



The General Market, Wrexham.

Heritage Impact Assessment relating to the
Remodelling and Refurbishment of The Wrexham Markets

— August 2022

for Lawray Architects, on behalf of Wrexham County Borough Council

Geraint Roberts Associates, Architect & Historic Buildings Consultant.
2, Maes Derw, Llanfechain, Powys, SY22 6XN. Tel. 07722 146949
geraint@grauk.com www.grauk.com

GR Associates
Architect & Historic Buildings Consultant

CONTENTS

Heritage Impact Assessment Location	p.2
General Details	
i. General Details	p.2
ii. Brief History	p.3
Section 1.0 Introduction	
1.1 Background	p.4
1.2 Strategic Planning Context, Reports & Recent Planning Decisions	p.4
1.3 Statutory Designations	p.6
1.4 Project Aims	p.9
Section 2.0: Historical Context and Significance	
2.1 Site Location	p.9
2.2 Building History	p.10
2.3 Building Materials and Details of Interest	p.13
2.4 Conservation Approach and Heritage Values	p.17
2.5 Statement of Significance and Heritage Values	p.21
Section 3.0: The Proposals	
3.1 Design Proposals & Assessment of Heritage Impact	p.23
3.2 Energy Efficiency and Environmental Considerations	p.25
3.3 Habitat / Wildlife	p.26
3.4 Access Statement	p.27
Section 4.0: Statement and Summary of Heritage Impact	
4.1 Statement of Heritage Impact	p.28
4.2 Summary of Heritage Impact for The General Market	p.29
References	
Appendix A – Selection of Existing and Proposed Drawings	
Appendix B – Record Photographs	

The project has been commissioned by Wrexham County Borough Council and the project design team is led by - Lawray Architects, The Byre, Croesnewydd Hall, Wrexham, LL13 7YP.





Site Location Plan for The General Market, High Street, Wrexham

© Bing Maps

General Details

Name of Building - **The General Market, Henblas Street, Wrexham, LL13 8AD**

Conservation Designations – General Market Building, Henblas Street, Wrexham. – Grade II
Cadw Ref: 1838 Date of designation 04.06.1985, amended 31.01.1994

General Market Buildings, 29a Henblas Street, Wrexham. – Grade II
Cadw Ref: 16498 Date of designation 04.06.1985, amended 31.01.1994

General Market Buildings, 29 Henblas Street, Wrexham. – Grade II
Cadw Ref: 16497 Date of designation 04.06.1985, amended 31.01.1994

General Market Buildings, 27 Henblas Street, Wrexham. – Grade II
Cadw Ref: 16496 Date of designation 04.06.1985, amended 31.01.1994

General Market Buildings, 25 Henblas Street, Wrexham. – Grade II
Cadw Ref: 16495 Date of designation 04.06.1985, amended 31.01.1994

General Market Buildings, 23 Henblas Street, Wrexham. – Grade II
Cadw Ref: 16494 Date of designation 04.06.1985, amended 31.01.1994

General Market Buildings, 21 Henblas Street, Wrexham. Grade II
Cadw Ref: 16493 Date of designation 04.06.1985, amended 31.01.1994

General Market Building – Public Conveniences,
Henblas Street, Wrexham. – Grade II
Cadw Ref: 16499 Date of designation 04.06.1985, amended 31.01.1994

The building stands within Wrexham Town Centre Conservation Area, that was designated in March 1974 and its boundary extended in August 1975, June 1985 and April 2007.

The Wrexham Town Centre Conservation Area Character Assessment and Management Plan was adopted in 2019

Grid Reference – (General Market) – Easting 333586 Northing 350314

Brief History -

“General Market, 1879. It occupies the site of Manchester Square, one of the many courts built by visiting tradesmen for use during the Wrexham March Fairs.”

(Description taken from The Buildings of Wales - Clwyd
Edward Hubbard: (1986), University of Wales Press)

The Coflein Description for The General Market offers the following information:

NPRN 313

“Dated 1879. Composition of screen walls with shops and market entrances. One storey screen walls of red Ruabon brick, freestone dressings, terracotta enrichments. Brick pilasters, continuous stone cornice over shops, panelled parapets with diaper work and paterae. Raised parapet over W entrance, volute brackets to uprights, panelled lintel good scrolly ironwork to double gates. Main entrance across angle facing Butcher Market, raised gable with flat top and stepped corbels to parapet (Italianate Romanesque), elaborate stone keyblock with Prince of Wales motif, patterned tympanum with brick panel 1879 under round arch with flanking pilasters. Recessed moulded lintel inscribed "General Market", complex angle detailing to plinth, good scrolly ironwork to double gates. Oculi set in patterned panels. Advanced entry with moulded arched head. N and E elevations with low brickwork walls (whitewashed) topped by slate aisle roofs clasping the parabolic hump of the main slated roof with raised lantern, slated louvres to long sides and arched fanlights to glazed gables. Probably remains of town's cockpit in rear wall. 5-bay interior with apsed ends and side-aisles for stalls, tall round arched girders arise from fine ornamental cast iron capitals over octagonal columns with openwork angle brackets to horizontal beams above ground floor. Openwork metal brackets between trusses and tongue and groove boarded roof, metal stays, top lantern with end fanlights (one boarded).”

(Reference: E. Beazley and P. Howell: "Companion Guide to North Wales" (Collins 1975), p. 67)



Figure 1- Existing Henblas Street Elevation (north & west elevations)

Section 1.0: Introduction

1.1 Background

The objective of this Wrexham County Borough Council (WCBC) commissioned project with Lawray Architects as Lead Consultants is to refurbish and remodel The General Market in Wrexham Town Centre. The preparation of this Heritage Impact Assessment has been undertaken to describe and review in the first instance, the implications of design changes and alterations that are proposed to the Grade II listed General Market and to the adjacent (separately listed) grade II listed properties of No's 21 – 29a Henblas Street together with the Public Conveniences on Henblas Street. This document will accompany an application for Full Planning and Listed Building Consent being submitted by Lawray Architects for WCBC.

This submission represents the culmination of investigations and costed design appraisal studies that have taken place since 2017. The recommendations have generally concluded that there is a need 'to physically improve the markets offer and its appearance', a project such as this would act as a catalyst for future private investment in Wrexham town centre. The key recommendations, and vision identified and recognised that –

- There is a need to conserve, maintain and enhance the historically significant buildings together with the townscape character and the public realm of Wrexham.
- The historic market buildings play an important role in creating distinctive destinations within the town centre to encourage and support business and tourism activities and by enhancing their appearance, character and commercial offer, the aims of these observations will be realised.
- There is a need to reverse the current decline of the buildings, to create attractive and vibrant places, to improve accessibility, to enhance energy efficiency and its operational impact on the environment / carbon footprint. First impressions, decluttering and the enhancement of existing architectural detail should be improved and integrated into the approach for refreshing the General Market.

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

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

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

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

- Wrexham Town Centre Conservation Area Character Assessment and Management Plan (2019)
- Wrexham's Destination Management Plan / Action Plan 2018-2020
- Wrexham Heritage Strategy 2018-2028: Making Connections
- Wrexham Local Housing Strategy 2018-2023
- Wrexham Town Centre Townscape Heritage Scheme – Target Buildings (2019)

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

- Building Condition Survey with Paint Investigations by Arnold Bartosch Ltd, Chartered Surveyors and Historic Buildings Consultants (August 2021)
- Level 1 Utilities Survey by UCML (November 2018)
- General Market Asbestos Survey by Lucion (December 2017)
- General Market Laser Survey, by PM Surveys (May 2019)
- Drone and Photographic Survey by Dragon Flight Surveys (February 2019)
- Level 2/3 Building and Photographic Survey & Statement of Significance by Dr George Nash, SLR Consulting (August 2021)
- Preliminary External Bat Roost Assessment and Nesting Bird Survey - May 2019 by Enfy Ecology

The surveys and building recording exercises undertaken to date provide a very useful baseline record of the building interior and exterior, and surveys, such as the Laser, Drone, Photographic and Historic Building Investigation were undertaken to understand the opportunities and constraints of the building, and as a tool to determine the viability and capacity of the building for redevelopment and/or refurbishment as a Listed Building. The conclusion to the Building Condition Survey with Paint Investigations by Arnold Bartosch Ltd, states

“Overall, the building is in sound condition, with only maintenance issues affecting the envelope externally. These are the normal range of issues that would be expected in a building such as rainwater disposal, repair of parapets and roof slating. However, these must be addressed before internal works take place to avoid future water damage. ...

Recommendations extend to observations that relate to its vulnerability to fire, due to the predominantly timber construction at the centre of an enclosed urban block and the need to upgrade and/or replace the current MEP services throughout.

With reference to the recent planning history for The General Market, the following applications and approvals have been considered in recent years –

P/1999/0081 Full Planning Application for the attachment of a folding/retractable awning to the shop front at 23 Henblas Street. (Decision – Granted)

P/1999/0082 Listed Building Consent Application for the attachment of a folding/retractable awning to the shop front at 23 Henblas Street. (Decision – Granted)

P/2008/1210 Listed Building Consent Application for the painting of cast iron gates at The General Market (Decision – 18 November 2008)

P/2014/0160 Listed Building Consent Application for Refurbishment of Butchers and General Market, External Elevations Including Redecoration and New Signage at Butchers Market, High Street and General Market Henblas Street Wrexham County Borough Council (Decision - 7 August 2014)

P/2015/0510 Listed Building Consent to Public Convenience Listed building consent for internal alterations to provide female, male and disabled wc facilities and repair to external façade (19 November 2015)

P/2015/0894 Listed Building Consent to Public Convenience And, Retail Units 1 & 2

for internal works to upgrade existing female toilets, conversion of retail units 1 and 2 to provide male toilets and changing places facility and alterations to external façade (Decision 24 February 2016)

P/2015/0895 Full Planning Application to Public Convenience And, Retail Units 1 & 2 for internal works to upgrade existing female toilets, conversion of retail units 1 and 2 to provide male toilets and changing places facility and alterations to external façade (Decision 22 December 2015)

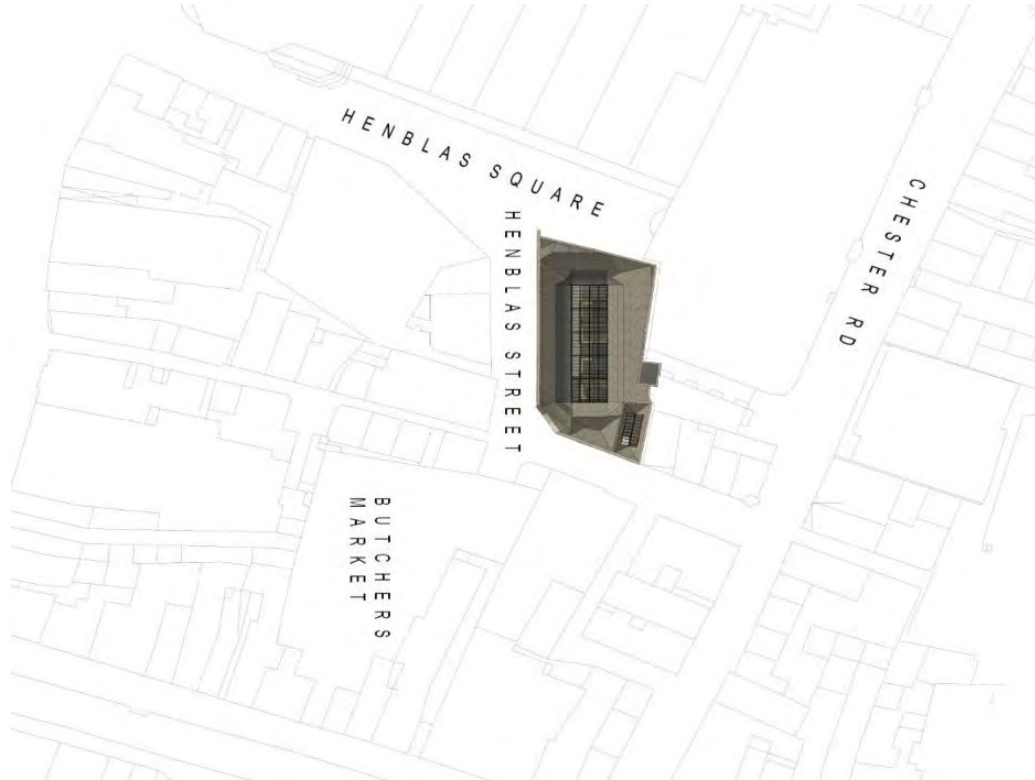


Figure 2 - Site Location of The General Market

© Lawray Architects

1.3 Statutory Designations

The current project relating to the redevelopment and the remodelling of The General Market involves 8 No separately designated listed buildings (though all part of the same original building and curtilage). Whilst the descriptions are shared in some instances this Heritage Impact Assessment has a direct impact on the following designations –

