



The Butcher's 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

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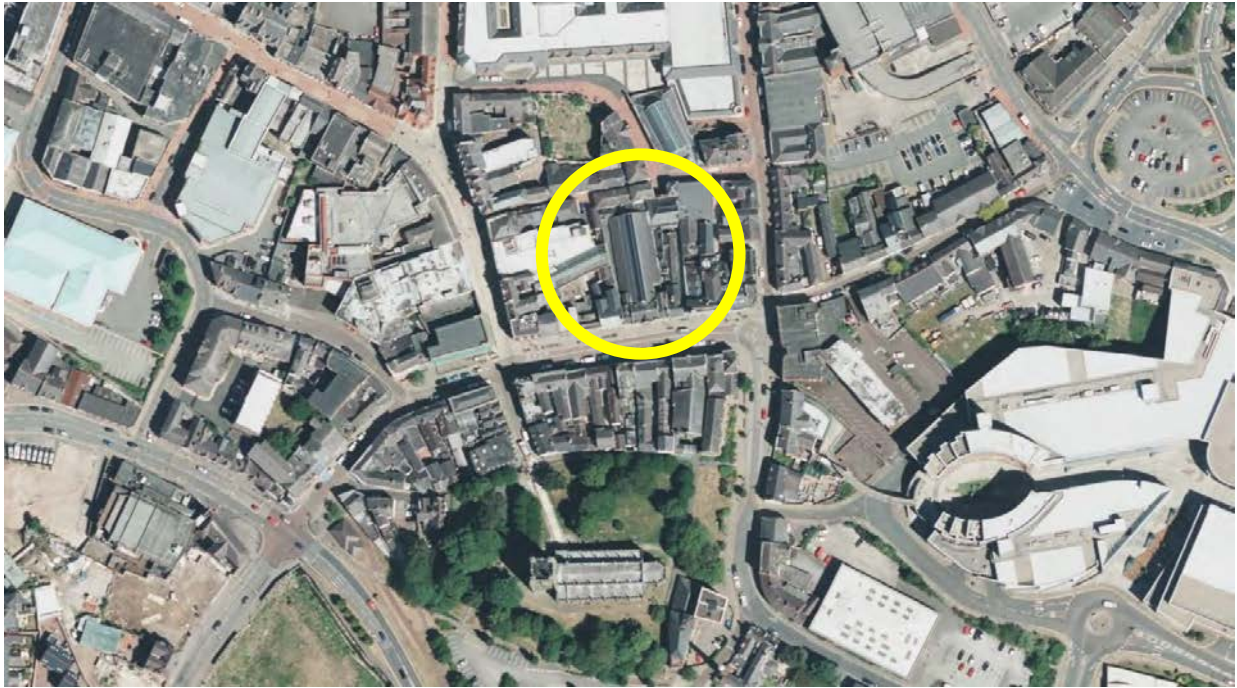
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The project has been commissioned by Wrexham County Borough Council and the project design team is led by - Lawray Architects, The Byre, Croesnewydd Hall, Wrexham, LL13 7YP.





Site Location Plan for The Butcher's Market, High Street, Wrexham

© Bing Maps

General Details

Name of Building - **The Butchers Market, High Street, Wrexham, LL13 8AD**

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

No.10 High Street, Wrexham. – Grade II,
Cadw Ref: 16501 Date of designation 16.06.1980, amended 31.01.1994

No.11 High Street, Wrexham. – Grade II
Cadw Ref: 16503 Date of designation 16.06.1980, amended 31.01.1994

40 Henblas Street, Wrexham. – Grade II Cadw Ref: 16503
Date of designation 16.06.1980, 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 – (Butcher's Market) – Easting 333573 Northing 350249

Brief History - *“The earliest Market Hall (Butcher's Market), 1848 is by the younger Thomas Penson and has a frontage to the High Street in his unmistakable and cheerful Neo-Jacobean. Shaped and finialed gables, pedimented mullioned and transomed windows and an oriel over the entrance arch.”*

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

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

NPRN 23357

“Butchers Market built in 1848 to designs of the younger Thomas Penson and extended to rear c1880.

Constructed of roughly coursed and squared stone with a slate roof, the market is a 2 storeyed range symmetrically planned with a higher, 3-window, entrance range, flanked by lower, single window, ranges housing shops to either side. Built in the Jacobean style, the entrance range has an advanced central gabled bay, with segmentally arched entrance, and upper storey corbelled out. Over the entrance is a corbelled mullioned and transomed oriel window with leaded lights and strapwork parapet, beneath a shaped gable with finials.

