



Heritage Impact Assessment

Wrexham University, Plas Coch
Campus, Corridor C

Wrexham University

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Wrexham University

Executive Summary

This Heritage Impact Assessment has been prepared by Henderson Heritage in support of a listed building consent application for minor alterations to facilitate for internal refurbishment works for academic laboratories within C-Block Corridor, Science and Engineering, at Wrexham University, Plas Coch Campus, Mold Road, Wrexham LL12 2AW.

This Heritage Impact Assessment has been written to identify the significance of the building and the impact of the development on that significance. This is in accordance with national planning guidance on the historic environment.

Wrexham University, founded in 2008, has its Plas Coch campus located in the former Denbighshire Technical College, built after World War II between 1950 and 1953. The building is a well-designed modernist, purpose built technical college. It has a prominent frontage to Mold Road, acting as a local landmark to the town centre. Its innovation lies in the well-articulated building design with a strong and repetitive architectural pattern and its distinct and functional plan, engineering, heating, lighting, and acoustics design. It was the first technical college in Wrexham, coinciding with the demise of Wrexham's traditional coal and steel industries. The building was listed Grade II in 1994 as part of a wider comprehensive listing resurvey of buildings in Wrexham.

The building consists of three primary blocks – A, B, C - used for specific education functions. It has evidential, historic, aesthetic, and communal significance as a well-designed technical collage of the mid 20th century. It is still in use for tertiary education, with each block forming a key and distinct component of the building's use and function. Corridor C is a technical block, that runs parallel to the north-west of the principal frontage block facing south-west to Mold Road. It is on a south-west to north-east axis, forming the north-western boundary of a quadrant courtyard. Corridor C was specifically constructed for teaching physics, chemistry, and biological sciences, with laboratories to ground floor and classrooms to first floor, retaining scientific teaching use.

The proposal will allow the existing but dated laboratories to rooms C34, C36 and C43 within Corridor C Block, Science and Engineering, to be brought up to modern day standards in a manner that is sympathetic to their historic character and appearance, and within a manner associated with the university's long term sustainable use and reputation. It will also involve the removal of modern partitions within them, bringing the space back to its original layout. The changes, opening the display cases to C34 and C36 so that the labs can be viewed into from the corridor, replacement of asbestos to the window fabric and a new glazed window proposed to Room C43, are all alterations that have been approved in listed building consent applications for Corridor B and C in 2021 and 2022. The significance of the heritage assets have been carefully considered as part of the development proposal. The proposals are positive and will preserve and enhance the use of the building. As such, the application should be supported.

1.0 Introduction

- 1.1 This heritage impact assessment has been prepared by Henderson Heritage on behalf of Wrexham University, to accompany a listed building consent application for minor alterations to facilitate essential upgrades within and to Corridor C Block, Science and Engineering, at Wrexham University, Plas Coch Campus, Mold Road, Wrexham LL12 2AW.
- 1.2 The purpose of the assessment is to describe the significance of nearby heritage assets and their setting. It provides: -
- The identification of the relevant heritage assets affected by the development proposal.
 - A context of the history and development of the application site.
 - An assessment of the significance of relevant heritage assets in relation to the application site.
 - An assessment of the impact of the development in relation to legislative and policy tests
 - The identification of any mitigating measures, where necessary, to address this impact.
- 1.3 Wrexham University faces south-west onto Mold Road. Corridor C is a technical block set behind and running parallel to the principal frontage block. The area to which the application relates is at right angles to Corridor C. This report has been prepared following a site visit in December 2023. The assessment is based on a visual inspection, relevant historical research and is to be read in conjunction with other associated documents in relation to the planning and listed building consent application.

2.0 Legislative and policy background

- 2.1 Under Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 local authorities must give special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest. The Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012 as amended by the Planning (Listed Buildings and Conservation Areas) (Wales) (Amendment no 2) Regulations 2017 introduced the obligation to submit a Heritage Impact Assessment with all applications for listed building consent.
- 2.2 The Historic Environment (Wales) Act 2016 enables Welsh authorities to give more effective protection to the historic environment by further improve procedures for its sustainable management and to provide further transparency on decision making. This is read in conjunction with Planning Policy Wales and Technical Advice Note 24: The Historic Environment.
- 2.3 National guidance is within Planning Policy Wales (edition 11, 2021): Chapter 6: Distinctive and Natural Places. This places great emphasis on protecting the natural and built environment for historic, scenic aesthetic and nature reasons, recognising that they give places their unique identity and distinctiveness. This includes the protection of historic buildings, preserving sites on the register of historic parks and gardens and the character and appearance of conservation areas and setting, based on their significance and the impact of changes.
- 2.4 Historic assets are described within PPW as historic buildings, parks, gardens, landscapes, townscapes, and archaeological sites. Nationally important historic assets will normally be designated.

- 2.5 Wales Technical Advice Note 24: The Historic Environment, (2017), sets out national planning policy in respect to the conservation of the historic environment. It states that the planning system should look “to protect, conserve and enhance the significance of historic assets.” The impact of any planning decisions that change the historic environment in terms of its significance and heritage values where they contribute to the character of place must be fully considered by the decision maker. Section 7 states in 1.7 that “In policy terms, the historic environment is defined as 6: “All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and deliberately planted or managed.”
- 2.6 The historic environment is described in Wales Technical Advice Note 24: Historic Environment, (2017) as “All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and deliberately planted or managed.” A historic asset is: “An identifiable component of the historic environment. It may consist or be a combination of an archaeological site, a historic building or area, historic park and garden or a parcel of historic landscape. Nationally important historic assets will normally be designated.”
- 2.7 Setting is not a heritage designation. However, “the setting of an historic asset includes 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 but has value derived from how different elements may contribute to the significance of a historic asset.” TAN 24 (paragraph 1.25)
- 2.8 The definition of significance in relation to heritage policy is defined in Conservation Principles for the sustainable management of the historic environment in Wales (Cadw, 2011). “To identify the heritage values of an asset, its history, fabric, and character must first be understood. The relative significance of the different values then needs to be considered. It will be necessary to compare the values of the asset under consideration with others in the locality, region or even nationally, depending on its importance.” Other relevant Cadw guidance is contained in the ‘Setting of Historic Assets in Wales, Cadw (May 2017), ‘Heritage Impact Assessment in Wales, Cadw (May 2017). Managing Change to Listed Building in Wales (2017).