General Market Building, Henblas Street, Wrexham. – Grade II
Cadw Ref: 1838 Date of designation 04.06.1985, amended 31.01.1994

General Market Buildings, 29a Henblas Street, Wrexham. – Grade II
Cadw Ref: 16498 Date of designation 04.06.1985, amended 31.01.1994

General Market Buildings, 29 Henblas Street, Wrexham. – Grade II
Cadw Ref: 16497 Date of designation 04.06.1985, amended 31.01.1994

General Market Buildings, 27 Henblas Street, Wrexham. – Grade II
Cadw Ref: 16496 Date of designation 04.06.1985, amended 31.01.1994

General Market Buildings, 25 Henblas Street, Wrexham. – Grade II
Cadw Ref: 16495 Date of designation 04.06.1985, amended 31.01.1994

General Market Buildings, 23 Henblas Street, Wrexham. – Grade II
Cadw Ref: 16494 Date of designation 04.06.1985, amended 31.01.1994

General Market Buildings, 21 Henblas Street, Wrexham. Grade II

Cadw Ref: 16493 Date of designation 04.06.1985, amended 31.01.1994

General Market Building – Public Conveniences,
Henblas Street, Wrexham. – Grade II

Cadw Ref: 16499 Date of designation 04.06.1985, amended 31.01.1994

In addition to the above, careful consideration at every stage is being given to the impact of the current proposals on adjacent properties and the immediate settings along Henblas Street. Within approximately 100m of The General Market stand a further 53 No. listed buildings or structures and 1 No Scheduled Monument. Each of these heritage assets also fall within the boundaries of Wrexham Town Centre Conservation Area, and ‘Medieval Core’ or ‘The Markets’ character areas of The Wrexham Town Centre Conservation Area Character Assessment and Management Plan that was adopted in January 2019. The listed buildings that are closest to The General Market and not already listed above as being directly impacted by the proposals include –

40 Henblas Street, Wrexham. – Grade II Cadw Ref: 16503
Date of designation 16.06.1980, amended 31.01.1994

Butchers Market, High Street, Wrexham. – Grade II
Cadw Ref: 1840, date of designation 06.06.1980, amended 31.01.1994

The Old Vaults Public House, 5 Chester Street, Wrexham. (corner of Henblas Street) – Grade II
Cadw Ref: 1822 Date of designation 31.01.1994

The Wrexham Town Centre Conservation Area Character Assessment and Management Plan describes the Henblas Street context in the following terms –

“The Markets: Henblas Street and Bank Street

These streets combine to form a special part of Wrexham, and have a very intimate and personal character. In particular, Bank Street has a medieval character, being very narrow and enclosed by small-scale buildings and tiny shopfronts. This part of town still remains traditionally the domain of privately or family owned businesses and shops, which extends into the stalls within the Butcher’s and General markets.

The humble small scale buildings lining the south side of Henblas Square, Henblas Street and Bank Street are largely of early 19th century pre- Victorian style and are all that remain of that period following re-development in the mid to late 19th and early 20th centuries. They are a mixture of styles but broadly follow a pattern of 2 storey, narrow-fronted, domestic scale buildings with sliding sash windows to the upper floors and traditional shopfronts below. They are a mixture of brick, painted brick or render finishes with slate roofs. The former hippodrome cinema opened onto Henblas Street and encompasses much of the area to the rear of this street. It was closed in 1997 and the site is now due for redevelopment following a period of neglect and subsequent fire in 2008.

The curve of Henblas Street and intimate rhythm of the fenestration creates interest and anticipation, which culminates in the tightly enclosed area at the bottom of Bank Street where the ornate entrance to the Butcher’s Market faces the curved corner entrance to the General Market opposite. Both market Buildings are Grade II Listed Buildings.

Within this area it is evident that efforts have been made to reinstate traditionally detailed shop fronts and hand painted fascia signs have restored traditional charm.” Page 17 CAMP

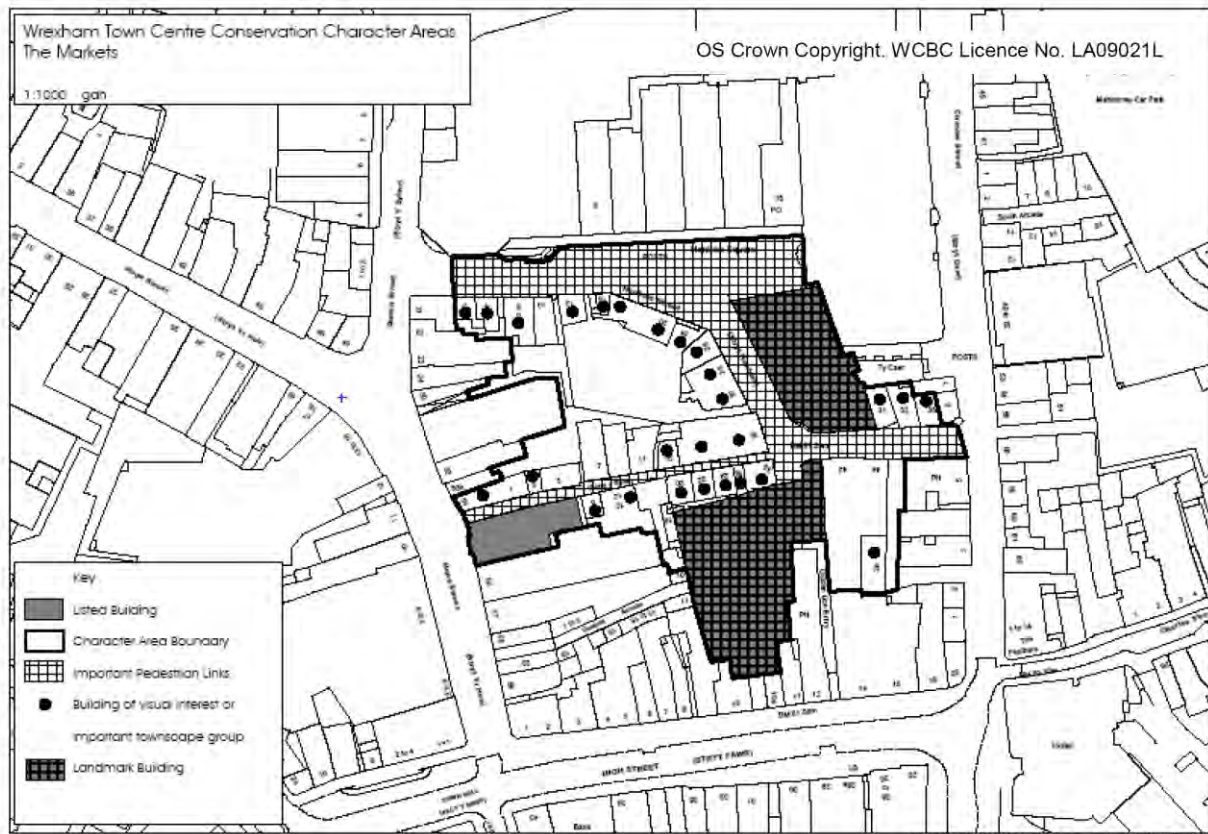


Figure 3 - Conservation Area Character Assessment Management Plan - Henblas Street & Markets (WCBC CAMP (2019) p19)

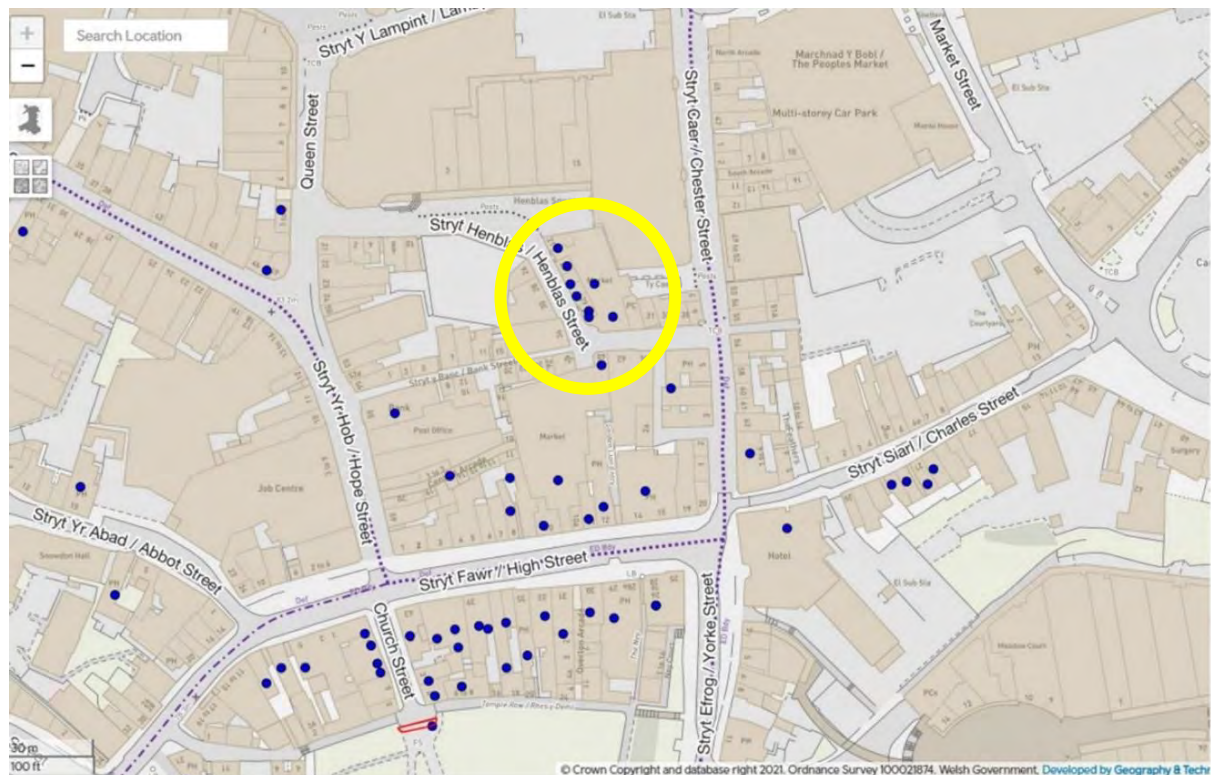


Figure 3a - Location of the Listed Buildings adjacent to The General Market

1.4 Project Aims

Dated May 2021, the aims and vision that were included in the original briefing document by WCBC have now been reviewed and in some instances reconfigured to also reflect the feedback received from Client, Market Tenant and extensive stakeholder consultations. The impact of the Covid-19 pandemic and the lessons learnt from a respiratory disease such as this have also been incorporated. Such measures will make the continuity of trading more resilient whilst also more energy and carbon efficient. Within the RIBA work stage 3 report, Lawray Architects have presented the project aims in the following terms –

Architectural Aims

- Remodel the existing layout on feedback received from WCBC on the Stage Two & Three Designs.
- Create more attractive and functional entrances to draw people into the market building and allow for advertising space.
- Review and re-design perimeter stalls and inner stalls to accommodate greater flexibility and enable a wider variety of traders (e.g. consideration of power points, water, waste, extraction).
- New central stalls within the General Market are to be fixed.
- Provide refurbished trader kitchenette and WC facilities in current position.
- Existing external historic shop fronts and flagstone floors to remain and to be refurbished as required.
- Provide good size storage facilities within the stall spaces.
- To ensure the scheme is accessible to all.
- Within the redesigned layout, allow for efficient and safe waste management for stall holders and wider market.
- To utilise all the space within the building.
- Improve decoration to internal building.
- Ensure roof glass doesn't bleach products on sale from stall holders

Building Services Aims

- Ensure roof ventilation is energy efficient and easy to use.
- Install new energy efficient heating system and improve overall energy efficiency of the building
 - The heating system for the General Market needs replacing, with a similar hot air system to be proposed to match that of the Butchers Market
- Ensure appropriate utilities are provided to each stall.
 - Sub-meters will be required for new supplies to individual stalls.
 - WCBC have confirmed services to central stalls to be electric supply only, located within the floor slab.
- Improve lighting system that will not impact on the building fabric.
- To provide the latest technology to enable people to access latest offers and updates on offer from the individual market stall holders along with promotion of events, including existing WIFI
- Where required above ground grease traps to be introduced to individual perimeter stalls.
- CCTV system to be installed within the market, to be remotely monitored, with possibility of online streaming.