To either side of the central gable are original, full-height, segmental openings which now form windows to adjacent shops. These are 3-light mullioned and transomed windows with leaded glazing, pedimented heads, and shaped gablets breaking the eaves line above. To either side of this block, the lower side ranges are slightly recessed and clasped by outer pilasters surmounted by urn finials. No. 11 retains its late 19th century front with ornate panelled pilasters to either side. There are 2-light mullioned and transomed windows with leaded lights to each side above.

The rear entrance of market hall forms part of an extension of c1879-80, and is similar in design to the General Market entrance which it faces across the street. It has a segmentally arched entry (the doors themselves, and the glazed tympanum renewed), with inset stone shafts with foliate capitals carrying the arch, which has a stone rams-head key. Stepped terracotta corbelling follows the line of the steep stone coped gable above.

Projecting from the left hand side of this entrance, a 2-storeyed shop building is dated 1880. The entrance is across a stressed angle, with panelled pilasters to either side of recessed doorway, and similar pilasters at outer ends of shop windows in each elevation. There is blind brickwork to the angled upper storey, between pilasters, with a stone panel carrying the date as cornice, and a heavy cast iron, scrolled lantern on the wall. There are paired round headed windows with a central stone shaft, terracotta rosettes and continuous hood mould to either side. Terracotta corbel table between outer pilasters. Hipped slate roof with lead finials.

The Market Hall includes 2 permanent stalls or shops to either side of entrance from High Street, both with late 19th century detailing. The hall is an 8-bay structure, with timber trusses carried on cast iron columns with wrought iron braces forming aisles.”

S Fielding RCAHMW 1st December 2005



Figure 1-Existing South Facing Elevation to High Street

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 Butchers 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 Butchers Market and to the adjacent grade II listed properties of No's 10, 10a & 11 High Street as well as to No.40 Henblas Street. This document will accompany an application for Full Planning and Listed Building Consent being submitted by Lawray Architects for WCBC, but the contents should also be considered in the context of earlier Full Planning reference – P/2017/1042 and Listed Building Consent approval decisions reference - P/2017/1041 (decision dated 20th April 2018) for External and Internal Alterations, Including Repairs to Historic Fabric at The Butchers Market, as a number of these items will be implemented as part of the overall project.

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 to the frontages should be improved and integrated into the approach for refreshing the Butchers Market entrance on High Street.
- Investment in The Butchers Market will build a quality, independent retail and food and drink offer.

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 Butchers 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 (May 2021)
- Level 1 Utilities Survey by UCML (November 2018)
- Butchers Market Asbestos Survey by Lucion (June 2017)
- Butchers 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 (April 2021)
- Preliminary External Bat Roost Assessment and Nesting Bird Survey - May 2019 by Enfys 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 structurally sound condition. However, there are significant issues affecting the fabric due to leakage at high level from defective rainwater disposal and defective parapets and chimneys. Unlike the General Market, which is essentially a free-standing building, the Butcher’s Market is almost totally enclosed by other buildings. The roof configuration is highly complex, with many challenging issues with junctions and rainwater disposal at high level. Safe and easy access for maintenance is highly challenging; although commendable efforts are made to address issues as they occur.”

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 Butchers Market and the adjacent properties that relate to this project, the following applications and approvals have been considered in recent years –

LB/P/2008/1209 Listed Building Consent for New Signage to Entrances of Butchers Market, High Street and Bank Street, Wrexham

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/2017/1042 Full Planning Application for External and Internal Alterations, Including Repairs to Historic Fabric at The Butchers Market, High Street, Wrexham. LL13 8HP (Decision 20 April 2018)

P/2017/1041 Listed Building Consent Application for External and Internal Alterations, Including Repairs to Historic Fabric at The Butchers Market, High Street, Wrexham. LL13 8HP (Decision 20 April 2018)

1.3 Statutory Designations

The current project relating to the redevelopment and the remodelling of The Butchers Market involves 6 No separately designated listed buildings. Whilst the descriptions are shared in some instances (due to being part of the original Thomas Penson the younger building of 1848, the preparation of this Heritage Impact Assessment has a direct impact on the following designations –