- 2.9 There is a balanced view required on use, viability, and conservation. If harm is identified, the degree must be given sufficient weight and balanced against the public benefits generated by the proposals. In the Bramshill case in the Court of Appeal, Lord Justice Lindblom stated “what amounts to “substantial harm” or “less than substantial harm” in a particular case will always depend on the circumstances. Whether there will be such “harm”, and, if so, whether it will be “substantial”, are matters of fact and planning judgment.”
- 2.10 In terms of assessing setting, special regard should be had for preserving the setting of a listed building. Case law has determined that preserve means to not cause harm to the setting, rather than to not change the setting. If there is harm, whatever magnitude, then the harm, must be evaluated in terms of assessing and mitigating positive and negative impacts in a holistic and balanced manner. This is to establish an overall conclusion on the level of harm, the weight that could be attributed to each element, seasonal effects and non-visual impacts and mitigating measures including public benefit.
- 2.11 Relevant local plan policies are in the Wrexham Unitary Development Plan: 1996 - 2011; adopted 2005. Policy EC9 relates to listed buildings and stipulates the legislative requirements.

3.0 The application site and identified heritage assets.

3.1 The application site is Corridor C, Wrexham University, Plas Coch Campus, Mold Road, Wrexham. It is listed as Newi: Plas Coch (former Denbighshire Technical College), Rhosddu, Wrexham. A recent listed building consent application was granted in 2022. This was for minor alterations to facilitate essential upgrades to two existing laboratory spaces within and to Corridor C.

3.2 The designated heritage assets that are relevant in considering the proposed development are identified below:

- Listed Building: Newi: Plas Coch (former Denbighshire Technical College) (Grade II)

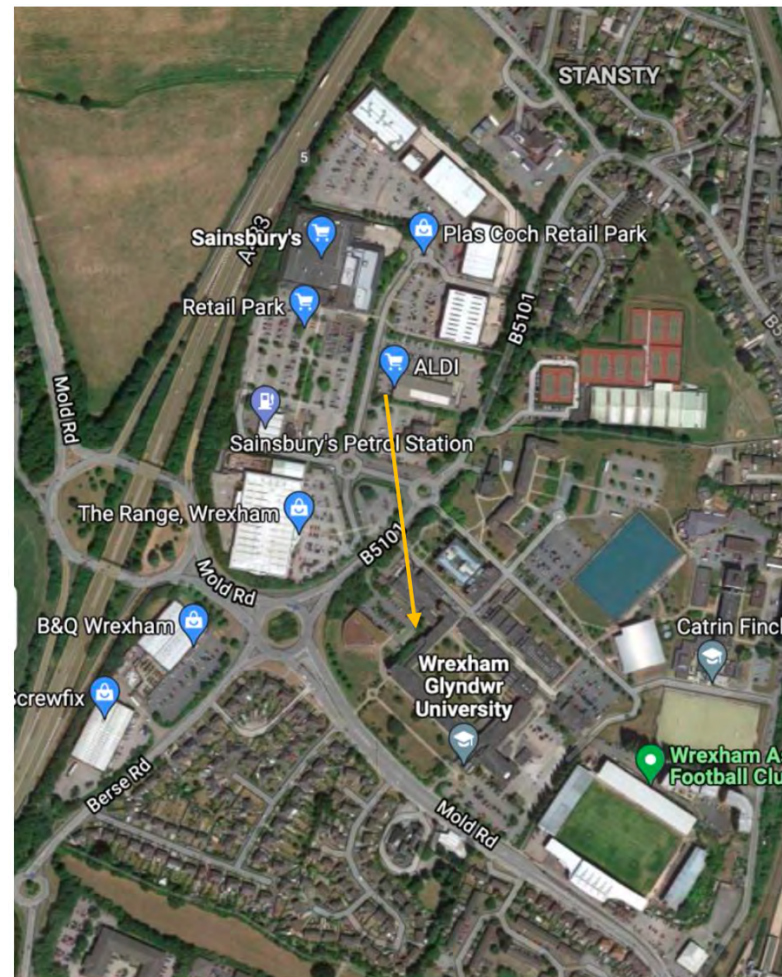


Fig 1. Location Plan (Google Maps). Yellow arrow denotes Corridor C location.

4.0 Historical context and heritage assets

- 4.1. Education - The former Denbighshire Technical College was built following the end of World War II between 1950 and 1953. It is a purpose-built technical college. The technical college was constructed in response to an education system that was established in the 19th century. School reform for state education began in 1867 following the Reform Bill of the same year, and the Education Act of 1870 allowed for compulsory elementary schooling from 1880. State intervention in vocational training occurred via the Technical Instruction Act 1889. In Wales, The Welsh Intermediate Education Act 1889 allowed for the establishment of secondary schools. School planning developed further following medical inspections from 1907 to ensure the mental health and wellbeing of children.
- 4.2 Technical Colleges were long established in Britain, following the start of the Industrial Revolution. These began in Scotland in 1820 as Mechanic's Institutes. However, these were largely ad-hoc and dependent on the goodwill of benefactors or industrialists. During the 19th century the development of technical education largely began with The Science and Art Department of the Board of Trade (formed in 1853), transferring to The Education Department in 1856. Technical colleges included classrooms to train up young people of secondary school age to specific trades. Combined with these were gymnasium facilities to help with fitness. Some technical colleges were set up by local industrialists, such as Sir Joseph Verdin's Technical College at Northwich (Grade II) in 1896-7, while others catered for art and design.



Fig 2. Former Verdin Technical Schools and Gymnasium, Northwich 1896-7 (Grade II)

- 4.3 The school leaving age was increased from 12 to 14 following the 1918 Education Act and to 15 in the 1944 Education Act (the Butler Act), which created a tertiary educational system of grammar, modern and technical secondary schooling. This expansion occurred in both England and Wales. The creation of tertiary education was largely dependent on the commitment of local authorities.
- 4.4 Technical colleges could provide both technical trade training and commercial education and was seen as being of key importance to competing with world trade. This training was seen as fundamental to the country's post war economic success. Immediately following the war industries of coal and steel were nationalised. This, associated with major national economic problems created by WWII, meant that investment in the country was required.
- 4.5 In 1946 following parliamentary pressure regarding the slow pace of reform of the implementation of the 1944 Education Act, a timetable was established for raising the school leaving age and for the provision of better buildings, county colleges, and some major colleges of further education. In North Wales, Denbighshire Technical College, and Flintshire Technical College, in Deeside, were opened in the early 1950's, and other colleges elsewhere in Wales opened, such as Aberdare College of Further Education, the College of Technology at Gorseinon, and Caernarvonshire's Technical College, Bangor in 1957.
- 4.6 As traditional industries declined, technical education did too. A House of Commons Debate in 1956 following the White Paper on Technical Education 1956, expert advisors, including the Trade Union Movement stated that "there was a serious shortage of trained scientists, particularly in physics, chemistry, all branches of engineering and metallurgy". It was outlined that there was too little coordination of educational provision at technical college and institute level by the local authorities, resulting in some regions being denied proper provision. One Welsh Minister said that "if the people of north and mid-Wales are to live and are to make their proper contribution to the British effort, they will need some science as well as scenery" calling the lack of technical education in much of Wales as a "resounding vacuum". Over the next decade, the number of technical schools declined rapidly. The building became part of Wrexham University in 2008.