Figure 4 - Proposed Longitudinal Section View/Visualisation within the Main Hall

© Lawray Architects

Section 2.0: Historical Context

2.1 Site Location

Henblas Street was first described in 1620 and named after the Hen Blas which once stood in the area between Queens Street and Chester Street. The building may have been older, but no records could be found prior to this date. The house fronted Queen Street and was three storeys high, constructed of brick and stone, with a slate roof, and a two column portico, with a narrow forecourt and iron railings (Lowe 2002 p.54). The grounds to the east included a stable, coach house and a cobbled yard. Owners are recorded from 1748 by a John Myddleton, with the last noted as Rev John Jones, who also owned the Rainbow Inn, a public house immediately next door (Lowe 2002, p.55). Hen Blas house survived until c.1808, at which time it was demolished and three new structures with associated gardens were built on plot 51 of the 1844 tythe map.

From 1620, the area to the east was 'wasteland' and to the north of Henblas Street (original alignment) was a district known as 'Lampit'. Potentially referencing a loam pit in the vicinity of the grammar school. The L P Archaeology Desktop Assessment of 2019 for the former Hippodrome Site that once stood to the west of The General Market suggests that *'A widower Catherine Jones is recorded as holding a garden, land and a kiln called Plas y Kiln between Lambpit Street and 'y Place Hen'. The kiln was still in use in 1824 when maltster John Williams purchased and rebuilt the associated house, thought to be in the locality of Pearce's Court.'* (Palmer 1893, p.82 & 120)

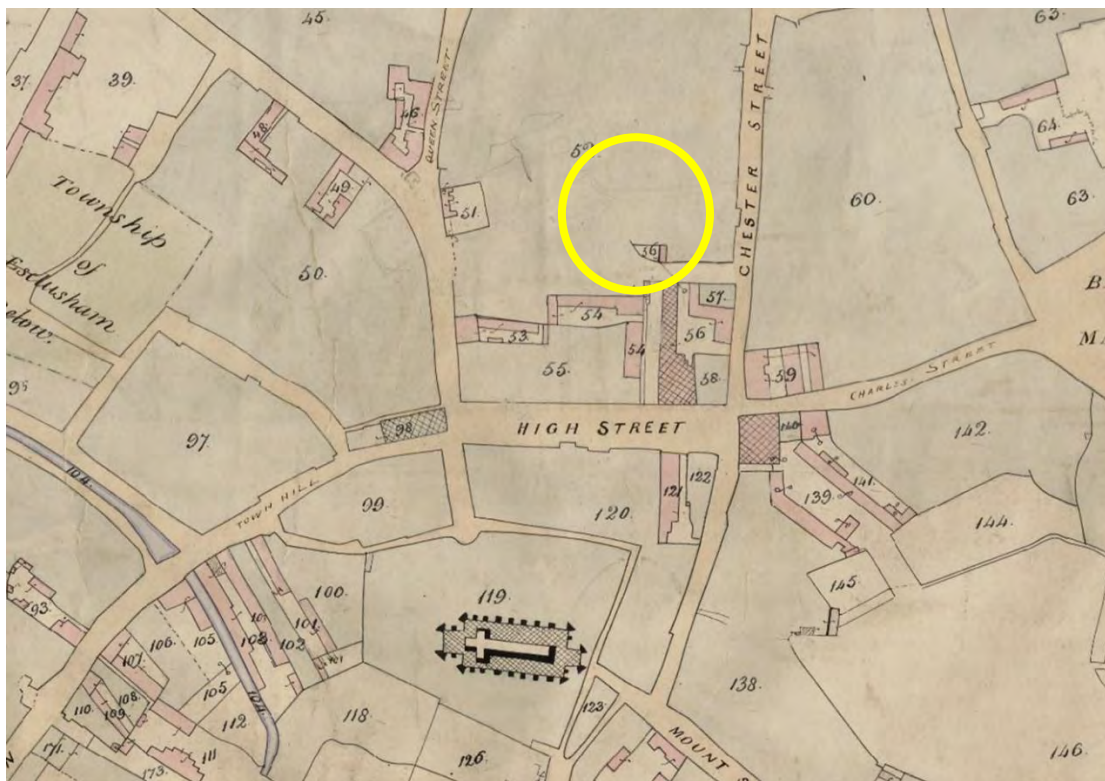


Figure 5 - John Price Map 1846 and John Welch, Tithe Valuer

© National Library of Wales Collection

In the 1833 survey, Henblas Street is shown as running in a virtually straight line from Queen Street to Chester Street. It is suggested that the construction of the Public/Music Hall and the Congregational Chapel, considerably narrowed the eastern half of the street so that it became in effect a footpath leading alongside the old Grammar School and that the name Henblas Street was then transferred to the road leading around the General Market (previously the Potato Market and then the Butter Market) and into the Chester Street end of Kenrick Street (from the bottom of the present Bank Street to Chester Street). In 1872 a public urinal can also be seen on the town centre map, at the NE corner of the General Market.



Figure 6 - Map of 1833 indicating Manchester Hall on the current site of The General Market

The town map of 1833 describes the land on which the General Market now stands as Manchester Hall. This area was probably the location of 'Manchester Square' where traders from Lancashire brought woollen and linen cloth with other items for sale. To the northwest of this location, traders from the Midlands sold iron and steel wares in a space called Birmingham Square, which was later to become the site of the covered Vegetable Market, constructed in 1910. The map of 1833 also indicates the circular plan form of 'the cockpit' to the east of Manchester Hall, a structure that was first mentioned in c.1712 was described as being derelict in 1883 and was pulled down in 1884 (see RCAHMW record NPRN 32719).

The Street Atlas of Wrexham 1872, (prior to the construction of The General Market or The Butter Market as it was originally known in 1879) has the land described as The Potato Market. The Congregational Chapel on Chester Street has been constructed and the Cockpit is also clearly visible. The Guildhall/Music Hall takes up the site on the north side of the General Market site.

By 1912, the Ordnance Survey map describes the site as The General Market and the form or the building within its streetscape is largely unaltered except for a mysterious cut out in the NW corner of the plan. The site of the Cockpit has been replaced by the Sunday School building and the site of the Union Hall to the west side of Henblas Street has become a Theatre and this in turn was latter to be known as The Hippodrome.



Figure 7 - Image of The Street Atlas of Wrexham 1872, prior to the construction of the General Market and when described as The Potato Market. Note also the location of the Cockpit to the east the Congregational Chapel to the NE, and The Music Hall immediately to the north
© Wrexham Museum and Archive



Figure 8 - The Cockpit when derelict in 1883 (demolished 1884) © RCAHMW



Figure 9 - View of Henblas Street and the Music Hall c1935
© The Encyclopaedia of Wrexham p.167 (2001)

The General Market is located mid-way along the modern serpentine configuration of Henblas Street. The single storey brick built, terracotta and sandstone building makes a positive contribution to its setting, and because the large volume of the complex roof form and ridge light is set back behind parapets (except for the main entrance) it provides an impression that Henblas Street is wider, more open and lighter, than would otherwise be the case if buildings of a similar scale lined both sides of the road. The General Market is positioned on the inside of the bend where the decorative, gabled, principal entrance on a chamfered return, at the southwest corner faces/addresses the Henblas Street entrance to The Butchers Market extension (1879-1880) that was an infill extension that subsumed the site of the former Pedlars Market. The ridgeline to the General Market is orientated north – south and has a footprint of approximately 315m². There are two principal elevations to the building (south and west facing elevations) which accommodate the 2No main entrances to the market hall, 6No shop units address the street along the length of the west elevation and the main entrance to the Public Conveniences are situated on the south elevation. Whilst the north elevation is now open to Henblas Square, this was previously a secondary elevation/entrance to an alley that ran along the length of the side wall to the former Music Hall and the current approach to the east elevation from Chester Street is now mainly screened by buildings that replaced the Congregational Chapel and adjacent Sunday School building, or prior to that by the cockpit.

The General Market stands within the designation of the Wrexham town centre Conservation Area and a zone that is termed 'The Markets' within the adopted Conservation Area Character Assessment and Management Plan descriptions of 2019.

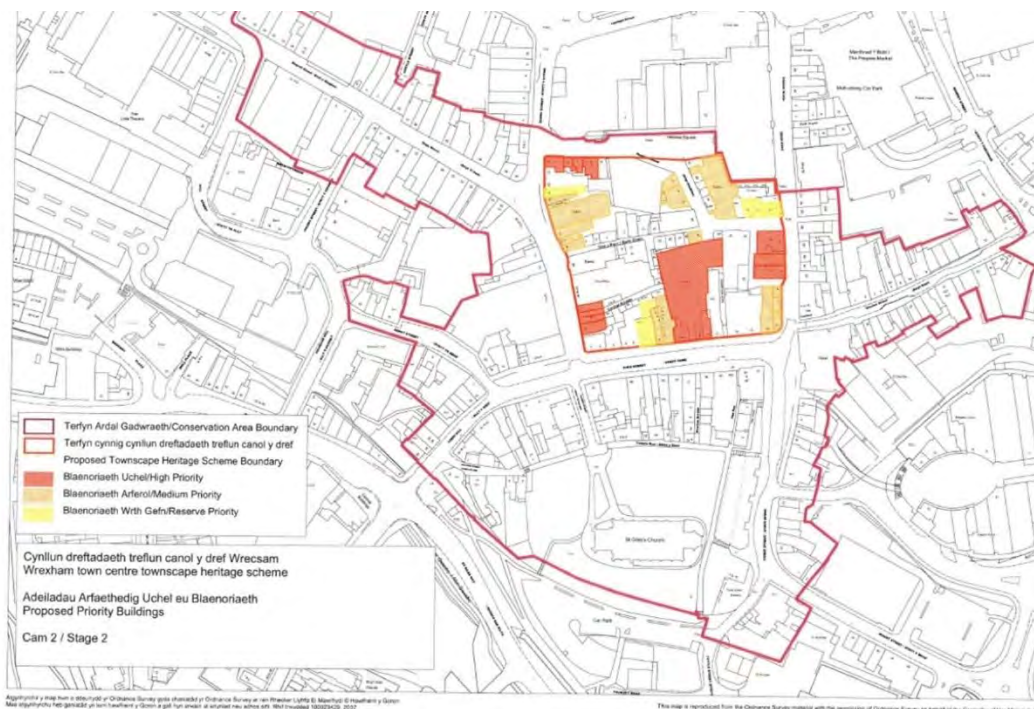


Figure 10 - Conservation Area and Town Heritage Scheme Designation

2.2 The Building History

Opening in 1879 (according to the terracotta date over the main entrance), The General Market is the smallest of the three covered markets and were commissioned by the Wrexham Market Hall Company when the rights to hold a market were bought outright. The building stood on the site of what was referred to as Manchester Square, (map of 1833) The Potato Market (map of 1872), but was also known as The Butter Market because of the dairy products that were sold on slabs 2-3 days per week.. The later Ordnance Survey maps refer to the site as General Market (map of 1912). The Cadw listing description describes the building elevation in the following terms –

“Dated 1879, and built on the site of Manchester Square, which had previously been used as an open market by visiting tradesmen during annual fairs. The building comprises top-lit market hall and a row of 6 shops along its W elevation to Henblas Street, and Public Conveniences in the SE corner. Entrance to market hall across SW corner and towards NW. Single storey screen walls of red Ruabon brick with ashlar dressings and terracotta enrichment, and parabolic slate roof with continuous glazed clerestory, ornately traceried in its N facing gable. Main entrance at SW, facing the Butcher's Market across the street. Scrolled ironwork screens in double gates beneath shouldered lintel with 'General Market' in raised letters, set in high segmental archway on stepped pilasters, with dated panel set in patterned terracotta tympanum. This is surmounted by a truncated stone coped gable with ornate terracotta corbelling and volutes to parapet. From this angled entrance, screen walls run E and N: Short E return houses Public Conveniences, with advanced entrance to right, second arched doorway to centre, and small windows recessed with raking sills and stone lintels. Longer N range houses shops: some original detail survives in the shop fronts, which have recessed doorways and iron framed windows with slender bracketed corner posts and upper margin lights. Fascia's were incorporated in iron framing, but the detail has been largely renewed. Brick pilasters at outer angles, carrying stone cornice which continues over the shop fronts and is surmounted by a parapet with inset terracotta panels. Second entrance to market hall is towards the N, and like the main entrance has scrolled screens to paired iron gates, with flat stone lintel beneath raised panelled parapet. A further shop, detailed as the others, occupies the NW corner of the site. Blind elevations to E and N.

