



Heritage Impact Assessment

Flat 7, Pen-y-Nant, Church Road,
Minera

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Pen-y-Nant

Executive Summary

This report relates to a retrospective listed building consent application for a replacement fireplace to Flat 7, Pen-y-Nant, Church Road, Minera.

This Heritage Impact Assessment has been written to identify the impact of the proposed development on the significance of the heritage assets. This is in accordance with national and local planning guidance contained in the Welsh planning guidance on the historic environment and the local plan.

Pen-y-Nant was built as a convalescent home between 1914 – 18 by Philip H. Lockwood, the son of the eminent Vernacular Revival architect T. M. Lockwood of Chester. The building is a well-designed and well balanced Neo-Georgian building. It has a prominent frontage to the road, facing north-west, with an off-centre formal entrance in ashlar stone, and terminating wings to either end. There is a service wing to the west. To the south side, two linear ground floor verandas sit on either side of a porch, allowing for unimpeded views to the countryside. The building was listed Grade II in 1998 as part of a wider comprehensive listing resurvey of buildings in Minera.

The building was a convalescence home until the 1950's, and from that period until the time of listing was a residential home for the elderly. In 2004 planning permission and listed building consent was granted for its conversion to 10 self-contained flats. It has evidential, historic, aesthetic, and communal significance as a well-designed and well-composed Neo-Georgian convalescence home for the working class, designed by a local architect, in a prominent location in Minera, and created by local benefactors and businessmen, William and John Jones, of Wrexham, who made charitable donations and bequests for a number of convalescence homes in the region.

Flat 7, created as part of the approved conversion scheme to flats in 2004, has no real features of significance associated with the original convalescence home. The proposal is retrospective and is to replace the historic fireplace with a modern electric one. The proposal is minor and does not adversely affect the building's special interest or significance as a convalescence home. The proposal will allow the fireplace to be used and the room affected to be heated. The change to this chimneybreast is minor and reversible. The significance and setting 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 on behalf of Pavandeep and Manjeet Pabla, to accompany a retrospective listed building consent application for a replacement fireplace to Flat 7, Pen-y-Nant, Church Road, Minera.
- 1.2 The purpose of the assessment is to describe the significance of the heritage asset and its setting. This information will subsequently highlight any impact of the proposal on the significance of the assets. It will identify mitigating measures, where necessary, to address this impact.
- 1.3 Under **Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990**, there is a statutory duty of the local planning authority to “have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses” when considering development proposals.
- 1.4 Policies in Chapter 6 of **Planning Policy Wales Edition 11 (PPW) (2021), Technical Advice Note 24: The Historic Environment and local development plans**, set out national and local planning policy in respect to the conservation of the historic environment, set 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.
- 1.5 **Historic assets** are described within PPW as historic buildings, parks, gardens, landscapes, townscapes, and archaeological sites.