Butchers Market, High Street, Wrexham. – Grade II

Cadw Ref: 1840, date of designation 06.06.1980, amended 31.01.1994

No.10 High Street, Wrexham. – Grade II

Cadw Ref: 16501 Date of designation 16.06.1980, amended 31.01.1994

No.11 High Street, Wrexham. – Grade II

Cadw Ref: 16503 Date of designation 16.06.1980, amended 31.01.1994

40 Henblas Street, Wrexham. – Grade II Cadw Ref: 16503

Date of designation 16.06.1980, amended 31.01.1994

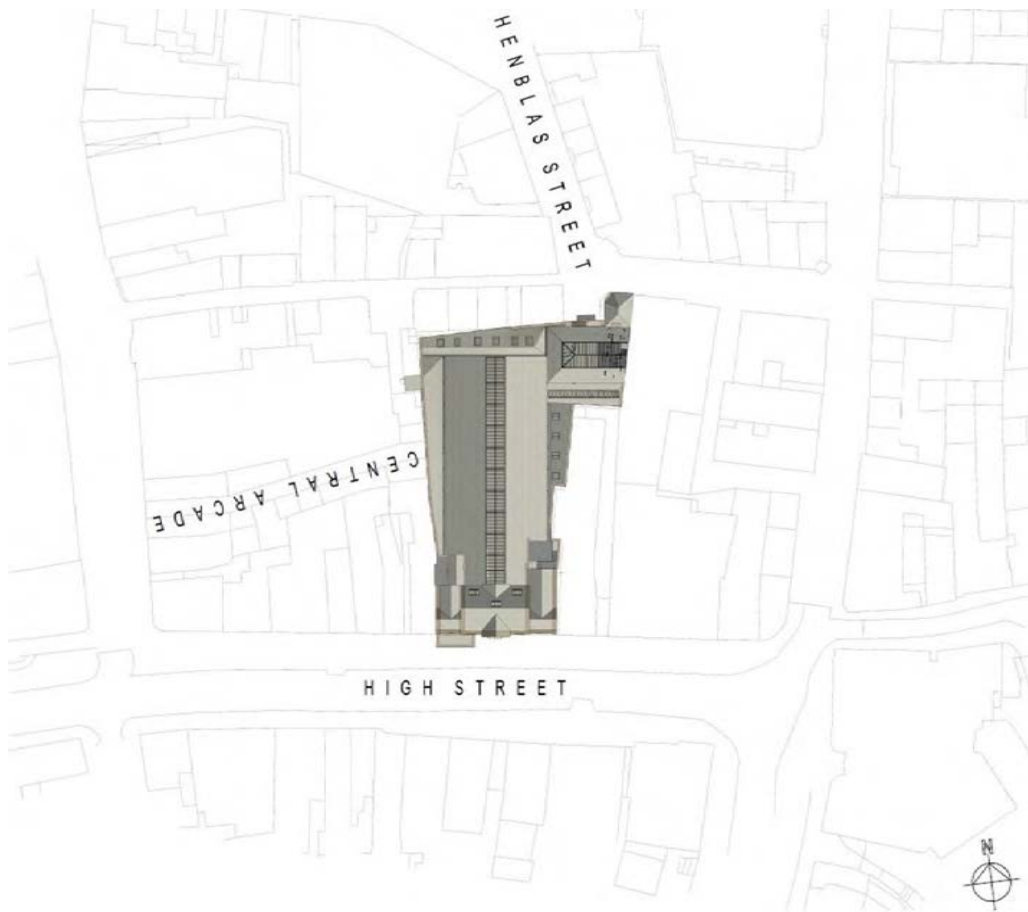


Figure 2 - Site Location of The Butchers Market

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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 High Street, Henblas

Street and Central Arcade. Within approximately 100m of The Butchers 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 Butchers Market and not already listed above as being directly impacted by the proposals include –

Central Arcade, Wrexham. – Grade II
Cadw Ref: 1843 Date of designation 31.01.1994

No.8 High Street, Wrexham. – Grade II
Cadw Ref: 1839 Date of designation 16.06.1980, amended 31.01.1994

No.9 High Street, Wrexham. – Grade II
Cadw Ref: 16500 Date of designation 16.06.1980, amended 31.01.1994

The Golden Lion Public House, High Street, Wrexham. – Grade II
Cadw Ref: 1841 Date of designation 16.06.1980, amended 31.01.1994

Midland Bank, High Street, Wrexham. – Grade II
Cadw Ref: 1842 Date of designation 31.01.1994

General Market Building, Henblas Street, Wrexham. – Grade II
Cadw Ref: 1838 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

No's 58 & 58a Hope Street, Wrexham. – Grade II
Cadw Ref: ---- Date of designation --- .----