Internally, the market hall consists of 5 aisled bays with apsidal ends. Cast iron octagonal columns with ornamental capitals carry hooped iron trusses, with openwork angle brackets to ties over aisles and between the trusses; tongue and groove boarded roof. “

Cadw Listing Description (1994)

Aspects of the detailing are similar in character to those of the Henblas Street entrance to the Butchers Market, (an extension that was built in c1879-80) and the architectural composition to No.40 Henblas Street that are located diagonally opposite the SW corner of the General Market have parallels, both in terms of materials used and a coherence to similar aesthetic considerations or references. However, in all cases, neither the name of the architect, designer nor contractor who built The General Market is known at this time. Whilst a Building Control drawing from this period is held at the North East Wales Archive in Ruthin, there remains no reference to the authors of this building nor to the decision making process undertaken by Wrexham Market Hall Company prior to, or immediately after the completion of this building.

“The Standing Building Survey, prepared by Dr George Nash, SLR Archaeology (2021) p.4 highlights the environmental health benefits to the original development –

“Up until the early nineteenth century, the bulk of trade in Wrexham was conducted outdoors, with the majority of vendors operating on the High Street and at its junction with Hope Street (Walker 2002, 125). However, as the nineteenth century progressed permanent shops became more common and by 1828 Wrexham had over 100 shops (Dodd 1957, 229). Locals grew to think of street vendors as a nuisance; the Wrexham Recorder (1848, 24) reported that butchers, in particular, “occupied the unsightly and most annoying shambles...obstructing the paths and carriage ways”. Walker (2002, 130) postulates that there also must have been negative sentiment amongst those who had shops in Wrexham, as the street traders were not subject to the high business rates suffered by those who had permanent establishments. ...

Following the success of the first Butchers' Market, the second of the indoor markets – the 'General Market' – was built in 1879, on the site of the previous potato market. The market was built to facilitate the sale of dairy produce, hence was originally known as the 'Butter' market. Perhaps some of the motivation for building the market was driven by the desire to remove the vendors from the High Street entrance to the Butchers' Market, which was used by tradeswomen to sell butter, eggs and poultry. Dodd (1957, 229) notes that though some may have felt a sense of nostalgic loss following the move from outdoor to indoor trading, it was

counterbalanced by the hygienic benefits of the covered markets, as the previous bustling and congested street markets were considered to be 'centres of infection'. Nevertheless, the opening of the General Market brought the last of the remaining street vendors indoors and Walker (2002, 132) suggests that this was the final blow to open-air street trading."

Whilst the details of sources vary, it is understood that The General Market was used as a dining hall by the American Medical Corp during WWII. It is understood that the market hall closed in 1943 and re-opened in 1949 with room for 15 premises. It is also suggested that the building was used by the War Office as a food and equipment store, but it can not be determined as to whether this might have been The Vegetable Market building to the north of this location. It is also unclear as to whether a mezzanine floor was introduced during this period, or whether an additional floor was introduced during an earlier time. Similarly, the date of its removal is currently unclear, though evidence of column base fixing positions remain clearly visible in the current floor finishes.

Incrementally, buildings were demolished on land to the east and north of The General Market. The Congregational Chapel that was built in 1841 was demolished with the Sunday School in 1960, the space being used as a car park. The site of the Grammar School that was founded in 1603 and closed in 1880 was purchased by the Borough Council in 1884 and used as The Guildhall, a School of Science and Art, a Free Library and a Fire Station until the 1960's. Whilst an image from 1935 of the Music Hall on the north side of The General Market is illustrated in The Encyclopaedia of Wrexham, by Alastair W. Williams (2001), it is not clear when this building was demolished.



Figure 11 - Image of The General Market prior to the demolition of the Congregational Chapel in 1960
© Image from www.Wrexham-History.com

From archival information held at Wrexham Museum, there was reference to the General Market being demolished during the early 1970's and by 1973, the building was considered in the following terms - in approximately 1973, was described in the following terms –

'As it has only very recently been known that the General Market is not due to be demolished, no firm plans are as yet available for the modernisation of this Market. The Markets Committee have, however, briefly discussed the matter and proposals will be forthcoming within the near future. The General Market is structurally very good and would be easy to modernise. I feel however that the Council should look further than mere modernisation in this case, with a view to making this Market more of an attraction to the passing public. It is with this in mind that I

suggest that some shop development might take place on the Guildhall Street end of the Market, where the traders' car park is now situated. Additionally, thought should be given to opening up that side of the Market adjacent to the Congregational Car Park, with a view to at least providing access along this side of better still, open up the blank wall giving access to the inside shops from the car park. These are but ideas, at present, but some at least should be included in the scheme of work to be carried out in 1973/74.'

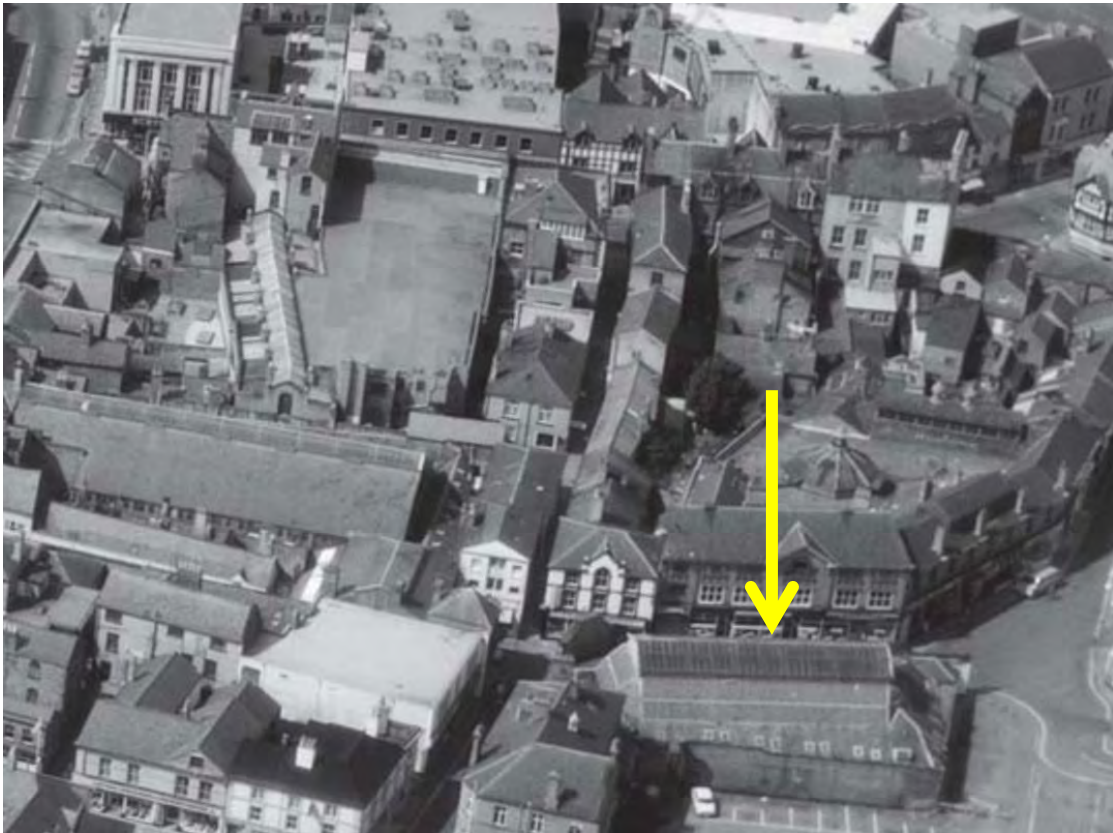


Figure 12 - Aerial view of The General Market following the demolition of The Congregational Chapel and Sunday School buildings (exact date not known)



Figure 5 - Image of The General Market following the demolition of The Vegetable Market Site (note also the 'Turnerised' roof coating)
© Image from The Wrexham Museum Archive



*Figure 14 - Photograph taken following the demolition of The Vegetable Market Site of the east elevation to The General Market (note the 'Turnerised' roof coating and east wall details minus the current boiler room
© Image from The Wrexham Museum Archive*

More recently, images taken following the demolition of buildings that included The Vegetable Market, illustrate that the roof covering had been 'Turnerised' a reinforced, bitumen coating used to extend the service life of the covering (though few slates could be later salvaged and reused as a result of this application). It is assumed that these works occurred during the mid-1970's at the same time as works were taking place to the adjacent Butcher's Market. It is also noted that the north wall had been decorated with a white paint or limewash at this time. It is noted that a flat roofed boiler room / plant room extension has been constructed on the east wall of the building since these photographs were taken during the early 1990's.

A programme of maintenance repairs (unknown date) was undertaken to The General Market during the late 1990's or early 2000's when the roof was recovered in its entirety. No records are currently available to describe the extent or the exact nature of these works.

2.3 Building Materials and Details of Interest

The General Market has a loadbearing masonry perimeter construction and a framed centre to the market hall space consisting of five aisled bays with apsidal ends of arched/hooped wrought iron frames on octagonal cast iron columns with ornate capitals that support the secondary structural framing components. Where the wrought arched iron frame intersects the vertical framing of the internal wall construction, and as a support/bearing to the iron 'I' beam purlins that support the intermediate curved 'T' sections that support the horizontally laid 'V' profile tongue and grooved boarding over, decorative cast iron spandrel panels are fitted to reconcile the profile to the geometries between the various roof components.

The glazed cast iron panels (assumption) to each gable and the elegantly formed trusses, purlins, beams and cross-braced rods that frame/form the upstand that carries the blanked off zone of louvered panels and which carries the central rooflight structure is a very rational configuration of plated struts and tie rods. Much of the roof structure appears to be original, with only some panes of glass to the rooflight having been replaced during the intervening period. Details about the sections and profile of the glazing bars to the roof glazing is not currently understood and would require further investigation at a later date.

The loads from the roof structure are mainly transferred to ground through a row of octagonal cast iron columns with decorative capitals, cast iron bracket details which carry an intermediate ring beam and a well-proportioned column base detail. Each of these components and associated fixings are of considerable heritage value and make a considerable contribution to the character of the building.

A second bank of rooflights sit above the female WC's on a hipped roof construction, a roof structure of iron trusses a timber boarded lining and a slate roof covering. Information relating to the material selections and specification of the roof recovering works that were undertaken approximately 20 years ago are not known, therefore some investigation is necessary to determine its likely performance over the longer term.

The south and west facing elevations to Henblas Street have been constructed of various pressed brick and terracotta components, interspersed with banding courses, lintels, corbels and copings of carved Cefn sandstone. The exact supplier of the bricks and terracotta details is not currently known, but is assumed to be from Tref y Nant, Pen y Bont or works in the Ruabon or Rhosllenerchrugog areas (further research or investigation is necessary but could easily be done with an inspection of any manufacturer or letter/initial stamps). The raised lettering to the wording above the SW facing entrance is in an Art Nouveau and is very similar to that used by the works of J C Edwards on various projects e.g. to the remains of the boundary wall at their offices in Trevor.