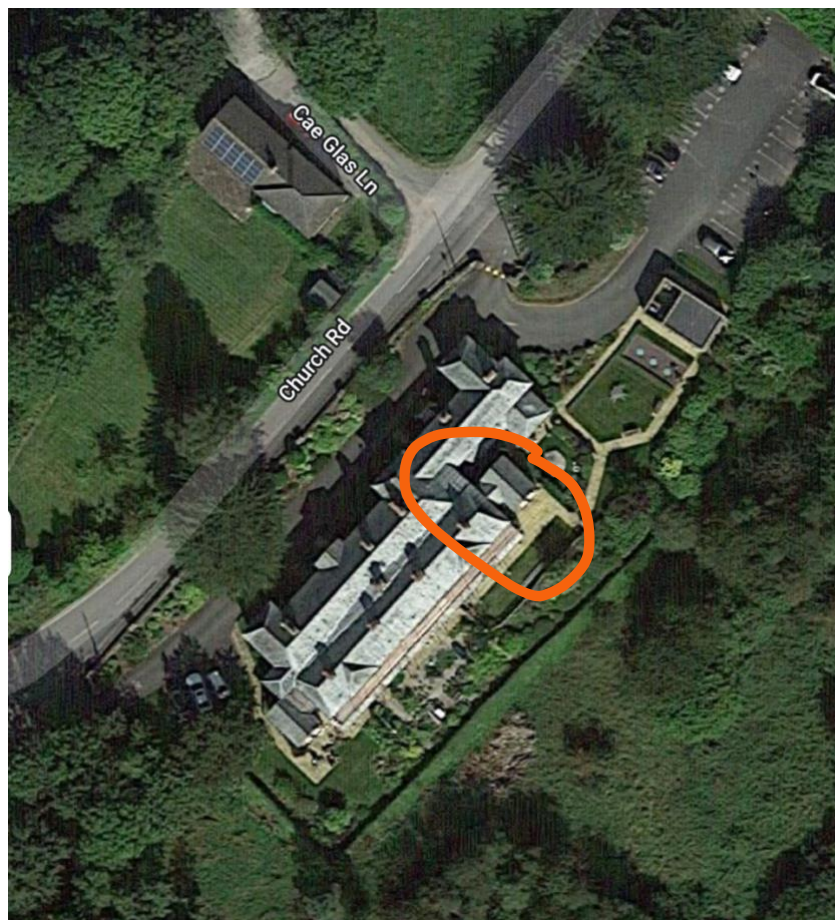
- 1.6 The **historic environment** is described in Wales Technical Advice Note 24: Historic Environment, (October 2017) as “All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, 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.”
- 1.7 **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 in its own right but has value derived from how different elements may contribute to the significance of a historic asset”. TAN 24 (paragraph 1.25)
- 1.8 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.”
- 1.9 **Pen-y-Nant** faces north-west onto Church Road between Minera and Gwynfryn. Flat 7 is on the first floor and located to the rear of the building, with its windows facing south-east. The room affected is the principal sitting room, created as part of the conversion of the building into 10 self-contained flats in 2004. This document has been prepared following a site visit in April 2022. It is to be read in conjunction with other associated documents in relation to the listed building consent application.

2.0 The application site and identified heritage assets

- 2.1 The application site is Flat 7, Pen-y-Nant, Church Road, Minera, Wrexham. It is listed as Pen-y-Nant, Minera, Wrexham, under the Building Class 'Health and Welfare'.
- 2.2 The designated heritage assets that are relevant in considering the proposed development are identified below:
- Listed Building: Pen-y-Nant (Grade II)



Fig 1. Location plan



TOTAL APPROX. FLOOR AREA 841 SQ.FT. (78.1 SQ.M.)

Fig 2. The approximate location of Flat 7 (Google Maps), and layout of Flat 7 (illustrative only – Copyright: Matthews of Chester) Flat 7 is accessed via a ground floor communal lobby with Flat 6 from a secondary entrance on the north-west front elevation and is a first floor flat. Most windows face south-east. The location of the fireplace is marked with an x.