- 4.7 Design - The last quarter of the 19th century demonstrated a wide variety of school styles. Dedicated school pattern books emerged, such as that in 1874 by Edward Robson, to address specific practical issues of planning, design, heating, ventilating, and furnishing school buildings. Various plans are identified but of interest to Corridor C is specific considerations of depth and orientation of classrooms, where the building's wings or blocks comprises single rooms with a corridor to the back of the classrooms to allow for the necessity of maximising the best natural light into the school rooms.
- 4.8 After 1918 there was a greater emphasis on a quadrangle courtyard plan, which tended to be based on the plan form of established historic public schools. This courtyard pattern prevailed in many later buildings of this type, including the former Technical College.
- 4.9 In the 1930's, Modernist designs, inspired by classical forms, were economic, innovative, and flexible in the use of space, lighting, and ventilation, using prefabricated steel framing. The design allowed for the use of rectangular cubist massing and horizontal lines, with long, dominant areas of horizontal glazing patterns for classrooms. These were typically offset by glazed tower stairs, like the original tower staircase to the building.
- 4.10 Following a high degree of state intervention in Britain, plus a restriction on capital expenditure following WWII, buildings had to be constructed quickly and economically, with embellishment pared down and confined to the building's form, function, and social needs. British architectural schools that promoted the Modern Movement influences, both European and American, in the 1930's and 40's produced architects that could implement the principles and ideas. The Dutch Modernist architect and urban planner, Willem Dudok, was influential in such designs in Europe, and there are some parallels between some of his work and that of the architects, Saxon Smith, and Partners (now Lovelock Mitchell Architects), who designed the Technical College.



Fig 3. Dudok's Vondelschool Hilversum, Netherlands (1928-29 and Hilversum Town Hall; and Saxon, Smith, and Partner's Wrexham University (1950-53)

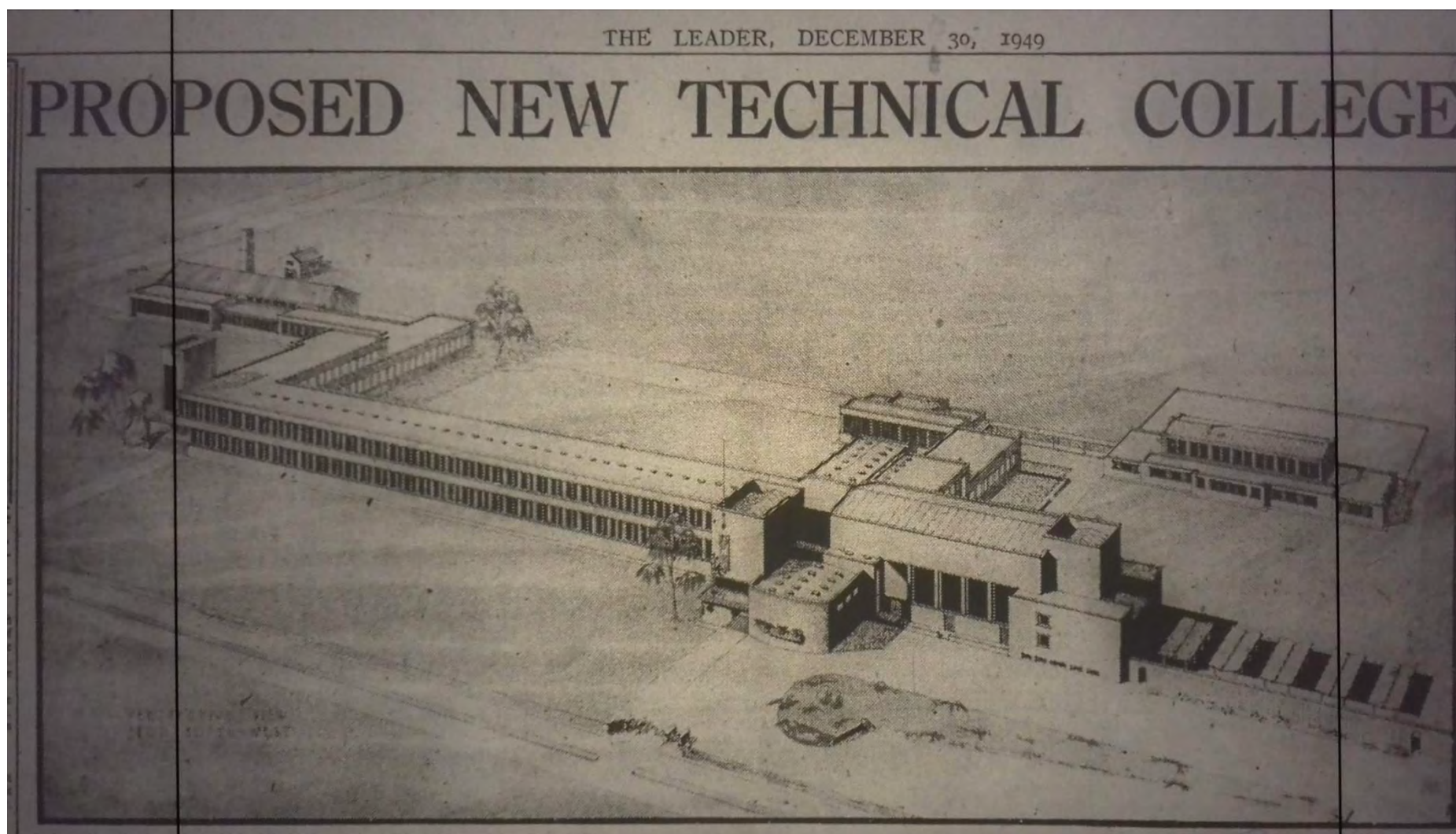


Fig 4. Denbighshire Technical College plans, The Leader, December 30, 1949.