Figure 15 - Photograph of the entrance at the SW corner and of the west facing elevation

The composition and coordination of the brickwork and terracotta detailing of the tympanum and segmental arch above the SW facing entrance is of considerable value as is the brickwork detailing above the shopfronts at the parapet and to the elevation that contains the public conveniences, its door and window/porthole openings and pilaster details. The dressed sandstone in key locations further coordinates and unifies the overall composition.

The extent of the retention of original materials and details to the shop units that line the west facing elevation along Henblas Street is not known, though they do hold character that makes a positive contribution to the aesthetic values and the presentation of the building to the street.



Figure 16 - Note the style of letting to the Typanum



Figure 6 - Letting on the gate posts to the former J C Edwards company offices in Trevor

The pair metal sliding at the SW entrance and a hinged version of the same at the north end to the west facing elevation is of considerable value. Many of the original components and adjacent reveal details are original and of heritage value.

The mainly blank walls to the north and east facing elevations are constructed in an English garden wall bond of common brickwork with half-lapped stone copings or precast concrete units, mainly along the east elevation. The entrance details are not of heritage value.

Internally, the main volume of the market hall has been possibly altered by the encroachment/extension to the depth of the shop units that face Henblas Street. The exact construction is not known and would merit further investigation. Some earlier joinery details to the individual stalls/units that run along the east side of the building remains, though much has been altered through later alterations, refurbishments and modifications. The dates of pre and post WWII alterations to the building is not fully understood at this time.

The current internal details, fixtures and fittings to the central stalls are not of heritage value and appear to follow a similar configuration to those developed in The Butchers Market after the refurbishment of 1973/74.

The floor surface within the main hall is mass concrete, though the evidence of an earlier configuration of column bases is visible at regular spacings. More recent quarry tile and vinyl sheet floor covering may conceal earlier finishes within some areas of the building.

2.4 Conservation Approach and Heritage Values

Lawray Architects and Wrexham County Borough Council are seeking to develop and apply an approach to the project and to conservation that will adhere to the structured approach that has been set out in the Cadw, Welsh Government Historic Environment Service published document *'Conservation Principles for the sustainable management of the historic environment in Wales'* (2011)

<http://cadw.wales.gov.uk/historicenvironment/conservation/conservationprinciples>

where conservation is defined as – “the process of managing change to an historic asset in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations” (2011. P35).

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

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

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

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

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

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

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

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

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

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

2.5 Statement of Significance and Heritage Values

By virtue of the Grade II Listing designation already assigned to The General Market, The Public Conveniences and No's 21 – 29a Henblas Street, it is understood and recognised that these historic assets are of National Significance and hold a High Heritage Value. The Wrexham Conservation Area Management Plan document reinforces these attributes within its narrative, particularly the positive contribution that the building makes within its prominent setting to the scale, character, detail and movement/circulation routes within this town centre location. The structure and volume of the market hall, together the architectural compositions to both the street elevations along Henblas Street make a positive contribution to their respective setting. When opened in 1879, The General Market was the second and smallest of three main covered market spaces to be created during the late C19. This represented a step in a continuum that is known to have existed since the first fair was recorded in 1391 and then in 1489 when the market rights were held by the Crown. The building is a good example of a C19 Market Hall, that replaced the complex of buildings known as Manchester Square, of the towns commercial heritage and of the brick-working, terracotta and iron/steel industries that are of national and international significance, supplying the world with components and products that originated from communities to the west and southwest of Wrexham.

Evidential Value -

- Despite changes and the need for the periodic renewal of building materials, the evidential value remains high throughout The General Market. The main loadbearing masonry construction of brickwork, terracotta and Cefn Sandstone to the main Henblas Street elevations is largely intact as is the structural detailing of the main market hall roof and to the roof structures over the Public Conveniences.
- Whilst some details, fixtures and fittings have been lost from the building over time, there remains evidence of numerous phases of intervention and change.
- There remains, details, fixtures and fittings of high evidential value, throughout the building such as the glazing bars, and possibly the glass to the rooflight, the decorative gable panels, the remains of original louvres beneath the rooflights, the recessed, sliding doors to the SW elevation and the gates to the secondary entrance at the NW corner of the building, the roof structure and the decorative cast iron columns and the potential for the discovery of other concealed joinery details.
- The continuity of the Market Records that are held for Wrexham remains high.
- The records associated with the various owners to the market rights remain, and include Crown records, those associated with the Yorke family, The Wrexham Market Company, The Town Council and subsequent Local Government Administrative Authorities.
- As a market hall and of Wrexham's Commercial heritage.
- Knowledge, records and information relating to the Archaeological potential of the General Market site is unknown. No investigations have taken place in this location, nor in adjacent locations e.g. the site of the Cockpit to the east or the Music Hall to the north.
- Strong evidence and a good example of the local brick and terracotta industry and possibly a link with well-known businesses such as that of J C Edwards.
- Connections with the local iron and steelwork industries, the sources of the key building components, such as the cast iron columns, the wrought iron and cast iron components to the roof structure, tighter with the gates are not currently known.

- The General Market as a building typology is a clear change/development away from earlier trading practices. There was a preference to be indoors where the environmental conditions and public health considerations were of high priority during the late C19.

Historical Value –

- The continuity of the Market Records that are held for Wrexham remains high. This includes records that relate to The Wrexham Market Company, The Town Council, and subsequent Local Government Administrative Authorities. Similarly the historical records that relate to the hosting of markets in Wrexham, through time, the holders of the rights e.g. William Collings, Edward Fenn, Kendrick Edisbury and the Yorke family at Erddig are all key figures.
- Associations, links and connections with the various town markets, fairs and events that were staged annually in Wrexham, e.g. Birmingham, Manchester and Sheffield. This includes changes to trade patterns and the ebbs and flows of managing businesses.
- The same records hold details that relate to the traders, the business and the families who were closely connected to The General Market or with the acquisition and use of the building pre and post WWII by the American Medical Corp and the War Office.
- The archival/historical drawn information relating to the original design proposals, construction and subsequent alteration of the General Market is poor and requires further investigation. Current surveys and programmes of recording are seeking to provide a definitive baseline of the present condition.
- Access to newspaper records and periodicals that reference people, events or incidents at the General Market, Henblas Street and Wrexham Town Centre is of high value.

Aesthetic Value –

- The later designation of the Wrexham Town Centre Conservation Area recognises the values and principles the building makes to this setting in the early C21. It is integral to the architectural styles which line Henblas Street.
- The decorative use of brickwork and terracotta to the main Henblas Street elevations and particularly to the SW facing entrance is strong and is consistent with the late C19 outputs from local manufactures which are becoming less common as time elapses.

Communal Value –

- The memories, recollections and experiences of people through time, who have shopped or passed through the General Market is significant and of medium value.
- The collective memory, recollections, and records of events, talks and concerts that were hosted at the General Market in the past is considerable and of high heritage value. They are a reflection of the values, topics and fashions of their time.
- The events, or occurrences that took place with The General Market as a backdrop will also be significant and will be of high heritage value to Wrexham and outlying communities.



Figure 18 - Photograph of the north and west facing elevations to Henblas Street and Henblas Square

Section 3.0 The Proposals

3.1 Design Proposals

The ambition of this project is to improve and revitalise the quality of the internal and external environment of The General Market, to increase occupancy levels, to reinvigorate and to regenerate the market/retail offer and in turn new customers and visitors. The role that the historic market setting can play in creating a distinctive designation within the town centre is well understood and the project will undertake building repairs and where practicable will also seek to preserve and enhance by reinstating lost details where non-conjectural evidence is available. The initiative will be developed in tandem with proposals that are emerging for the enhancement of The Butchers Market. The proposals will complement the initiatives at The Butchers Market and the Townscape Heritage Scheme that will support business and tourism activities.



Figure 19 - Aerial Photograph from the south

© Dragon Flight Surveys

The scope of the project proposals relate to the following distinctive components of work with some accompanying investigative and ‘opening up’ works to be coordinated beforehand –

The Core Proposals

The scope of the work to the original Penson building that faces High Street should be read in parallel with the Full Planning and Listed Building Consent Approvals P/2017/1041 and P/2017/1042, together with their supporting justification and assessment of Heritage Impact. Supplemental to the building fabric maintenance repairs that are proposed, the main items of work, alteration or reinstatement to the High Street Elevation include –

1. Investigations to be undertaken prior to the commencement of the works in this area of the building would include –
 - o Opening up above ceilings and shop fronts on the east side of the Market Hall to determine as to whether early joinery detailing, fixtures and fittings remain in-situ.
 - o Localised investigations on the west side of the Market Hall to determine the construction of the partition walls and ceilings in order to determine the best method of upgrading its performance/fire resistance without a significant loss of the earlier building fabric, fixtures and fittings (if present at all)
 - o Investigation to survey the glazing bars and glass to the rooflight in order to assess performance, whether the glass may be original or otherwise and whether a UV film could be successfully applied to the reeded glass.

- o Investigation to be undertaken to determine as to any earlier floor surfaces exist beneath the current concrete/or screeded finish to the main hall prior to installing new building services and drainage.
- 2. Remodelling and rationalisation of the central stalls within the market hall.
- 3. Repair refurbishment and remodelling of the perimeter stalls
- 4. Redecoration of the market hall interior throughout
- 5. Installation of new below ground MEP services to the central market stalls.
- 6. Reconfiguration and localised installation of new above and below ground drainage installations
- 7. Refurbishment and reconfiguration of the existing water, power and drainage provided to all perimeter units and street facing shop units.
- 8. Option to provide shops fronting Henblas Street with access to General Market during trading hours and the fire upgrade of existing partitions and ceilings between the units.
- 9. Remodelling of the internal layout at northern end of the market hall, to form and extend a café unit, kitchen facilities and seating within the main hall.
- 10. Floor repairs to the existing concrete finish within the main hall and to adjacent locations.
- 11. Refurbishment of the existing trader toilets and kitchenette
- 12. Existing glazed entrance doors and screens to be removed and replaced with new thermally efficient alternatives. Historical architectural details to be repaired
- 13. Refurbishment and upgrade of the existing MEP services including electrical, HVAC
- 14. Tinted film applied to existing roof glass to provide appropriate UVA protection to trader stock.

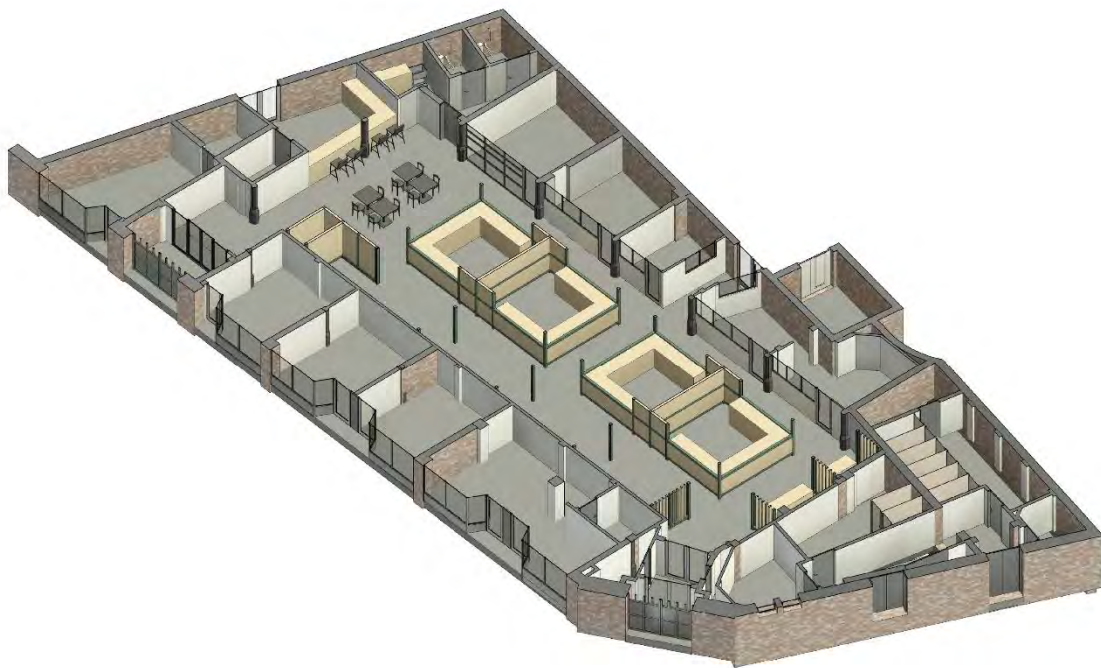


Figure 20 - Proposed Axonometric image of the proposed layout

© Lawray Architects

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

The project proposals are also considered in respect to the viability, vibrancy and commercial sustainability of the market offer in the future. The recommendations of numerous retail, town centre and commercial studies have concluded that change is needed to create a refreshed and

remodelled retail destination in this historic setting. The proposals should significantly improve the visitor experience and should also act as a catalyst for investment to adjacent locations in the town centre. The proposals offer an approach for the remaining underutilised accommodation to be optimised and returned to beneficial use. The programme of work also seeks to future-proof the building by improve energy efficiency measures and utilising technologies where appropriate that would reduce the carbon footprint and environmental impact of the existing provisions.