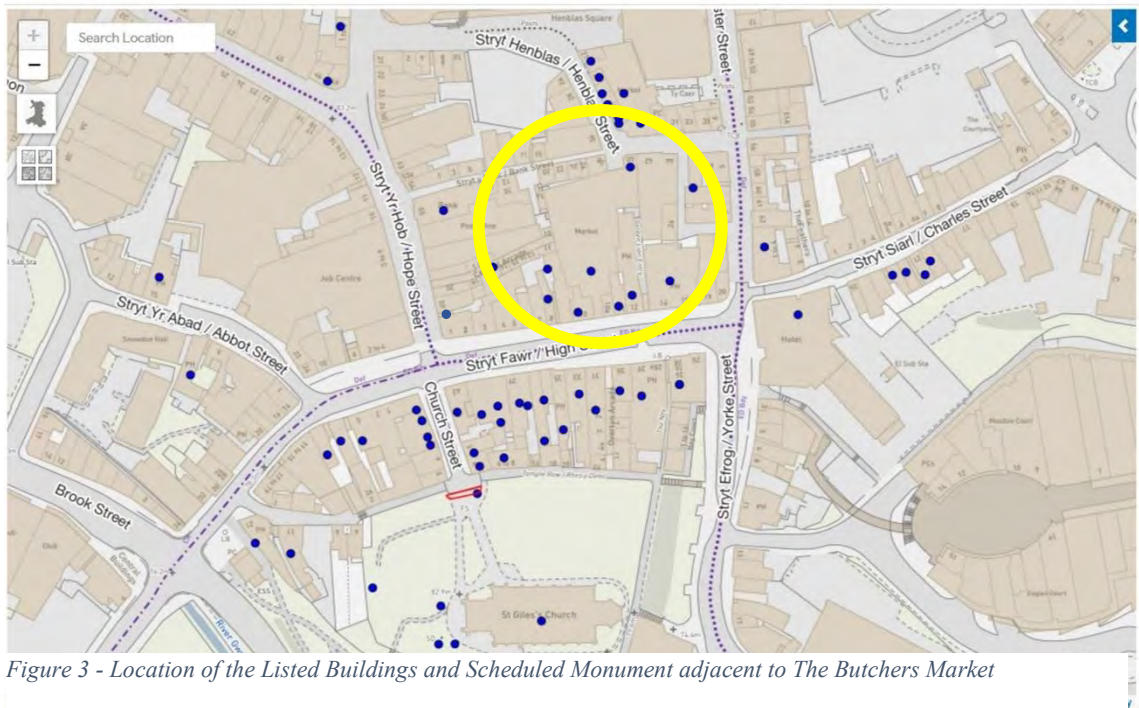


Figure 3 - Location of the Listed Buildings and Scheduled Monument adjacent to The Butchers Market