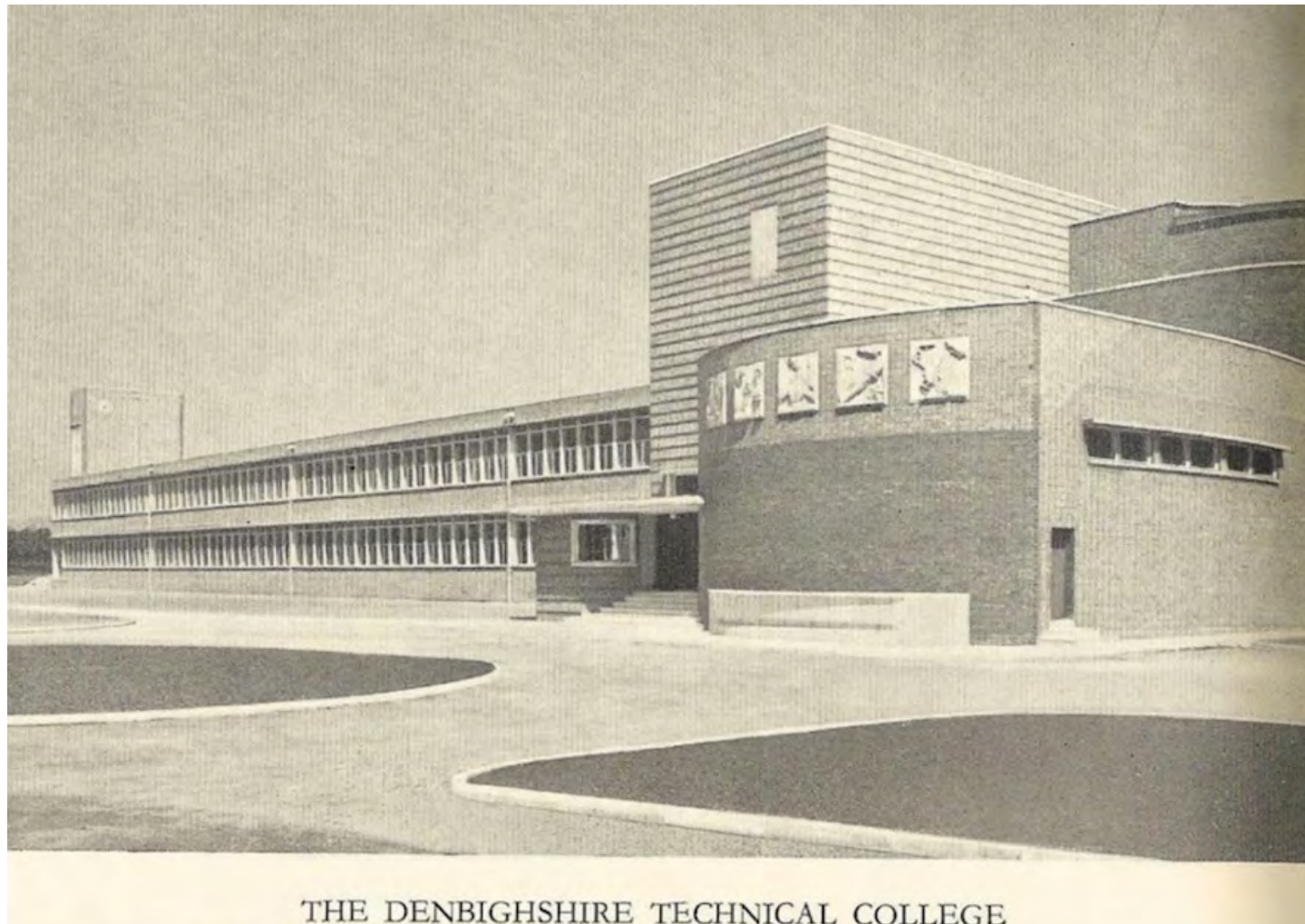


Fig 5. Denbighshire Technical College after completion 1952

- 4.11 The establishment of the Town and Country Planning Act in 1947, meant that buildings had to be in defined areas, and in the public interest. The siting of Denbighshire Technical College on a prominent location on Mold Road was deliberate and its corner tower was designed as a local landmark at the entrance to the town, a new confident age of architecture, looking forward rather than back. Pevsner called the design of the building 'long and blocky', but it is no doubt that the structure, using light faced Welsh brick, long fenestration bands, and projecting concrete cornices over a structural steel frame, creates an efficiently planned building with a clearly articulated rhythm and plan form. High quality Portland stone and decorative finishes is used sparingly in key public areas. The building was designed by Saxon, Smith, and Partners of Chester, who were awarded a RIBA bronze medal for its design in 1956, with innovative design in terms of planning heating, lighting, and acoustics.
- 4.12 The Technical College was required to accommodate different educational functions, such as classrooms, lecture theatres, laboratories. Each area was well articulated and thoughtfully planned out to address the use of each area and to minimise noise. The impressive entrance and large entrance hall, the William Aston Lecture Theatre, a gymnasium, music block and refectory were added. Circulation space took the form of linear corridors leading off the main entrance hall, accessed and punctuated by stairs. Innovative lockers, part of the ventilation system, is in Corridors B and C.
- 4.13 The plan of each block is rectangular, with long linear rows of fenestration. The orientation of the windows was of key importance, as were specific functions and circulation spaces of each block, articulating each area of teaching. Corridor A runs parallel with Corridor C around a courtyard. Corridor B, on a north-west – south-east axis, is part of the primary frontage to Mold Road, set well back, with classrooms to each side of the corridor and the clock tower. The Workshop Block to corridor C is at right angles to the labs on Corridor C, with most lighting into rooms from the roof. It was designed for a range of technical and practical courses.
- 4.14 Corridor C was the designated Science Block. The laboratories were designed to face south-east, to maximise light into the building with only one aspect looking out, which is to the courtyard. The corridor, with 12 glazed original display cupboards and lockers, lies between the laboratories and the main road, presumably designed to keep noise levels to a minimum and to aid concentration. Corridor C housed the science laboratories – physics, chemistry and organic (biology), and associated preparation rooms. It also includes a dedicated lecture theatre, where the wooden bands of seats rise in tiers, facing a wooden lecture bench. The floors to the laboratories are herringbone pattern parquet wooden floors, rather than concrete, with air ducts underneath. Extract or fume cupboards are evident but are no longer in use. Modern suspended ceilings have been inserted. What is important however is that the function and purpose of these rooms have not changed since the college was built, which is a remarkable achievement.