3.2 Energy Efficiency and Environmental Considerations

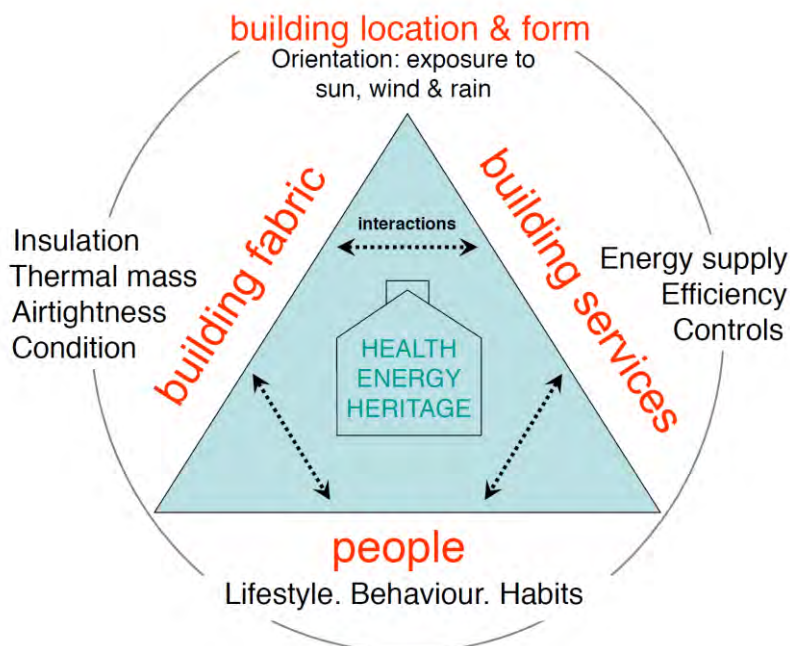
A crucial component to the project is the building services strategy that has been developed by Crooks Walker Consulting to improve/optimize the energy and carbon emissions performance of the building, to improve comfort and to proportionately reduce fuel bills. The need to consider the impact of sustainably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

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

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

In addition, this approach provides an effective framework for communication and understanding between the various parties involved in the process. These include assessors, designers, installers and the people who occupy and manage the building.

The four most important factors affecting a building's energy use in operation are:



1. **Building location and orientation:** The performance of a building envelope will be affected by regional variations in climate and its exposure to wind, rain and sun.
2. **The Building Fabric:** The form and design of the building envelope and the physical properties (and condition) of the construction materials and components also affect performance.
3. **Building Services and Equipment:** Heating, cooling, lighting and ventilating a building all use energy. Energy is also consumed by equipment and appliances employed for business, cooking and entertainment.
4. **People:** Occupants use their buildings in different ways. The amount of energy they use varies too. The number of people in a building, the levels of comfort they expect, and the technical services and equipment they require all have a significant effect on how much energy is consumed.

Typically, the strategy has been developed for The General Market approximates aspects of the 'mean, lean, green' philosophy (minimise the demand for energy, materials, water and other resources ('mean')). The design, management and control of its services and systems to ensure they operate as efficiently as possible ('lean'). Supplying energy and other resources from renewable or sustainable sources ('green').)

Where constraints may impact negatively on heritage values and the significance of the building/heritage asset, a more nuanced approach is taken to offer cost-efficient and less risky measures that have less impact on the building fabric, the way a building is occupied, used or managed.

3.2 Habitat / Wildlife

Please refer to the accompanying Wrexham Townscape Heritage Scheme, Preliminary External Bat Roost Assessment and Nesting Bird Survey - May 2019 by Enfys Ecology. All accessible spaces within the General Market were surveyed and were found to have a low suitability for bats (no droppings were identified at the time of the survey) and no birds were found to be occupying the internal spaces of the building. There remained potential for birds to nest externally.

The survey concluded that –

"The site, in the centre of Wrexham, is a built-up area with lots of light throughout the night. While a lot of bat species are adverse to high light levels there are some crevice dwelling, light opportunistic species that may use the buildings to roost. The scattered broad-leaved trees less than 200m to the north and south of the site could provide foraging areas for bats that may be using the buildings to roost, though their connectivity is limited."

"It is unlikely that bats are using the ground and first floors of the four buildings surveyed internally (The Butcher's Market, 10 High street, 10a/11 High street and The General Market), as well as the cellar in The Butcher's Market. There were loft spaces in these buildings that could not be accessed however."

As all buildings on site are potentially suitable for bats, the site and the buildings must be subject to at least two activity surveys by experienced bat ecologists during the survey season (May-August). This will involve a transect style survey at dusk and another at dawn and will require three transects to be walked (six surveyors) to observe any bats emerging/re-entering buildings over the site.

Once works have been identified for each building an internal survey will be required, this will involve accessing any loft spaces. Following on from internal surveys, a emergence survey is usually required, however given the height of the roofs and the limited visibility and access, this may be not be beneficial and would have to be determined on a case by case basis."

3.3 Access Statement

The aims and objectives of this project are to redevelop and remodel the General Market in such a way that access and accessibility to services is also improved. A key component of the project is for improvements to be made to both physical and intellectual access in such a way that the building will better align with The Equality Act 2010 and with Part M of the current Building Regulations Approved Documents. Consideration is also given to the Wrexham Town Centre Masterplan (2016) to Local Planning Guidance Note 06, relating to 'Access to and use of Buildings' and to Local Planning Guidance Note 12, 'Shopfront Design and Security'. 'Reasonable adjustment' will be considered and implemented where the benefit is perceived to outweigh the damage/impact caused to the historic fabric, the heritage values or significance of the asset.

The remodelling of the market hall layout (both the perimeter and the central stalls) will simplify and widen the circulation routes through the building for all customers and visitors. The circulation space should accommodate most mobility aids and scooters, pushchairs and trolleys on a more equitable basis. It is also intended that improved lighting and the careful specification of material finishes and colours will simplify and enhance route finding and movement through the building.

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



Section 4.0 Assessment and Summary of Heritage Impact

4.1 Assessment of Heritage Impact

The challenge of improving the quality of the retail offer at The General Market, does necessitate change, but in most instances, these changes will not significantly alter the evidential value of this building of National Significance. The programme of refurbishment and maintenance will adjust the current aesthetic and communal values, but this is a building that has undergone considerable change historically as fashions, demand, and the commercial fortunes of the location and of Wrexham Town Centre have fluctuated. The current project proposals seek to refresh and to re-model the interior in such a way that the viability of the market for tenants and managers is strengthened, and is more resilient to the impact of increasing operating/energy costs, will be more sustainable and environmentally responsible in attempting to align with strategic carbon targets.

The design proposals seek to improve the experience of visitors, by offering the qualities of a heritage asset with a contemporary aesthetic to meet the needs and demands of its users and operators. The proposals seek to offer a solution that is also flexible, the ability for the building to be adaptable without further altering its heritage values and significance will be crucial to its longer-term integrity. Where negative impact is taking place, the changes will also be offset by the building recording surveys that are/have taken place, with the information being deposited with the HER.

Within the main market hall, the extensive remodelling of the market stalls and the ancillary facilities to the perimeter with the replacement of the stalls in their entirety in the middle of the space has a low impact on the historic details, the evidential value and therefore the significance overall. It is assumed that the current stalls were fitted during the mid-1970's. Where practical, and in combination with the introduction of the new stall enclosures, it will be possible to repair or to reinstate some lost details. The re-modelling will declutter the interior, and in turn will improve the visibility and reading/appreciation of the market hall space and its structural details.

The proposals to renew the MEP installations will significantly improve the levels of environmental comfort within the building. New containment routes for the distribution of building services are proposed along the back walls to the perimeter stalls, and existing light fittings will be modified to accommodate new LED components, and these will be supplemented by contemporary sensor controlled fittings that will raise the lighting levels within the building whilst also emphasising the architectural character and hierarchy of the market hall structure.

The project proposals have been developed to offer, on balance a neutral impact on the historic fabric and setting of The General Market. Where localised negative impact is proposed and anticipated in connection with the removal of later internal partitions and ceilings to address fire management matters, it is hoped that these interventions will be offset by the programme of building recording being undertaken with access to the HER, together with the benefits anticipated by enhancements to the aesthetic and eventually the communal values. Where possible, prior investigations will also enhance our knowledge and understanding of the building and lost details, will be reinstated. These in turn will offer a recalibrated range of evidential and historical values that will frame a new chapter in the history and evolution of The General Market.