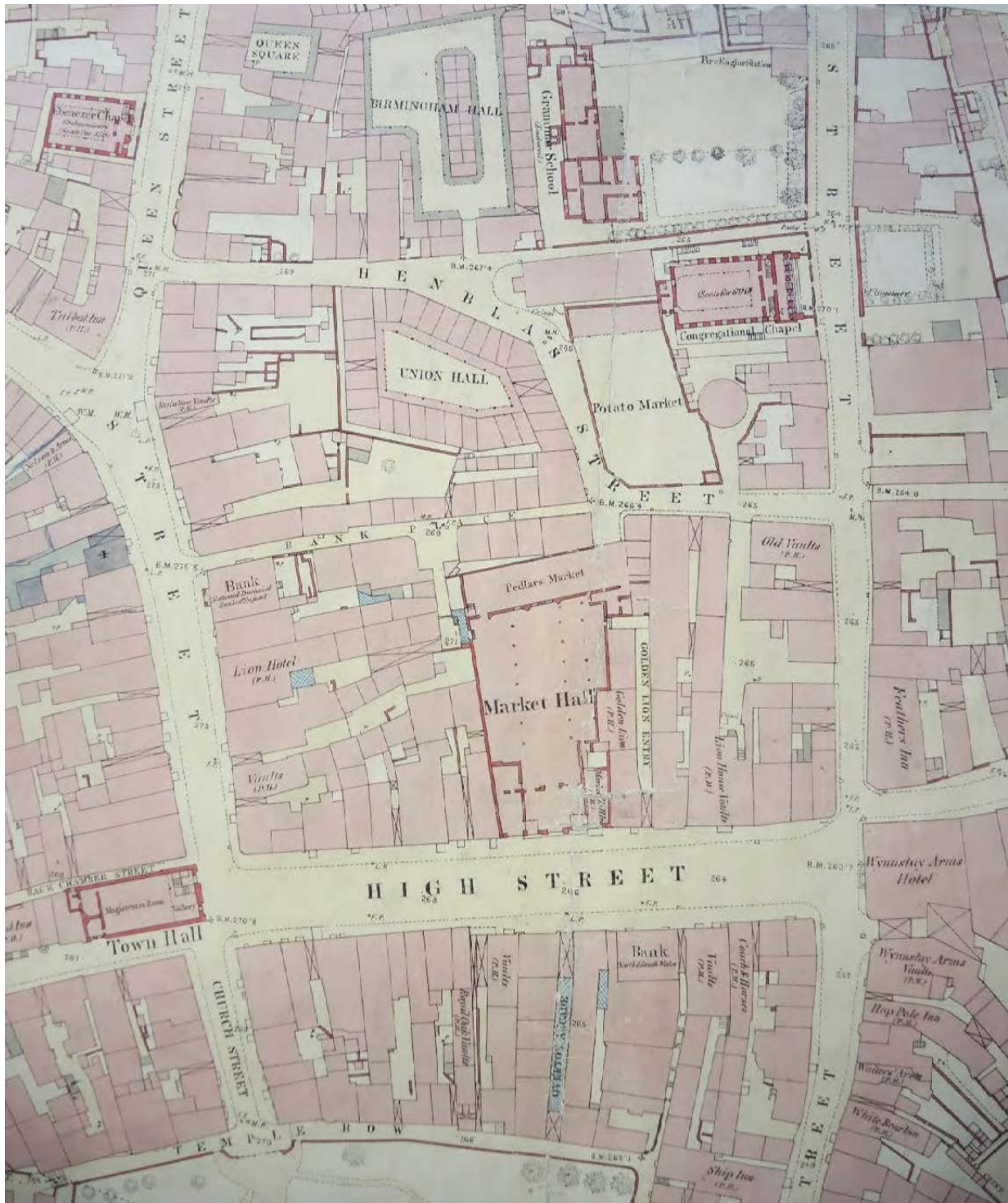


Figure 4 - Image of The Street Atlas of Wrexham 1872, prior to the extension of The Butchers Market in 1879-80
 © Wrexham Museum and Archive

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 –



Figure 5- Proposed Cross Section of Market Hall Interior

© Lawray Architects

The High Street Frontage

- Provide new access to the upper floors above the High Street entrance, which will enable the upper floorspace to be utilised – to include DDA compliant stair and lift.
- Develop new layout proposal to utilise first floor space above High Street (potential bar/restaurant space).

Main Market Hall

- Develop a new layout proposal for the Butchers Market
- improve the usable stall space of the market and provide improved storage facilities for the market.
- Review and re-design perimeter stalls and inner stalls to accommodate flexibility to enable a wider variety of traders including food offers (e.g. consideration of power points, water, waste, extraction) whether that includes standardising units or having a mixture of stall sizes. Provide refurbishment plans that incorporate utilities and services to shop units attached to the Butchers market from High Street entrance.
- Improve internal decoration and retain traditional existing authentic stall appearance and style. The building fabric and historical stall frontages, rationalising the layout and a more organised design for central stalls, creating flexible spaces
- Explore viability of central demountable stalls to the Butchers Market. They will offer flexibility to host festivals, events or performances in the future.
- Explore combining historic unit 24 with street facing unit 10A into one large unit to be used as space for the relocation of the existing butchers.
- Refurbish existing WC provision and bin storage within the market.
- Incorporate DDA compliant ramp access serving the High Street entrance (planning permission and listed building consents already in place) to ensure the refurbished Butchers Market is accessible to all.
- Provide a lift to enable access to the basement area for traders and to upper floorspace above High Street to enable safe DDA compliant access for all. Portion of basement area to be utilised as additional storage space for market traders.
- Create more attractive and functional entrance to draw people into the market building, with the option of advertising space and a new central handrail installed to staircase leading to rear entrance from Henblas Street.
- Existing flagstone floors to remain and be repaired, along with historic shop fronts.
- Refurbish roof to stop leakages

- Ensure roof glass doesn't bleach products on sale from stall holders and has the appropriate UVA protection

Henblas Street Entrance and No.40 Henblas Street

- Explore relocating the existing café within Unit 15 into No.40 Henblas Street. Significant refurbishment works required to unit to include; replacement ground floor and formation of new compliant staircase to unlock the first floor of No. 40 and first floor above Unit 16 and 17

General MEP and Building Services Aims

- Improve the energy efficiency of the property.
- Ensure roof ventilation is energy efficient and easy to use
- Install new energy efficient heating system and improve overall energy efficiency of the building WCBC confirmed that the main hall won't be a fully heated or cooled area, but rather but rather would have a heating system that fed the stalls and as a secondary effect would give some ambient heat back into the main hall.
- 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.
- Electric, water, ventilation, grease traps and drainage required to perimeter stalls
- Improve lighting system that will not impact on the building fabric. Solutions need to be found for internal stalls as internal space needs to be fully flexible so solar energy needs to be a consideration for internal stall lighting
- 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
- Toilet and washing facilities for stall holders to be updated
- Incorporate into the redesign internal layout of the market efficient and safe waste management for stall holders and wider market
- WCBC confirmed above ground grease traps to be included all individual perimeter stalls.
- Explore possibility of installing solar PV within the scheme.
- CCTV system to be installed within the market, to be remotely monitored, with possibility of online streaming.