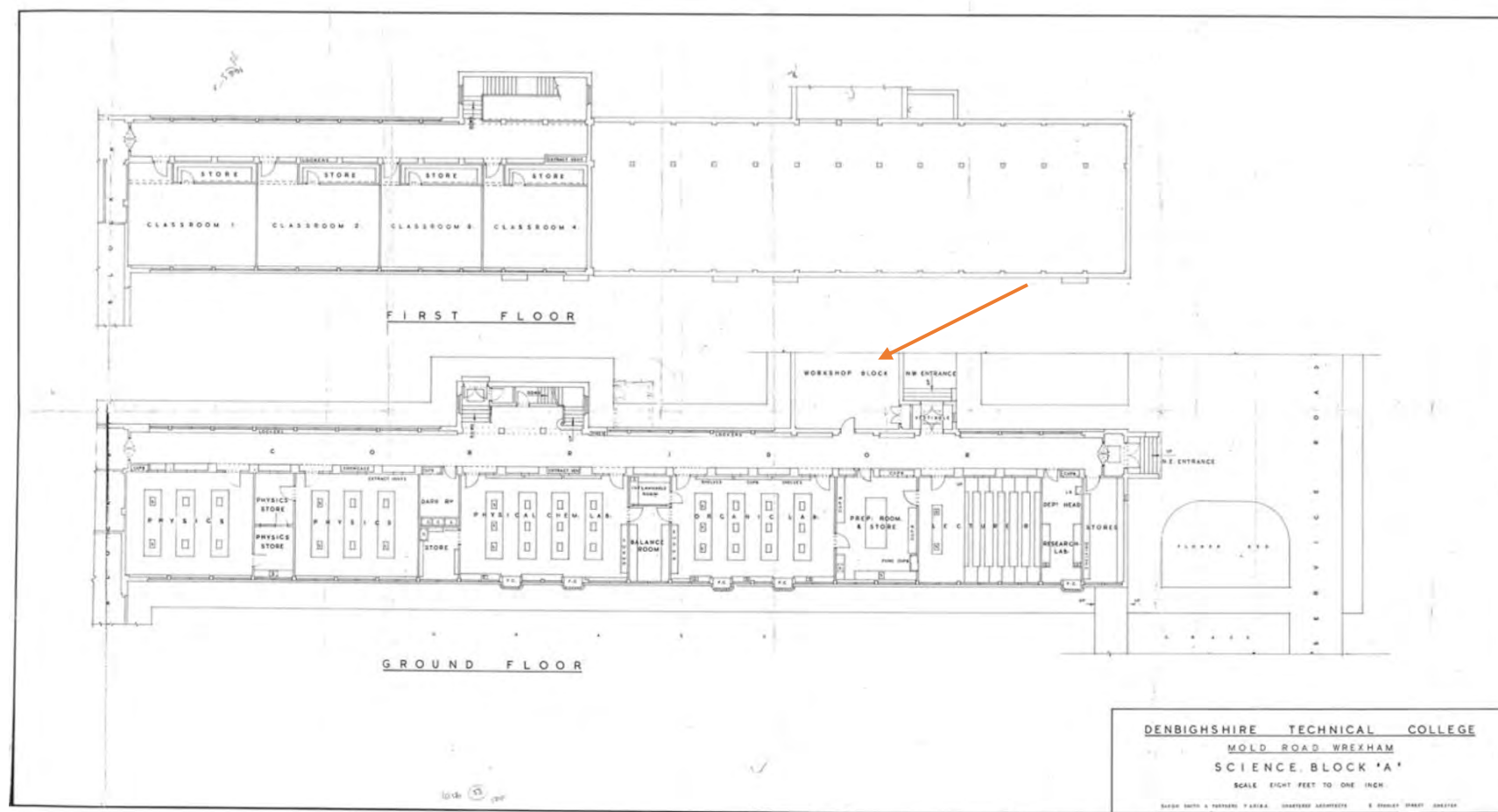


Fig 6. The original plan of Corridor C, entitled Science Block A. This shows the nature and function of the lab spaces, the store, and associated rooms (Dark Room, Balance Room, Inflammable Room, Prep Room) extract vents, showcase panels and cupboards. It also shows that the first-floor plan had potential to be extended, with structural supports in place (undertaken in the 1990's). The area to which this application relates is the Workshop Block, the entrance of which is arrowed on the plan. Only part of the original plan is available. The area affected is not on the plan.