Summary of Heritage Impact for The General Market

Summary of Heritage Impact to The General Market						
Ref.	Location of the Works	Your Objective	Significance of the affected building element, component, or detail	Assessing Beneficial Impact	Assessing Harmful Impact	Proposed Solution
The General Market Interior						
1	Building investigations and opening up, prior to specifying and commencing the works.	To better understand the building construction, materials and finishes used to improve our current understanding and to develop appropriate specifications on an informed basis.	The General Market is designated grade II and is of National Significance. The investigations are to be undertaken in the following locations - - Opening up above the ceilings and shop fronts on the east and north sides to the market hall. - Investigations to open up the partitions and ceilings on the west side of the market hall. - Investigation to survey the glazing bars and glass to the main rooflight within the market hall to determine as to whether the reeded glass can accommodate the UV film. - Investigation of the floor construction and substrate more generally to determine as to whether earlier floor surfaces remain beneath. Holes can be core drilled in advance of laying new building services and foul drainage infrastructure amendments.	The investigations will inform knowledge and allow the best building conservation decisions to be made when specifying future materials and finishes. The investigations will also demonstrate as to whether the building fabric can meet current building regulations standards without further interventions being necessary e.g. structural performance, fire performance or to determine thermal performance and whether there are condensations risks within the depth of the building envelope constructions.	Some investigations will not be invasive and will have no harmful impact, some will require opening up and making good on completion, with no harmful impact, while others will be destructive in the sense that small sample windows will be opened up, 150mm-600mm square, to determine the construction. Where damage is unavoidable, a patch repair will be provided until the main works commence on site. The knowledge gained and utilised throughout the building will offset any localised evidential damage caused in the process.	Repairs will be specified on a ‘like for like’ basis or where modern materials and construction techniques have been used, a more appropriate specification will be proposed.
2	Remodelling and rationalisation of the central stalls within the market hall.	To refresh, rationalise and improve the internal appearance of the space and to align the proposals with the needs, expectations and the requirements of current and future traders of The General Market. Respond to emerging retail and town centre shopping trends.	The repair and remodelling of the main market hall space is a setting of high significance. The evidential value associated with the building structure remains high and where change has taken place, elements have been added since the early C20 as opposed to being removed. The periodic renewal of the roof coverings have taken place etc. It is assumed that the current stalls were remodelled in the mid-1970’s. The heritage value and significance of the current stalls is low.	The proposals will remodel and refresh the internal appearance of the market in order to meet the expectation of customers and to address changes to retail trends and fashions post-covid-19. The new designs and layout will provide a coherence to the appearance of the interior and a clarity that will assist wayfinding and the customer experience.	There are no harmful impacts to the heritage value from replacing the current stalls. The stalls in their entirety are of low value and significance. Care to be taken in connection with the installation of new building services to the central stalls when excavating. No information is available about the nature and condition of the ground beneath the Market Hall and the extent of any Archaeological potential associated with previous uses such as The Potato Market and Manchester Square.	There is a low risk of damaging heritage values by replacing the central stalls. Should any circumstances materialise where evidential material is being lost, this damage will be offset by a programme of building recording and the depositing of these records with the Historic Environment Record (HER) on completion.
3	Repair, refurbishment and remodelling of the perimeter stalls in the market hall, particularly to the east side of the main space.	To refresh, rationalise and improve the internal appearance of the space and to align the proposals with the needs, expectations and the requirements of current and future traders or tenants of The General Market. Respond to emerging retail and town centre shopping trends.	The repair and remodelling of the main market hall space is a setting of high significance. The evidential value associated with the building structure remains high and where change has taken place, elements have generally been added since the early C20 as opposed to being removed, but the extent of the alterations that were undertaken during and immediately post-WWII is not known. It is assumed that the current stalls were remodelled in the mid-1970’s but it is likely that earlier joinery details, fixtures and fittings may remain unaltered behind fascias or within some of the shop units.	The proposals will remodel and refresh the internal appearance of the market in order to meet the expectation of customers and to address changes to retail trends and fashions post-covid-19. The new designs and layout will provide a coherence to the appearance of the interior and a clarity that will assist wayfinding and the customer experience. There will be opportunities to repair and reinstate lost details and where earlier phases of development are encountered, including joinery details, fixtures and fittings, there will be opportunity to incorporate these details within the scheme as a continuum to the perpetual evolution of this trading space.	The legacy and any evidential value associated with changes undertaken throughout the development of the market hall can be retained. Issues and risks relating to the retention of historical details, fixtures and fittings will be low as measure have been established to accommodate the details within the design proposals. The site investigations and opening up that is proposed will probably identify the locations of earlier detailing and in these circumstances, the evidential material will be reviewed with WCBC Building Conservation Officer and the earlier detailing incorporated into the new design proposals (thus limiting the harmful impact)	There is a low risk of losing further building materials and details of significant heritage value. Should any circumstances materialise where evidential material is being lost, this damage will be offset by a programme of building recording and the depositing of these records with the Historic Environment Record (HER) on completion.
4	Redecoration of the market hall interior throughout.	To refresh the appearance of the interior and to stabilise the condition of existing surface finishes being retained.	The existing decorations will hold information about the changing fashions, trends and conventions throughout the history of The General Market. Some paint sampling has already been undertaken and details of earlier paint schemes are available. It is not known as to whether any painted advertising or graffiti of significance remains within the building.	The investigations will inform future decisions regarding the colour schemes. The investigations will also provide guidance in connection with the compatibility of current paint finish with historical coatings or products.	With the exception of avoiding the removal of previous coating in their entirety or specifying coatings that will destabilise or destroy earlier coatings, there are few harmful impacts to consider. The continuation of the investigations will provide data that will inform future decisions.	There are no alternative approaches of solutions to consider.
5	Installation of new below ground MEP services to the central market stalls.	To provide connection points for building services that will be used by the central stalls.	The building is of High Heritage value, though no information is available about the nature and condition of the ground beneath the Market Hall and the extent of its Archaeological potential.	The installation of below ground services connections will optimise the choices and flexibility of use in the longer-term.	It is possible that undisturbed ground will be encountered where archaeological information that relates to earlier phases or uses of the site might exist.	The proposed routing of the services will follow the shortest routes, the exact location of the trenching will be agreed and coordinated with other tasks beforehand.

Ref.	Location of the Works	Your Objective	Significance of the affected building element, component, or detail	Assessing Beneficial Impact	Assessing Harmful Impact	Proposed Solution
The General Market Interior - Continued. ...						
continued. .			The floor surface is mainly an in-situ concrete slab, or a concrete screed though its thickness is not known. Where the floor might be considered not to have been altered, then the heritage value of the floor finish and its substrate will be high, though evidence of previous uses such as the Potato Market or as Manchester Square may be of considerable heritage significance.	– The installation will allow for the aims and objectives of this re-modelling and refurbishment project to be realised in a coordinated way and to align with documents and guidance such as “How to Improve Energy Efficiency in Historic Buildings in Wales”, Welsh Government, (Cadw 2022)	Damage to the overall appearance, patina and associated aesthetic value of the existing, relative to adjacent areas. It is also possible that the current floor finish is of low heritage value and significance. The investigations might go some distance to confirm or discount these assumptions.	
6	Repair and rationalisation of the existing foul drainage	To accommodate any changes relating to the remodelling and redevelopment proposals.	As item 5	As item 5	As item 5	As item 5
7	Repair and rationalisation of the existing water, power and foul drainage to the perimeter stalls and to the Henblas Street facing shop units,	To accommodate any changes relating to the remodelling and redevelopment proposals. To upgrade the existing services strategy, for the systems to be more sustainable and cost efficient. The systems are to be resilient and be capable of change in the future. To refresh, rationalise and improve the internal appearance of the spaces and to align the proposals with the needs, expectations and the requirements of current and future traders using The General Market. Respond to emerging retail and town centre shopping trends.	As item 5	The locations of the new building services to the perimeter stalls will not require alterations that will significantly impact on the evidential value. The careful coordination of services should declutter the internal appearance of the smaller spaces and will be located above ceilings and concealed from view.	To ensure that all builders work in connection with the installation of the services is clearly defined and agreed beforehand so as to avoid alterations or loss to the existing building fabric. To ensure that all support structures and fixings associated with the installations are defined and agreed beforehand and to ensure that they will not be visually intrusive, nor detrimental to the condition and integrity of the building fabric, particularly in areas of high evidential value.	To ensure that the MEP proposals are fully designed pre-contract in terms of routing, supports or fixings and builders works associated with the installations. Where impacts on the evidential values might be encountered and as an offset to the changes that are proposed, a programme of survey work and recording has commenced to record the building, together with its current fixtures and fittings, and for the information to be deposited as part of the HER on completion.
8	Upgrade the fire performance of partition walls and ceilings between the shops facing Henblas Street and the main Market Hall space	To upgrade the technical performance of the wall and ceiling constructions between spaces.	The General Market is designated grade II and is of national significance and high heritage value. The location of the partition walls and ceilings are on the west side of the market hall where the existing floor areas/volumes of the existing shop units project into the main market hall space. Prior to undertaking the preliminary investigations, it is assumed that the partitions are post-WWII and of low heritage value.	The proposals will remove and/or reline the existing wall and ceiling constructions with materials and finishes that will upgrade the technical performance of the existing. Improvements to technical performance will improve the possibility of retaining more or the original building structure and its evidential value. The work will enable the retail/commercial and financial studies to be realised and in turn should strengthen a business offer that in turn would allow money to be reinvested into the upkeep of the building, its heritage values and significance.	Subject to the results and feedback of the preliminary site investigations, the removal in part, or in full of the existing partition walls and ceilings are in areas likely to be of low heritage value. The loss of material will have a moderate impact, but the current volumes and sizes of shop unit will be reinstated, minus some of the current storage and changing room spaces that have been developed incrementally in recent times. Should earlier details of materials be identified, in these circumstances, the evidential material will be reviewed with WCBC Building Conservation Officer, and the earlier detailing incorporated into the new design proposals (thus limiting the harmful impact)	The proposals are unlikely to have a negative impact on materials, details and finishes of high evidential value. It is unlikely that further action will be necessary. As an offset to the changes that are proposed, a programme of survey work and recording has commenced to record the building, together with its current fixtures and fittings, and for the information to be deposited as part of the HER on completion.
9.	Remodelling of the internal layout at the north end of the market hall to form and extend a café unit.	To refresh, rationalise and improve the internal appearance of the space and to align the proposals with the needs, expectations and the requirements of current and future traders of The General Market. Respond to emerging retail and town centre shopping trends.	The General Market is designated grade II and is of national significance and high heritage value. Where the reconfiguration of the layout is proposed, the partitions and associated details, fixtures and fittings are relatively recent and unlikely to be of heritage value.	The proposals will remodel and refresh the internal appearance of the market in order to meet the expectation of customers and to address changes to retail trends and fashions post-covid-19. The new designs and layout will provide a coherence to the appearance of the interior and a clarity that will assist wayfinding and the customer experience. There will be opportunities to repair and reinstate lost details and where earlier phases of development are encountered, including joinery details, fixtures and fittings, there will be opportunity to incorporate these details within the scheme as a continuum to the perpetual evolution of this trading space.	The legacy and any evidential value associated with changes undertaken throughout the development of the market hall can be retained. Issues and risks relating to the retention of historical details, fixtures and fittings will be low as measure have been established to accommodate the details within the design proposals. The site investigations and opening up that is proposed will probably identify the locations of earlier detailing.	There is a low risk of losing further building materials and details of significant heritage value. Should any circumstances materialise where evidential material is being lost, this damage will be offset by a programme of building recording and the depositing of these records with the Historic Environment Record (HER) on completion.

Ref.	Location of the Works	Your Objective	Significance of the affected building element, component, or detail	Assessing Beneficial Impact	Assessing Harmful Impact	Proposed Solution
The Market Hall with MEP and some Roofing Works - Continued. ...						
10	Repair and reinstatement of existing floor finish where damage has occurred within the market hall.	To improve the appearance of the existing and to address any backlog maintenance matters.	As item 5	To replace lost or damaged floor surface and to improve the evidential and aesthetic values associated with the setting	As item 5	As item 5
11	Refurbishment of the existing WC facilities and kitchen facilities for the traders in the NE corner of the building.	To improve and update the current facilities and to include for the installation of an accessible WC.	The General Market is designated grade II and is of national significance and high heritage value. Whilst existing dividing walls will not be altered, the spaces have been altered and remodelled. The interior spaces are unlikely to be of significant heritage value. It is noted that ceilings have been introduced and obscure earlier rooflights in the pitch of the roof to the east facing elevation.	The proposals will align with objectives of the project to refresh and refurbish the building and to provide facilities that meet the needs and standards of the early C21. Existing foul drainage sockets will be utilised to reduce the extent of the modifications that might otherwise be required where practicable.	Issues and risks relating to the retention of historical details, fixtures and fittings will be low. The site investigations and opening up that is proposed will probably identify the locations of earlier detailing and in these circumstances, the evidential material will be reviewed with WCBC Building Conservation Officer and the earlier detailing behind the fascia/wall with the main hall space. These can be incorporated into the new design proposals (thus limiting the harmful impact)	There is a low risk of losing further building materials and details of significant heritage value. Should any circumstances materialise where evidential material is being lost, this damage will be offset by a programme of building recording and the depositing of these records with the Historic Environment Record (HER) on completion.
12	Replacement of the auto doors and screens with a new slim profile aluminium frame to the 4No building entrance locations.	To update and to refresh the detailing with a slim profile system that will increase sight lines and the visual connection between the building interior and exterior. To make the entrance more welcoming.	The General Market is designated grade II and is of national significance and high heritage value. The current aluminium framed doors were installed during the 1990’s and are of low heritage value.	The entrance will be decluttered, it will improve visibility between areas and enhance the aesthetic value of the original architectural details.	It is unlikely that a harmful impact will be encountered.	No further action is necessary.
13	Installation and coordination of new MEP services in The General Market	To upgrade the existing services strategy, for the systems to be more sustainable and cost efficient. The systems are to be resilient and be capable of change in the future. The proposals are to align with documents and guidance such as “How to Improve Energy Efficiency in Historic Buildings in Wales”, Welsh Government, (Cadw 2022) To refresh, rationalise and improve the internal appearance of the space and to align the proposals with the needs, expectations and the requirements of current and future traders and customers using The General Market. Respond to emerging retail and town centre shopping trends.	The General Market is designated grade II and is of national significance and high heritage value. The repair and remodelling of the main market hall space is a setting of high significance. The evidential value associated with the building structure remains high and where change has taken place, elements have been added since the early C20 as opposed to being removed. The current boiler/plant room has been constructed since the Vegetable Market site was demolished to the north of the General Market in the late 1980’s	The locations of the main MEP distribution routes has been carefully selected to minimise visual impact, and where it is necessary for e.g. supply ducts to be visible, that they and other MEP installations make a positive contribution to the design and the aesthetic of the new facilities and are coordinated to minimise impact on existing heritage values. The careful coordination of services should declutter the internal appearance of the space so that the architectural, evidential and aesthetic qualities of the space can be appreciated by more people.	To ensure that all builders work in connection with the installation of the services is clearly defined and agreed beforehand so to avoid alterations or loss to the existing building fabric. To ensure that all support structures and fixings associated with the installations are defined and agreed beforehand and to ensure that they will not be visually intrusive, nor detrimental to the condition and integrity of the building fabric, particularly in areas of high evidential value. Some evidential value will be lost with the introduction of grilles in the T&G boarding on the east side of the market hall. Ensure that the services are fully detailed where potentially visible on the east side of the market hall and across the openings from the main entrances.	To ensure that the MEP proposals are fully designed pre-contract in terms of routing, supports or fixings and builders works associated with the installations. Where impacts on the evidential values might be encountered and as an offset to the changes that are proposed, a programme of survey work and recording has commenced to record the building, together with its current fixtures and fittings, and for the information to be deposited as part of the HER on completion.
14	A selection of louvered panels to the upstand at high level within the Market Hall.	To provide controllable openings that will allow natural ventilation and night-time cooling to take place as part of the heating and ventilation strategy.	The repair and remodelling of the main market hall space is a setting of high significance. The evidential value associated with the building structure remains high and where change has taken place, elements have been added since the early C20 as opposed to being removed. The existing louvers will remain intact and later blanking panels removed on the internal face.	The proposals will align with objectives of the project to refresh and refurbish the building and to provide facilities that meet the needs and standards of the early C21. They will enable a more sustainable MEP strategy to be developed for the building. The new openers will only be visible internally. There will be no/low visual impact to Henblas Street.	It is unlikely that a harmful impact will be encountered. The visual impact internally to be monitored and reviewed at design stage to ensure that any impact to aesthetic value remains negligible.	No further action is necessary other than reviewing details as the design development works progress.
15	Installation and coordination of new architectural lighting in the market hall space,	Existing ‘older’ light fittings to be refurbished and modified to LED and a new lighting scheme developed to improve lighting levels and for the fittings to be controllable and to be suitable for a wider range of functions or festivals.	The General Market is designated grade II and is of national significance and high heritage value. The repair and remodelling of the main market hall space is a setting of high significance. The evidential value associated with the building structure is high.	The proposals will enhance the appearance of the interior and will highlight the existing structural components of the market hall roof. It will improve the operational functionality of the space and enable an increasingly varied range of activities to be hosted in the building.	To ensure that the fittings are aesthetically appropriate for the setting and make a positive contribution to design intentions. To ensure that wiring routes associated components are integrated discreetly within the scheme.	To ensure that the MEP proposals are fully designed pre-contract in terms of routing, supports or fixings and builders works associated with the installations. No further action is necessary.
16	Installation of tinted film to the main rooflights	To reduce the likelihood of UVA damage to the stock of traders in the market hall.	The General Market is designated grade II and is of national significance and high heritage value. Most components are original, but investigations to be undertaken to definitively determine the detailing of the glazing bars and glass.	The proposals will align with objectives of the project to refresh and refurbish the building and to provide facilities that meet the needs and standards of the early C21. The installation is fully reversible.	It is unlikely that a harmful impact will be encountered.	No further action is necessary.