Figure 6 - Proposed Interior View/Visualisation within the Market Hall

© Lawray Architects

Section 2.0: Historical Context

2.1 Site Location

The Butchers Market is located on the north side of High Street, within the historic core of Wrexham town centre. The building is a prominent component of the streetscape and makes a considerable contribution to the urban character and scale of its setting. The building is generally orientated north – south, and provides a pedestrian link, from High Street at the south entrance with Henblas Street at its north east corner, in plan. The building fills the central portion of this urban block, has a footprint of approximately 1000m² and is enclosed on three sides by other buildings, except for a pedestrian route to the west from Central Arcade, an entrance to Bank Street and the previously referenced entrance from Henblas Street, an elevation that is set back from the street line, but stands diagonally opposite the entrance to Central Market.

The Butchers Market stands within the designation of the Wrexham town centre Conservation Area though different elevations fall within different character areas of the adopted Conservation Area Character Assessment and Management Plan i.e the High Street frontage falls within the ‘Medieval Area’ while the Main Hall, together with the Henblas Street elevation falls within ‘The Markets’ descriptions of 2019. The Butchers Market is also the largest building within the boundary of the current Townscape Heritage Scheme. The earliest reference

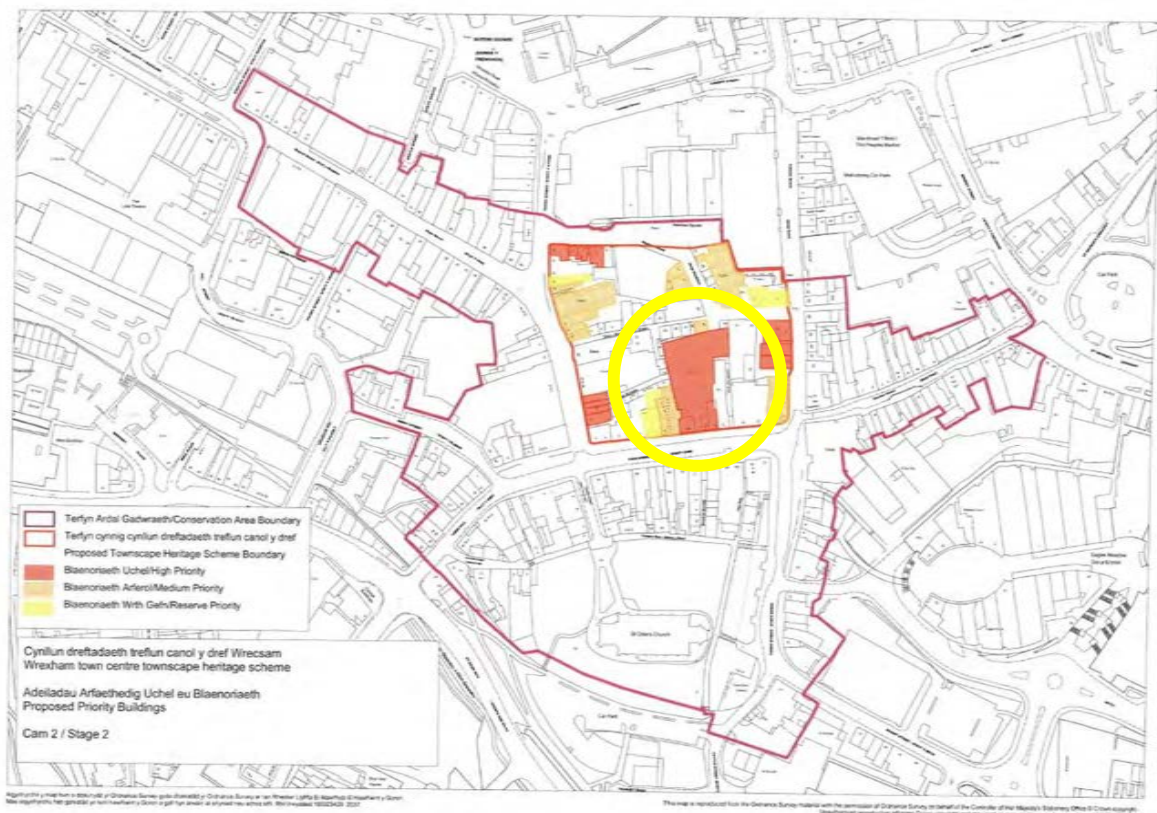


Figure 7 - Conservation Area and Town Heritage Scheme Designations