3.0 Historical context and heritage assets

- 3.1 The concept of convalescence homes began in the mid 19th century and were aimed at people who needed to recuperate and fully recover from illness, away from their homes, under medical supervision. These places were typically built in the countryside or on the coast, where the benefits of good sanitation, fresh, salubrious air, good ventilation, exposure to the outdoors, good food, light exercise, and views contributed to both mental and physical recovery and wellbeing. This formed part of a wider reform of health and welfare, including hospital reform, from the 1860's onwards, and as a response to overcrowded, unsanitary living conditions in which many people had to live.
- 3.2 Convalescence homes were different to hospitals. Florence Nightingale (1820 – 1910), an English health reformer and pioneer of modern nursing, firmly believed that a convalescence home should not be like a hospital. Whilst early convalescence homes had a similar plan to hospitals, good design was considered to be a pavilion plan, a ward of no more than two storeys with good light and cross-ventilation. Smaller hospitals were based on an H plan, with administrative functions at the centre and wards to both sides and separate kitchen block. It is perhaps this H plan that Pen-y-Nant may have been loosely based on.
- 3.3 Later convalescence homes were designed to be more domesticated in design, character, and scale. Internally at ground floor, there were communal areas, such as a dining hall, sitting rooms, games room and library, and areas where people could access outside to sit or walk the grounds. The communal areas were where patients could meet and receive family members. Individual bedrooms were preferred, rather than dormitories, and were located upstairs. The plan varied, but common to most was a principal entrance, leading onto an entrance hall, a central corridor to access all rooms, a dining room, a matron's room, kitchen, scullery, and stores. Verandas were typically included, and in some instances were deep enough to allow beds to be wheeled underneath them. The sexes were segregated, apart from taking meals. The sitting rooms and bedrooms tended to be heated by open fire grates, and by central heating elsewhere. Pen-y-Nant has a central entrance and hallway and three secondary entrances, which were probably segregated for males and females, and perhaps also staff. These are on the front of the building. A south facing veranda allowed patients to enjoy the full benefit of the sun under cover, and the views of the undulating landscape towards the River Clywedog.



Fig 3. The former Edinburgh Royal Infirmary Convalescent Home, 1867 (Corstorphone Hospital, Edinburgh); Convalescence Home for Children, St Leonards on Sea, 1881(Copyright: Wellcome Images, Wellcome Library, London); Charnwood Forest Convalescence Home, Loughborough, 1893; Rustington Convalescent Home, Sea Road, Rustington, West Sussex, 1897(Grade II); Former Bartley Convalescent Home, Felixstowe, 1923 – 26 (Grade II* - listed as Bartlet Hospital / Martello Tower R)