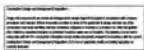
References

- Davies, J. A History of Wales, Penguin Books, 2007
- Hubbard E, The Buildings of Wales: Clwyd, Penguin/ Yale 1986,
- Lowe, R, 2002, Lost houses in and around Wrexham. Derbyshire: Landmark Publishing
- Matthews, R., 2019, Henblas Street , Wrexham, Archaeological Desk Based Assessment by L P Archaeology, Chester.
- Nash, George 2021, The General Market, Henblast Street, Wrexham, Archaeological Standing Building Survey by SLR Archaeology, Shrewsbury.
- Newman J & Pevsner N. The Buildings of England: Shropshire, Yale 2006
- Palmer, A N , 1893 , History of the town of Wrexham, Wrexham: Woodall, Minshall & Thomas
- Silvester, R, Martin,C. & Watson, S. 2013, Historic Settlements in Wrexham County Borough. Welshpool: Clwyd Powys Archaeological Trust.
- Walker, George , 2002 , Development of Trade in Wrexham in the Nineteenth century , Transactions of the Denbighshire Historical Society : 51 : 124-134
- Welsh Government, 2022 ‘Peoples Collection Wales – Gallery, Peoples Collection Wales <https://www.peoplescollection.wales/>
- Williams, W. Alister, The Encyclopaedia of Wrexham, Bridge Books 2001

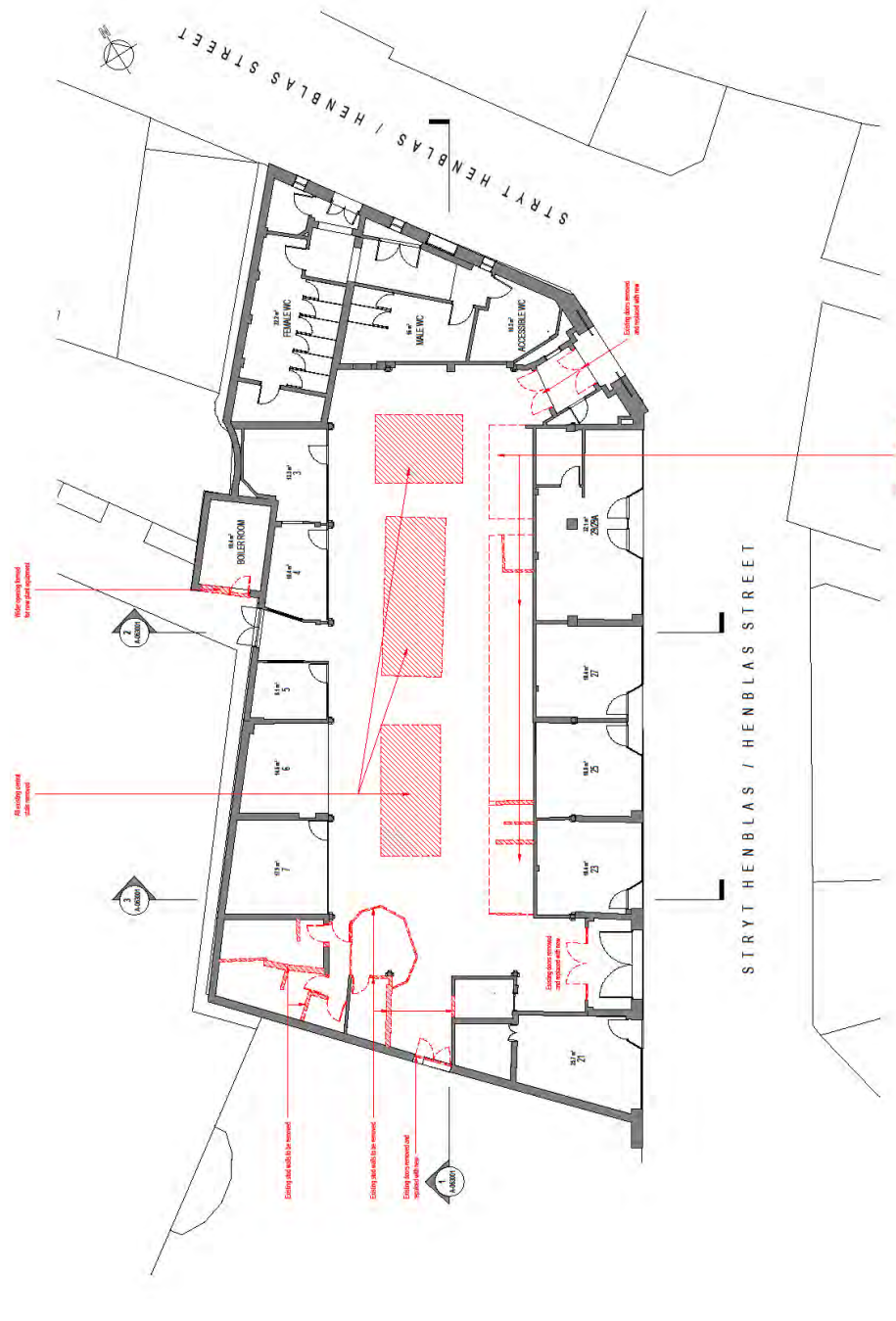
Documents and guidance referenced during the preparation of this assessment include –

- Heritage Impact Assessment in Wales – Welsh Government, Cadw 2017
- Guidance on Heritage Impact Assessments for Cultural World Heritage Properties – ICOMOS 2011
- Conservation Principles for the Sustainable Management of the Historic Environment in Wales - Welsh Assembly Government, Cadw 2011
- Technical Advice Note 24: The Historic Environment – Welsh Government, Cadw 2017
- How to Improve Energy Efficiency in Historic Buildings in Wales, Welsh Government, Cadw 2022
- Managing Conservation Areas in Wales, Welsh Government, Cadw 2017
- Managing Change to Listed Buildings in Wales, Welsh Government Cadw 2017
- Managing Listed Buildings at Risk in Wales, Welsh Government, Cadw 2017
- Planning Policy Wales, 11th Edition, Welsh Government, 2021
- Setting of Historic Assets in Wales – Welsh Government, Cadw 2017
- Informed Conservation – English Heritage 2001
- Local Planning Guidance, Advertisements Note 02, WCBC (updated 2000)
- Local Planning Guidance, Conservation Areas Note 04, WCBC (updated 2009)
- Local Planning Guidance, Access to and Use of Buildings Note 06, WCBC (updated 2004)
- Local Planning Guidance, Shopfront Design and Security Note 12, WCBC (updated 2011)
- Local Planning Guidance, Design (formerly Sustainable Development) Note 30, WCBC (updated 2009)
- Wrexham Town Centre Conservation Area Character Assessment and Management Plan, WCBC (2019)

Appendix A – Selection of Existing and Proposed Drawings



Geraint Roberts Associates - ARCHITECT AND HISTORIC BUILDINGS CONSULTANT



P1	Update following WDCS comments	14/01/2022
P0	Planning Issue	06/06/2022
	REVIEW DESCRIPTION DRAINAGE BY CHECKED BY APPROVED BY DATE	
	REV. DESCRIPTION WORKS SCOPE WORKS DATE	LEVEL OF WORKS DEFINITION (L2)
	Stage 1 - Spatial Coordination	L2-2 - Approximate Scale
	PURPOSE OF ISSUE - SUITABLE FOR ...	807116 27.27.08
	Information	Scale 10 - Solid Scale or 80%

lawray architects
penseiri

CARDIFF 029 2052 8140
LONDON 0207 138 3560
WREXHAM 01978 357 887
www.lawrty.co.uk
CLIENT
WCRC

PROJECT TITLE
Wrexham General Market

DRAWING TITLE
General Market - Demolition Floor Plan

[illegible]

bioRxiv preprint doi: <https://doi.org/10.1101/2022.10.24.506606>; this version posted October 24, 2022. The copyright holder for this preprint (which was not certified by peer review) is the author/funder, who has granted bioRxiv a license to display the preprint in perpetuity. It is made available under aCC-BY-NC-ND 4.0 International license.

Anticipated Demolitions and Alterations to the Existing Building Fabric – Ground Floor Plan

© 2004 Blackwell Publishing Ltd, *Journal of Internal Medicine* 255: 105–112

[illegible]

lawray architects
penseiri

CARDIFF 029 2062 8140
LONDON 0207 186 3560
WREXHAM 01978 557 997
www.moray.co.uk
QUEST
WBCB

PRODUCT TITLE
Wrotham General Market

EXISTING SECTIONS - SHEET 1

[illegible]



35 | Page

Appendix B – Record Photographs



Existing West Elevation to Henblas Street



Existing South Elevation to Henblas Street



Existing North Elevation to Henblas Square



Existing East Elevation and Entrance from Chester Street



Existing Gates to the NW entrance on the West Elevation



Existing entrance to the SW facing elevation



Existing Roof Plan Configuration

© Dragon Flight Surveys



Existing internal view to the south



Existing roof structure



Existing Octagonal Cast Iron Column detail with brackets



Location of previous column bases within the concrete floor