to High Street is made in the 1562 survey records'. ...the king's highway leading from the old cross of the said town, to the beast market' and later names the highway as 'High Streate', although it may have existed long before then, It is evident therefore that High Street originally extended from the Old Town Hall building to the Beast Market, along both the present-day High Street and Charles Street. In the 17th century, much of the south side of the street was occupied by Ty Mawr, which had a rentable value three times that of any other premises in High Street. It was demolished in 1738. By the 19th century, and for much of the 20th century, High Street was the retail hub of the town. It is suggested that the removal of the buses from High Street to King Street changed the whole focus of Wrexham and the street declined as a

retail thoroughfare. Instead, by the 1960's it had become the commercial centre of the town with several banks and insurance companies occupying the buildings.

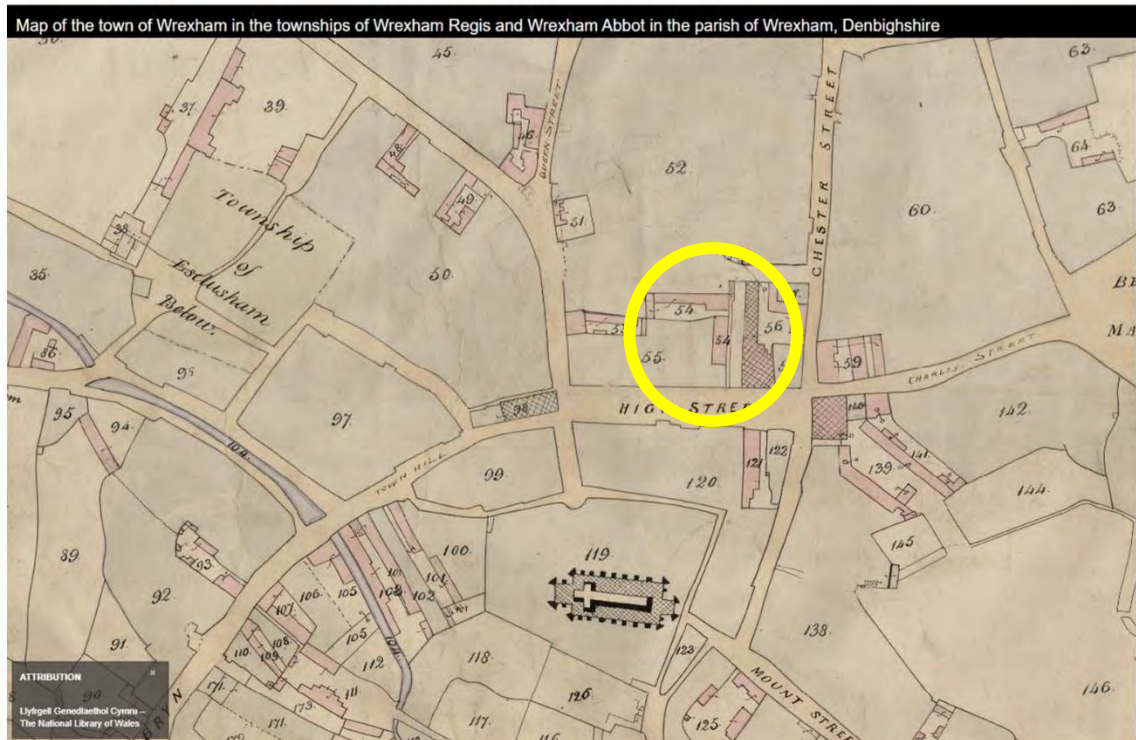


Figure 8- John Price Map 1846 and John Welch , Tithe Valuer

© National Library of Wales Collection

The redevelopment of the town centre during the latter part of the 1990's led to the active promotion of High Street as a 'winning and dining quarter'. The street was finally closed to through traffic in 2000 through in 2001 the width of the pavements was reduced to allow easier access for buses travelling in both directions.

Henblas Street, on which the north entrance from the Butchers Market is positioned and where the alterations to No 40 are also proposed is much altered. It was first described in 1620 and named after the Hen Blas which once stood in the area. 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 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 Chester Street.