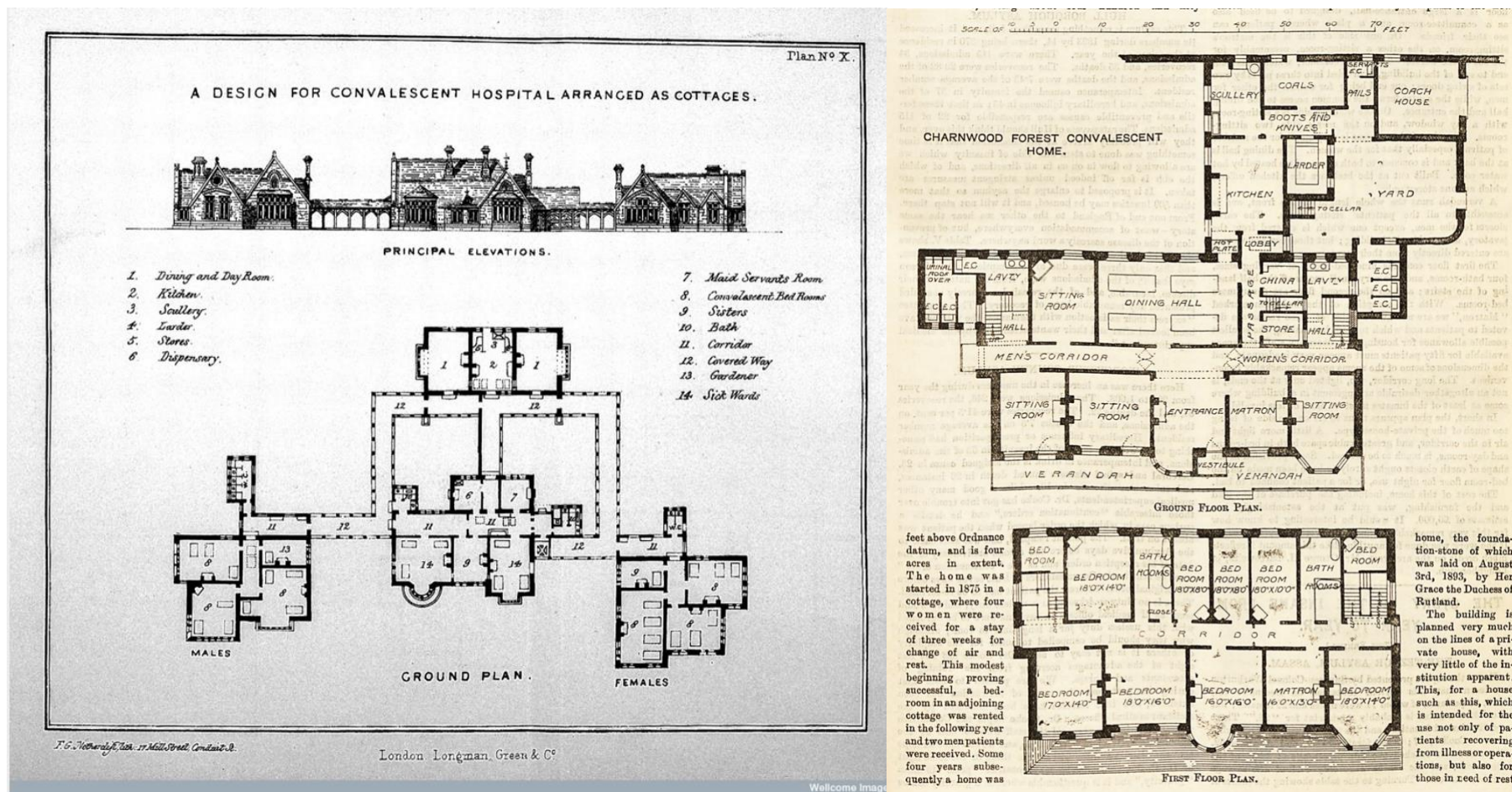


Fig 4. Florence Nightingale's design for convalescent cottages 1863, Charnwood Forest Convalescent Home plan 1893

- 3.4 Pen-y-Nant was built specifically for thirty-four working class men and women in Wrexham and Rhosddu parishes. The building was financed by trustees of the estate of William and John Jones, local philanthropists. William Jones (1819 – 1904) trained as a solicitor and auditor and was a clerk to the Maelor justices and tax commissioners at Overton. John Jones (1825 – 1913) was a chemist.
- 3.5 William and John Jones owned a lot of land and buildings in the area. Both established the Island Green Malthouse and Brewery in Island Green, Wrexham in 1856. Their wealth meant they financed many buildings and land for the wider public. These include the John Jones Convalescent Home in Rhyl (the Claremont Hydro), the John Jones Convalescent Home in Minera (Pen-y-Nant), and the Wrexham and East Denbighshire Memorial Hospital, Rhosddu Road, opened in 1926.



Fig 5. The Wrexham and East Denbighshire Memorial Hospital, Rhosddu Road, Wrexham

- 3.6 The building was designed following a competition to find the most suitable architect. Philip H. Lockwood (b1864) was the son of Thomas Meakin M. Lockwood (1830 – 1900), a nationally renowned architect based in Chester, whose works commissioned by the 1st Duke of Westminster include the iconic corner buildings on the north end of Bridge Street on the Chester Cross in the vernacular revival style in 1888 and 1894. Philip and his brother, William Thomas, joined him in partnership in 1892. The practice was called T. M. Lockwood and Sons. They undertook several commissions including Aldford rectory, Aldford for the 1st Duke of Westminster, and Four Cottages, Port Sunlight in 1899, both in the vernacular revival style. The architectural practice continued for some years after the death of T. M. Lockwood.



Fig 6. Aldford rectory, Aldford for the 1st Duke of Westminster, and Four Cottages, Port Sunlight in 1899 by T.M. Lockwood and Sons. St Michael's Row, Chester (1909) was also designed by the Lockwood sons, as was The Westminster Coach and Motor Car Works, Northgate Street, Chester 1914.