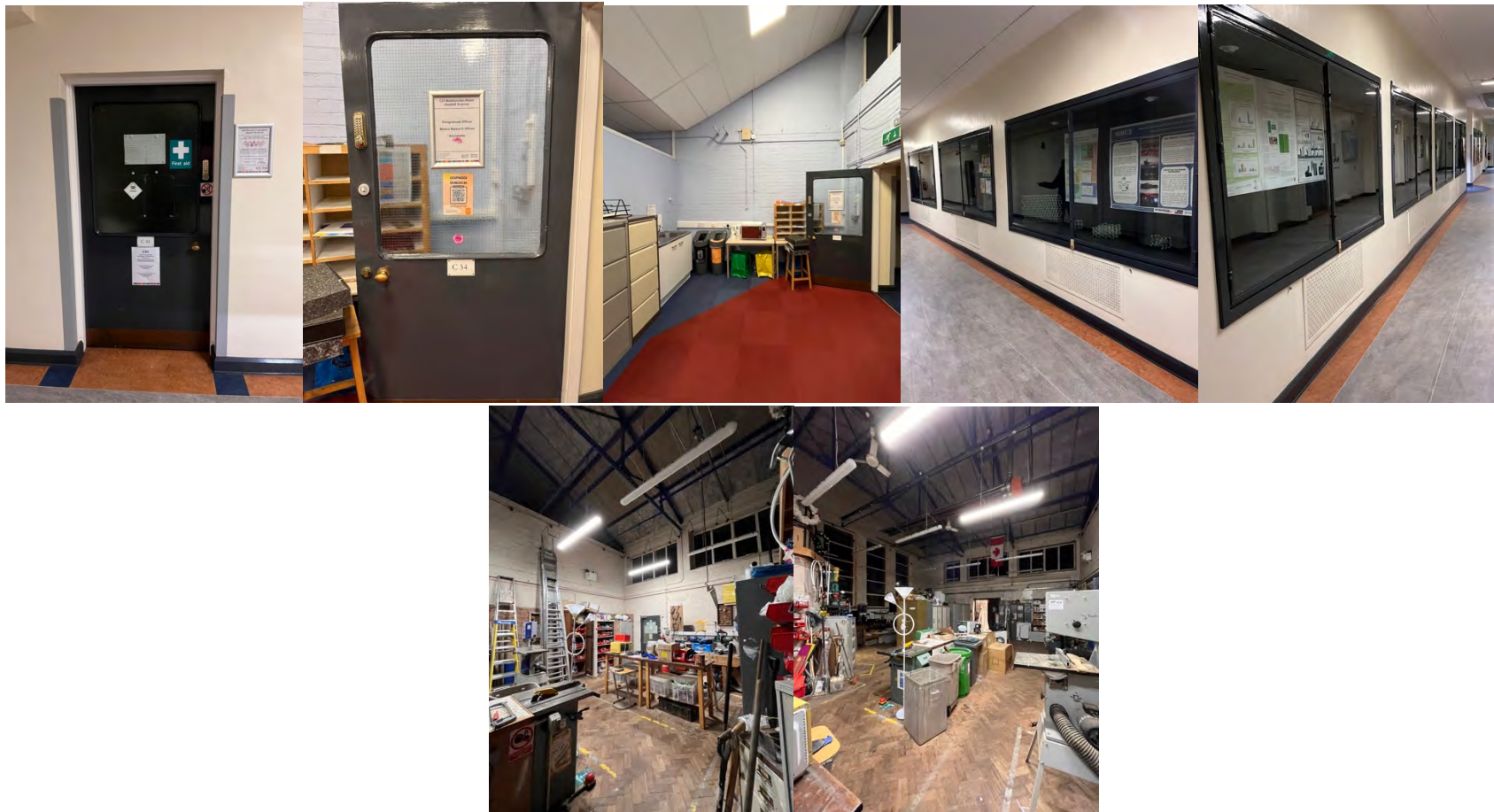


Fig 6. Corridor C, features of interest include doors to the labs, display cabinets to the corridors. Some workshops are the same form and shape as when built, with high level glazing and exposed Trada ceiling trusses.



Fig 7. Later ad-hoc alterations to the former workshop areas, Rooms C34 and C36. which are to be removed.



Fig 7. Later alterations to Room C43. which are to be removed.

5.0 The significance of the heritage assets

5.1 Assessing significance is embedded in national planning policy. Heritage values that contribute to a greater understanding of significance are identified by Cadw's Conservation Principles for the Sustainable Management of the Historic Environment in Wales (2011) as being: -

- Evidential
- Historical
- Aesthetic
- Communal

5.2 There are six commonly accepted levels of significance. These are as follows: -

- | | |
|----------------------|--|
| • Outstanding | Highest level of importance, SAMs, WHS, Grade I / II* listed buildings, Historic Parks & Gardens |
| • High (significant) | Grade II listed buildings, Historic Parks and Gardens and conservation areas |
| • Medium (moderate) | Locally listed buildings, and those buildings that contribute to a listed building's setting. |
| • Low (limited) | Limited heritage value |
| • Neutral | Neither positive nor negative features |
| • No significance | Features that detract from the heritage values |

5.3 A report by the Environment Dimension Partnership in March 2021 for work to Corridor B outlined several features of significance relating to Wrexham University Plas Coch Campus. These have been assessed and where relevant added to this report.

5.4 Heritage Values – Wrexham University (Grade II)

Evidential Value - High	The building is a very good example of a mid-20th century technical college, which has evolved over time to Wrexham University. Its external character, appearance and modular character are largely unchanged.	Overall significance High 
Historical Value – High <i>(Special Historic Interest)</i>	The former Denbighshire Technical College was established soon after the national education reforms of 1944 allowing for tertiary education, in a period where Britain required rebuilding, and required scientists and technical expertise to compete with World Trade. It was built in a style that was very much of its time in a response to a national economic scarcity of resources and a decline in Britain's historic industrial trades such as coal mining and steel. The interior space was carefully planned from a detailed study of technical tertiary schooling requirements, and part of the design brief allowed for future extension. The building is listed for its special architectural and historic interest.	
Aesthetic Value – high <i>(Special Architectural Interest)</i>	The simplicity of the building's form and shape gives a very strong Modernist character. It is influenced heavily by the materials available at the time where form follows function. The linear bands of brickwork and aluminium windows run continuously along its facades, but the role of each is clearly articulated. Windows are very important and interrupted by thin concrete columns and the façade anchored by a vertical stair clock tower. Pipework and ventilation are largely concealed within the structure, and art panels were created by a well-known designer of industrial designs, tiles and wallpaper, artist, Peggy Angus (1904 – 93) who was taught by Surrealist, and later pioneer of Modernism, Paul Nash (1889 – 1946). 1950's features remain internally. The building is listed for its special architectural and historic interest.	
Communal Value - High	The building was built as a post WWII technical college which has evolved over time as Wrexham University.	

5.5 Key Points of Significance:

- The Modernist design of the building that dates from the middle of the last century.
- The simple linear block plan around a courtyard, which was carefully planned and based on historic influences and has not significantly changed.
- Building materials of steel, brick, glass and concrete with metal casement windows and timber doors that add to the Modernist character.
- The historic relationship with Wrexham town centre as a building that is an innovatively designed and well-articulated landmark gateway that has not aged over time.
- Associations with noted designers.
- Its evidential, historical, aesthetic, and communal value, which clearly defines its sense of place.

5.6 Key Points of Significance relevant to Corridor C:

- The Science Block has a use that has not significantly changed since the building was constructed, remaining as science labs.
- The Workshop block rooms are still legible as built in the 1950's albeit with modern partitions obscuring the spatial characteristics.
- The layout and plan form of the ground floor block has changed little since its construction.
- Original features remain that include showcase cupboards, lockers, doors, and flooring.

5.7 Of outstanding significance and particularly sensitive to change:

Nothing

Of high significance and sensitive to change:

Original fixtures and fittings

The exterior

Of medium (moderate) significance and opportunity to change:

The lab, workshop and corridor areas which have undergone several changes since the 1950's onwards.

Of Low (limited) significance and of limited heritage value and opportunity to change:

Altered areas.

Of Neutral or no significance with neither positive nor negative features, of detracting from the building and opportunity to change:

Modern features and fittings

6.0 Impact of The Development Proposal on The Heritage Assets

- 6.1. This report relates to a listed building consent application for minor alterations to facilitate essential upgrades within and to Corridor C Block, Science and Engineering.
- 6.2 This impact assessment employs national advice provided by 'Managing Change to Listed Buildings in Wales' by Cadw (2017) which sets out a checklist of factors that may influence change in its context.
- 6.3 The features of significance of Corridor C of the Plas Coch Campus building includes: -
- The use of the labs has not changed since the building was constructed and remains as science labs and workshops.
 - The layout and plan form of the ground floor block has changed little since its construction.
 - Original features that include showcase cupboards, lockers, doors, trusses
- 6.4 The proposal includes the following: -
- Removing modern stud partition walls to C34 and C36 including removal of modern mezzanine; removing associated plumbing and high level radiator.
 - Opening 2.no display windows to C34 and C36a between corridor and lab room (retaining its present shape) and removing asbestos backboard and window sill to allow for views from corridor into lab space (as per previous application).
 - Opening a new glazed window to the wall of C43 and the corridor
 - Insulation to maintenance workshop including at truss height level and roof.
 - Removal of modern columns to corridor
 - Removal of partition wall to C43

