west of the street, north of its junction with Lambpit Street.

Domestic

Wingett House was probably built as a house (possibly intended to house office accommodation from the outset) c1800, No 24

probably a slightly later development, originally a house. Both are now in commercial use, and are linked at ground floor level.

Exterior

Wingett House is rendered over brick with slate roof. 3 storeys, 3 window range with central entrance. Doorway with overlight in moulded architrave with console brackets to entablature hood. The ground floor is otherwise renewed with inserted shop and office frontages. 16-pane sash windows to first floor, with narrower 12-pane sash window over entrance. 2-light casement windows with central 6-pane sash window to lattice storey. Plain wood eaves cornice. End wall stacks. No 24 is also rendered over brick with slate roof. 2-storeyed, 2 window range, with central entrance. Panelled door with radial fanlight in moulded architrave with brackets to entablature hood. Flanking 2-pane sash windows on each floor (one renewed). Plain eaves cornice and blocking course. Axial stack set towards rear.

Interior

Wingett House: adaptation as office accommodation has resulted in a number of changes to the internal planning of the building, but some original details remain, including one C18 rococo style cast iron fireplace in reeded wood surround, plaster cornices, and an upper staircase with plain spindles and turned newels.

Reason for designation

Forms part of a group with Nos 23, 26, 27, 28, and 29 Chester Street, the whole representing a surviving C19 street scape now rare in Wrexham.

AUTHORS

Lorraine Ward (MA) has held various roles in the Conservation and Urban Design industry. This includes 10 years as a ‘Senior Conservation & Design Officer’ at Liverpool City Council followed by over 2 years with St Helens Council. These roles involved dealing with a broad range of major projects - involving listed buildings, conservation areas, and the safeguarding and management of Liverpool’s World Heritage Site.

Her qualifications include a degree in Architectural and Building Conservation, a Masters’ degree in Heritage Management and she is a full member of the Institute of Historic Building Conservation.

Charlotte Hetherington (MA) has held various roles in the Conservation and Planning industry. This includes a year working as a Planning Officer for Leicester City Council specialising in applications affecting listed buildings and conservation areas. This was followed by 2 years working as Project Manager for Historic England’s High Street Heritage Action Zone programmes in both Leicester and Newark-on-Trent. These roles involved dealing with a broad range of projects, including listed buildings, at risk conservation areas and the regeneration of historic high streets.

Her qualifications include a degree in History and a Masters’ degree in Building Conservation.



Liath Heritage

**Address: The Summit, 12 Parliament Street, Liverpool,
L8 5QX**

Telephone: 07523 609811

Enquiries: admin@liathheritage.com

Website: www.liathheritage.com

Copyright © 2024 by Liath Heritage Ltd. All rights reserved. This report or any portion thereof may not be reproduced or used in any manner whatsoever without the express written permission of Liath Heritage Ltd.