- 3.7 Pen-y-Nant is Neo-Georgian in character and design. It is of two long, linear parallel ranges, joined by a complicated hipped roof form with deep swept eaves and joined by a valley gutter. The slate is Westmoreland. The main building is decorated with ashlar local yellow sandstone, the service end is not. The windows are white and small paned with keystones to the ground floor within a brick arched lintel. The first-floor windows sit under the eaves. The frontage to the road has an impressive entrance with a deep timber pediment, a moulded architrave and triple keystone and a porch supported on stone corbels. The plinth is also of ashlar stone and an ashlar band runs along part of the front of the building to the east. Flat 7 is in the plainer service wing, with Flat 6.



Fig 7. Pen-y-Nant in the 1950's (black and white) and present day. Note location of Flat 7 circled red.

4.0 The significance of the heritage assets

4.1 **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

4.2 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

4.3 Pen-y-Nant (Grade II)

Evidential Value – high	The building is a good example of an early-20 th century convalescence home. Its external character, appearance and modular character are largely unchanged.	Overall significance High 
Historical Value – high	The building was built during the first World War. It was constructed by the trustees of local businessmen and benefactors, William, and John Jones, who invested heavily in the provision of buildings and land that benefitted the wider community. The criteria for convalescence, for working class men and women, was of significance in Wrexham, an area of heavy industrial activity. Its location, close to a mining area but within an area of open countryside was a key factor in its location. The interior space was carefully planned, and part of the design brief was to maximise, light and ventilation into the building. The building is listed for its special architectural and historic interest.	
Aesthetic Value – high	The building was created following a design competition, suggesting that there was a desire to create a building of a very high design standard. It has a simplicity of form that has been well executed and the simplicity of the building's form and shape is classical in its design approach. The proportions, massing, shadowing in appearance is geometric and modular, and the overall appearance is domestic rather than institutional. The location and grounds allowed for borrowed views of a wider undulating landscape. The orientation of communal rooms would have been important at the time, linking to the veranda which allowed for open air in a semi enclosed environment. The linear bands of stonework and timber windows run continuously along its facades, its long side facing the road so that it is visually dominant, despite the fall in ground levels. The building is listed for its special architectural and historic interest.	
Communal Value - high	The building was built as a convalescence home, and now converted into private flats. Externally the communal character of the building is still expressed with little change to its appearance.	

4.4 Key Points of Significance:

- **The Neo-Georgian design** of the building that dates from the early part of the 20th century.
- **The simple linear block plan and geometric building forms**, which was carefully planned, based on historic influences, and has not significantly changed.
- **Building materials** of brick, Westmoreland slate, stone decoration and timber sash windows and timber doors **that contribute to its character**.
- The historic relationship with the Wrexham **benefactors William and John Jones**, whose trust contributed to the erection of the building that is an innovatively designed and well-articulated **landmark building** that has not aged over time.
- Associations with a local designer, **Philip H. Lockwood**.
- Its evidential, **historical, aesthetic, and communal value**, which clearly defines its character, its historic use and function as a convalescence home which clearly influenced its location in a wider countryside setting overlooking an undulating landscape.

4.5 Key Points of significance to Flat 7:

4.5.1 Little remains of the historic features of the interior. Modern doors, floorings and the plan form have been lost as part of the conversion, and there is no evidence online of the original layout. Features are largely confined to the exterior. However, some points of interest include: -

- The original windows.
- The variation in floor levels, suggesting higher ceilings to some rooms downstairs.
- Historic fireplace designs, although it is not known if they are original or installed as part of the conversion in 2004.



Fig 8. Features of Flat 7. Note largely modern, honestly expressed interior, approved as part of the conversion from residential home to independent flats.

5.0 Relevant Conservation Planning Policy and Guidance

- 5.1 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.
- 5.2 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.
- 5.3 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.
- 5.4 Wales Technical Advice Note 24: Historic Environment, (October 2017), 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.” 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.”