- 6.5 The plan form to Corridor C is modular and its innovative design of the time means that making internal room changes are minor and reversible. The key change will be the introduction of a new glazed window, in a blank wall, between the corridor and Room C43. The opening is designed to match the style of the existing display windows and is faithful to the flexible living language of classrooms, being a 'kit of parts'. Other changes of note include the alteration of the 1950's showcase windows to the corridor. Two will be changed by removing the backs and replacing the asbestos cills. The showcase windows to Corridor C can still clearly be seen, the interventions are still read as part of the rhythm and articulation created by the display windows in the corridor, openings are kept to a minimum, but views to the labs from the corridors can be appreciated. Borrowed light from the corridors will allow light into the lab space, and the windows will form part of a more immersive experience. As asbestos has been found following a UKAS Accredited (ISO 17020) Asbestos Survey undertaken by Bradley Environmental accredited asbestos surveyors and consultants, in other areas of C-Corridor in 2021, it is assumed that this will be the case here.
- 6.6 The result would be a small removal of the evidential aspect of the window fabric and as this must be removed as it is harmful to health, the loss of fabric and replacement with facsimile to retain the opening size can be more readily justified. There is no great loss of any fabric, and the changes are outlined overleaf.
- 6.7 The modern partitions to be removed to Rooms C34, C36 and C43 are of no evidential, historic, or aesthetic value, installed to meet a particular need during the time of installation. The removal of these, plus the modern mezzanine (Room C36a) will not remove any features of significance and will better reveal the significance of these spaces as the space and proportions of the original former workshops will be revealed. The removal of the modern columns will remove an aesthetically eclectic feature from the corridor. Insulation is to be agreed but it is important to keep the truss exposed to at least one side of the room.
- 6.8 All other features will be retained, and some features will be reinstated. It is noted that there have been piecemeal and more comprehensive changes approved over the years to the building but there is a distinct 1950's character that is retained.

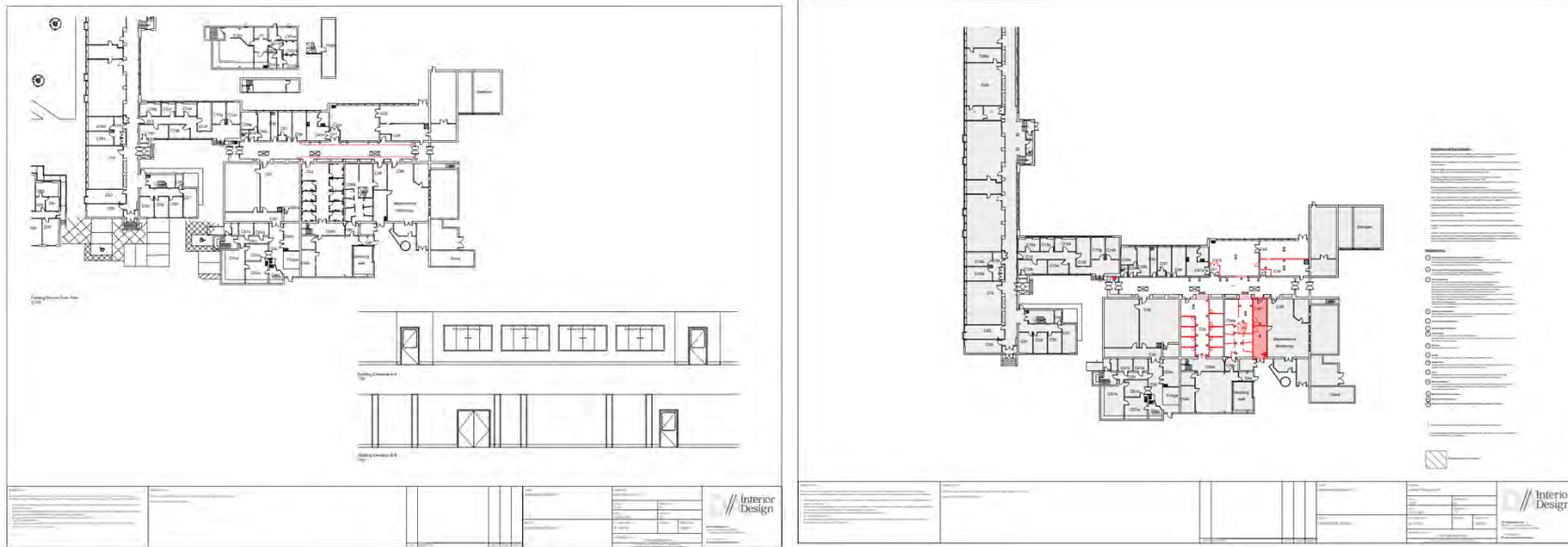


Fig 8. Existing and Proposed plans (Copyright: DAY Architectural Ltd.) The hatched area in red is the modern mezzanine.



Fig 9. Corridor C showcase cupboards, which are to be adapted to allow viewing from the corridor into the lab and vice versa. A new glass window will be inserted into the corridor wall between the corridor and Room C43. Please refer to the proposed plan on page 27 and Proposed elevation B-B on Page 28.

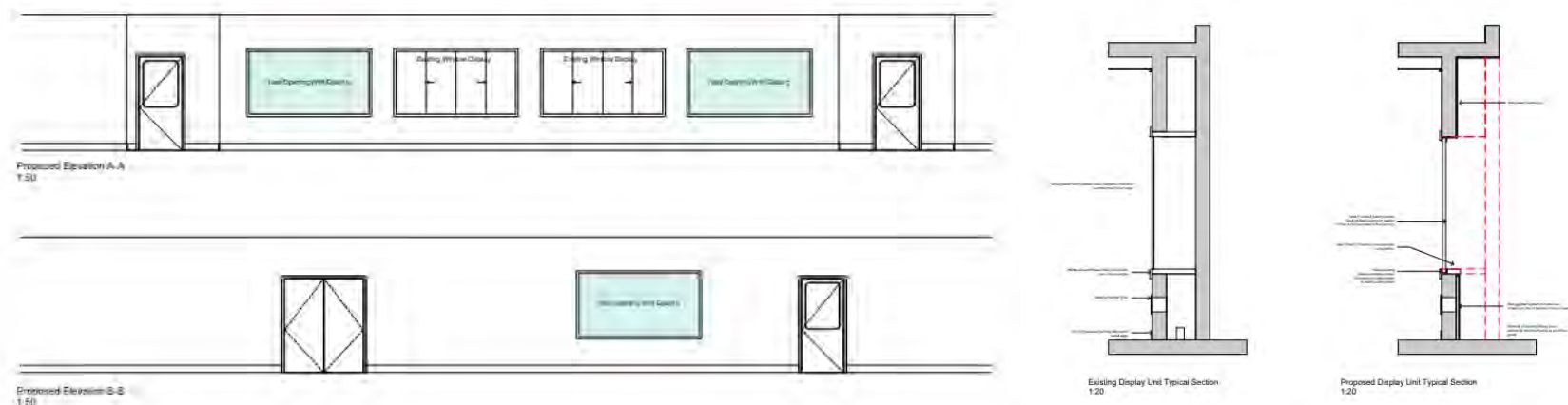


Fig 10. Section details of the proposed alterations to the window display. Note that the rear section is to be removed, which is in the lab area. It will involve the loss of some evidential fabric but will allow for views in and out of the lab from the corridor, showcasing in 'real time' the display of knowledge in the lab. Asbestos has been found to other display cabinets to Corridor C and it is likely that this will be the case here. An asbestos survey will be undertaken as part of the works. Note that two are remaining as original.