- 5.5 Setting is quantified in 1.25 which states that “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. 24 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”.
- 5.6 The role of the applicant is further described in 1.26. This states that “It is for the applicant to provide the local planning authority with sufficient information to allow the assessment of their proposals in respect of scheduled monuments, listed buildings, conservation areas, registered historic parks and gardens, World Heritage Sites, or other sites of national importance and their settings. These principles, however, are equally applicable to all historic assets, irrespective of their designation”.
- 5.7 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.
- 5.8 **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.

6.0 Impact of The Development Proposal on The Heritage Assets

6.1 This report relates to a retrospective listed building consent application for a replacement fireplace to Flat 7, Pen-y-Nant, Church Road, Minera.

6.2 The features of significance of Pen-y-Nant includes: -

- **The Neo-Georgian design** of the building that dates from the early part of the 20th century.
- **The simple linear block plan and geometric building forms**, which was carefully planned, based on historic influences, and has not significantly changed.
- **Building materials** of brick, Westmoreland slate, stone decoration and timber sash windows and timber doors **that contribute to its character**.
- The historic relationship with the Wrexham **benefactors William and John Jones**, whose trust contributed to the erection of the building that is a well-designed and well-articulated **landmark building** that has not aged over time.
- Associations with a local designer, **Philip H. Lockwood**.
- Its evidential, **historical, aesthetic, and communal value**, which clearly defines its character, its historic use and function as a convalescence home which clearly influenced its location in a wider countryside setting overlooking an undulating landscape.

6.3 The fireplace that was originally in the sitting room of Flat 7 is a cast iron splay-sided fireplace with five single colour square tiled panels in green, and a hood. The tiles are fixed into a metal backed frame. The fire basket is low, and the front bars can be lifted out for cleaning up the ash. It was a design that became popular from the 1880's onwards. Research of the converted flats where it has been possible, shows the same fireplace to Flat 2, which has red tiled panels. A slightly different fireplace exists to Flat 6. This is fixed to the wall and does not appear to relate to any chimney stack.

- 6.4 The fireplace to Flat 7 has several separate components. The various components of the fireplace have been looked at. The fireback looks to be later, either clay or concrete, rather than cast iron, and may possibly date from the 1950's when the building became a care home for the elderly. Firebacks of the late 19th and early 20th century tended to be angled with corners rather than rounded. This allowed for a greatly improved draw and also minimised heat loss up the chimney. Early firebacks were stone or brick, and it wasn't until later that cast iron was used. Cast-iron register grates were common from the 1850s; it was cast as one piece incorporating the grate, fireback, an inner frame, and a moveable plate in the flue to adjust the draught.
- 6.5 The fireplace is a style that dates from c1900. The fireback suggests 1950's. It is not beyond the realms of possibility that the fireplace may have been installed as part of the conversion in 2004. It does, however, have some aesthetic value.
- 6.6 The fireplace that has been installed is a simple modern electric fireplace. It should be noted that all the furnishings to the flat are modern, and the principal aspects of significance relate to the building's original function as a convalescence home in a Neo-Georgian style. The external appearance of the building has been largely unaltered. However, the original plan form and most internal features of the building are unknown, and the plan form modernised from that to serve a single institution to 10 private flats. It is felt that the loss of this fireplace, which may not be original to the building, does not diminish the building's significance or special interest, which is confined largely to the design of the exterior, its location, aspect and views, and the historical connections to local benefactors. It is a neutral change that will preserve the building's special architectural and historic interest.

6.7 Proposals and assessment of impact

Proposal	Features affected	Heritage Value	Significance	Scale of change	Heritage Impact	Justification
Removal of period fireplace and replacement with new electric fireplace.	Flat 7 sitting room	Aesthetic.	Medium / low	Minor. Reversible	Neutral.	This involves minor internal change, and there is doubt as to its integrity as an original feature of the building. The fireplace has been retained and the modern fireplace is screwed into modern plasterboard walls. There is no impact on the building's significance as a former convalescence home. It does not affect any features that affect its Neo-Georgian character and appearance, and the proportions are broadly similar to the fireplace that has been removed. The room retains a fireplace focal point that is simple with crisp lines. The fireplace has been retained in the shed of Flat 7.