6.9 Assessment of Heritage Impact of the proposed works

Proposal	Features affected	Heritage values	Significance	Scale of Change	Heritage Impact	Justification
Removing modern stud partition walls and modern mezzanine; removing high level radiator and plumbing	Rooms C34, C36 and C43	Evidential Communal	The rooms are moderate; the partitions are of no significance	Minor	Positive – no harm	The rooms will be reinstated in a very similar manner to the proportions to how they would have been when this part of C-Corridor was first constructed, which was as a Workshop Block. The plumbing is adhoc and creative, with suspended radiators. Their removal and relocation at ground floor will be a heritage benefit in terms of all the heritage values. No harm.
Opening 2.no display windows between corridor and lab room (retaining its present shape)	Rooms C34 and C36	Evidential Historic Aesthetic Communal	Moderate	Minor	Neutral	The proposal is the same as that approved under the previously approved application to Corridor C. and removing asbestos backboard and window sill to allow for views from corridor into lab space (as per previous application). A low level of evidential value regarding the loss of historic original fabric, offset against the removal of material harmful to health (asbestos), which is a public benefit. The changes have been assessed and agreed as part of a previous approval. Neutral change.

Proposal	Features affected.	Heritage values	Significance	Scale of Change	Heritage Impact	Justification
Opening a new glazed window	Wall between corridor and Room C34	Evidential Historic Aesthetic Communal	Moderate	Minor	Positive	This will involve the removal of some original wall fabric to allow for the insertion of the window; however, this alteration will not adversely alter the significance and appearance of the corridor, nor its function and use of the rooms behind. This will be a positive intervention to allow an immersive experience and to increase intervisibility between corridor and lab space; introducing the live display, which is in the spirit of the display cabinets inserted in the 1950's. No harm.
Removal of modern columns	Corridor	None	None	Minor	Positive	Modern additions that are of no significance. No harm.
Insulation	Workshop including at truss height level and roof.	Evidential Historic Aesthetic Communal	Moderate	Minor	Neutral with positive thermal benefits	The detailing is yet to be agreed but the principal is acceptable. It will be in accordance with best practice guidance by Historic England and Cadw, and this could be dealt with by condition.

6.10 To summarise: -

- Corridor C has several specific heritage features that will be retained. These are both internal and external.
- The general presumption of minimum intervention should be considered on a case-by-case basis. In this case science-based courses must adhere to certain technological advances and changes to health and safety legislation that do not always tally with the fabric of the building. There is a balance against the fabric of the period, the requirements of highly regulated processes and facilities, and the ambitions of the University.
- Original doors will be retained in situ.
- Partition alterations are considered not to be of significance as they are modern.
- The showcase cupboards are quite dated, have asbestos within the linings, and difficult to dress to properly convey the scientific teaching journey at the university. Compared to the contemporary balance achieved through recently approved works to Corridor's A, B and C there is an opportunity to have a more active, contemporary, and innovative showcase windows, based on a balanced judgement on the juxtaposition of old and new to Corridor C.
- There is scope for further innovation regarding the showcasing of course content and studies and this will rely also on creative and digital platforms. However, being able to see the interaction and practice of science will be a very positive benefit to the university in the short, medium, and longer term.
- The impact on the listed buildings and setting – This will remain largely unchanged. the order and sequence of development is legible, the unity and expression are similar, and allowing the building to be honestly expressed, retaining its Modernist character, but with clearly post-modern references that reflect the changes elsewhere to the building. The plan and section are generally unaffected, and where there are some interventions, they are minor and reversible.
- It should be noted that the technical college was never designed to be preserved as a museum piece but to evolve in line with the best and cutting edge of innovative practices. This will result in enhanced immersive features which aims to encourage both university and student ambitions and aspirations. Whilst the removal of some historic fabric may be considered harmful, it can be recorded and carefully removed and stored on campus.

6.11 Summary of heritage values and impact: -

- Evidential - The layout of the heritage assets has not changed to any significant degree.
- Historical - The historical significance of the heritage assets can still be appreciated.
- Aesthetic – The changes are in accordance with detailing approved as part of the original scheme.
- Communal – the subdivision has no adverse impact on the flow of space.

7.0 Conclusion

7.1 Wrexham University's Plas Coch Campus is of high significance. There are several distinct areas of varying significance, but there is a uniformity and cohesiveness of the interior that is a careful and well considered juxtaposition of old and new.

7.2 The proposals to Corridor C follow a pattern of development that has been bold in its intervention of fabric to Corridor A, B and C, which has been tempered with well executed and well considered alterations that follow the five principles outlined for 'new work or alteration to a significant place' in Section 28 of Cadw's 'Conservation Principles for the sustainable management of the Historic Environment in Wales', March 2011. These are:

- The need for the work is fully justified - The works are justified in terms of allowing the modernisation of two science labs within Corridor C to further grow science technology at Wrexham University to further develop its expertise and knowledge to students in an innovative and appropriate way. Importantly it retains the original use as intended, but with necessary upgrades. It largely retains important features of Corridor C, in a positive way.
- There is sufficient information to understand the significance of the building and the proposals upon it.
- The proposals would not materially harm the values of the buildings which are reinforced or further revealed.
- The proposals overall are minor and have a neutral impact on the value of the heritage asset and by establishing a beneficial, sustainable, and more immersive use for Corridor C will strengthen it.
- The quality of the design and execution must add value to the existing asset. The designs and materials chosen are a carefully response to the building's character and historic fabric. There is a clear distinction between historic and new fabric.
- The long-term consequences of the proposals are positive, and the special interest of the building is preserved. It would positively affect the ability to appreciate and understand the architectural and historic interest of the building and is an evolutionary process of use and appearance.

- 7.3 The proposed development is not prominent or intrusive. It is the degree of harm to the listed building's significance rather than the scale of the development that is to be assessed. As set out, the proposals are minor, and the principle previously established. It would not cause harm to the significance of the building.
- 7.4 The proposed development would therefore be in accordance with the statutory duties of legislation, and local and national relevant plan policies. The application should respectfully be supported.

Appendix - Sources

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