Fig 9. The fireplace in situ; the new fireplace, the fireplace to Flat 2, Fireplace to Flat 6, the new fireplace, which is used to heat the living room, the fireplace stored on site. Note largely modern, honestly expressed interior, approved as part of the conversion from residential home to independent flats.



REFERENCE Cat188
 PRICE £2200
 MATERIAL Cast Iron
 CATEGORY Tiled Register
 DIMENSIONS Shelf 48" (122cm) Body 42" (106.5cm) Height 50.75" (129cm)
 DESCRIPTION
 Edwardian tiled register with brass trim circa 1900. Shown with an original set of tiles sold separately.

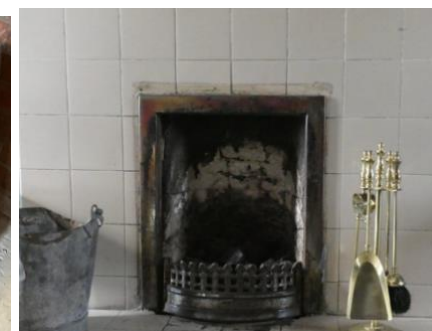


Fig 10. wardenantiquefireplaces.co.uk – fireplace of similar design c. 1900. Note the cast iron fireback. The fireback to the removed fireplace looks concrete or clay. A 1950's fireplace with similar fireback.

7.0 Conclusion

- 7.1 Pen-y-Nant is of high significance. There is a uniformity and cohesiveness of the exterior that has little changed since it was built between 1914 – 18. It is a careful and well-mannered Neo-Georgian building that still clearly expresses its character as a convalescence home of the period.
- 7.2 The proposals to Flat 7 are not the fault of the present owners. The works were undertaken prior to the purchase. The proposal is a neutral change to the building which does not affect its understanding as a building listed as a convalescence home. The impact on the listed buildings and setting will remain largely unchanged. The order and sequence of development is legible, with modern references that reflect the changes elsewhere to the building. The proposal is minor and reversible. The removed fireplace can be recorded if necessary and continue to be carefully stored on site.
- 7.3 The consideration of the proposal follows 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 - It does not adversely affect the important features of Pen-y-Nant.
 - There is sufficient information to understand the significance of this part of the building and the proposals upon it.
 - The proposals would not materially harm the values of the listed building which are reinforced or further revealed.
 - The proposals overall are minor and have a neutral impact on the value of the heritage asset.
 - The quality of the design and execution must add value to the existing asset. The design and materials chosen for the fireplace are a carefully response to the building’s internal character and historic fabric. There is a clear distinction between historic and new fabric.
 - The long-term consequences of the proposals are neutral, and the special interest of the building is preserved. It does not affect the ability to appreciate and understand the special architectural and historic interest of the listed building and is an evolutionary process of use and appearance.
- 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.

Appendices

https://gov.wales/sites/default/files/publications/2021-02/planning-policy-wales-edition-11_0.pdf

<http://cadw.gov.wales/historicenvironment/records>

<https://places.library.wales>

<http://maps.nls.uk/geo/explore/#>

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<https://britishlistedbuildings.co.uk>

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<https://cadw.gov.wales/advice-support/historic-assets/listed-buildings/best-practice-guidance#section-managing-change-to-listed-buildings-in-wales>

<https://cadw.gov.wales/advice-support/conservation-principles/conservation-principles>

<https://www.archwilio.org.uk/arch/>

<https://vleweb.ccn.ac.uk/constructionweb/heating/chimneys/print.htm>

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Jackson and Day *Period House: An Owners Guide* Collins 2002