Figure 9 - Drone Survey Image of The Henblas Street entrance and No.40 Henblas Street L/H side

2.2 The Building History

Opening in April 1848, The Butchers Market is the oldest of the covered markets and was commissioned by the Wrexham Market Hall Company when the rights to hold a market were bought outright. The market rights had previously been leased from the Yorke family. Thomas Penson the younger (see separate details about the architect) designed the frontage (and it is assumed the market hall) that faces High Street in its neo-Jacobean style. The Cadw listing description describes the building and first the High Street elevation in the following terms –

‘Roughly coursed and squared stone with slate roof, a 2 storeyed range symmetrically planned with higher 3-window entrance range flanked by lower single window ranges housing shops to either side. Jacobean style. Entrance range has advanced central gabled bay, with segmentally arched entrance, and upper storey corbelled out. Corbelled mullioned and transomed oriel window with leaded lights and strapwork parapet over the entrance beneath a shaped gable with finials. To either side of the central gable, original full-height segmental openings now form windows to adjacent shops. 3-light mullioned and transomed windows with leaded glazing above, with pedimented heads, and shaped gablets breaking the eaves line above. To either side of this block, lower side ranges are slightly recessed and clasped by outer pilasters surmounted by urn finials. No 11 retains late C19 front with ornate panelled pilasters to either side. 2-light mullioned and transomed window with leaded lights to each side above.

The building also has a vaulted basement which extends in places beneath the pavement. Late C19 postcards indicate that the current openings/shopfronts to the retail premises of No’s 10 and 11, contained pedimented, mullioned and transom window openings (similar to those at first floor level). There was also a stepped entrance down to the basement in front of what is currently No11. An iron fence protected the drop at pavement level. Blocked up window opening would suggest that at least a lightwell and ventilation was achievable on the side now occupied by No.10. Tapered steps to access the central entrance, ran along the frontage to accommodate the difference in level between the west and east ends of the elevation



Figure 10 - Thomas Penson the Younger drawing of an earlier, unbuilt iteration of the High Street Elevation
© John Hainsworth, www.thomspenson.org (photograph from a private collection)

Rear entrance and No 40 Henblas Street: Rear entrance of market hall forms part of an extension of c1879-80, (architect/designer is not known) and is similar in design to the General Market entrance which it faces across the street. Segmentally arched entry (the doors themselves, and the glazed tympanum renewed), with inset stone shafts with foliate capitals carrying the arch which has a stone rams-head key. Stepped terracotta corbelling follows the line of the steep stone coped gable above. Projecting from the left hand side of this entrance, a 2-storeyed shop building is dated 1880: Entrance across stressed angle, with panelled pilasters to either side of recessed doorway, and similar pilasters at outer ends of shop windows in each elevation. Blind brickwork to angled upper storey, between pilasters, with stone panel carrying date as cornice, and heavy cast iron scrolled lantern to wall. Paired round headed windows with central stone shaft, terracotta rosettes and continuous hood mould to either side. Terracotta corbel table between outer pilasters. Hipped slate roof with lead finials. Market hall includes 2 permanent stalls or shops to either side of entrance from High Street, both with late C19 detailing. Hall is an 8-bay structure, with timber trusses carried on cast iron columns with wrought iron braces forming aisles.'

Cadw Listing Description (1994)



Figure 11 - Image to the west along High Street circa 1830 by William Wallis prior to the development and construction of The Butchers Market by 1848 R/H side of the image

© National Library of Wales

The interior now consists of 8No lines of columns but 10 lines of trusses overhead, or 11 bays in total. The extension through to Henblas Street replaced the 'Pedlars Market' that can be seen on the 1872 Street Atlas for Wrexham. The Pedlars Market ran for the full width of the current north side to the Butchers Market. It appeared to be accessible from Butchers Market, Bank Place and Henblas Street (where the current configuration to No.40 and the accommodation to its south remains unaltered). It would also appear that the Golden Lion Entry, or alley provided a public route between High Steet and Henblas Street and a stepped, secondary entrance from Butchers Market is also visible.

It is not known when the High Street elevation was altered to create the two shop fronts, now known as No's 10 & 11. Late C19 and early C20 photographs indicate that pedimented, mullion and transom windows were replaced by new shop fronts, the arched openings that flanked the central entrance were glazed and two enclosed trading spaces were created that were accessed from the newly formed return elevations. It is assumed that the older tiled finish was laid/relaid to reflect these alterations (though they don't coordinate with the position of the present doors)



Figure 12- Images prior to and following the infilling of the shopfront openings on either side of the Central Entrance, note also direct access to the basement © Postcard images held at Wrexham Museum and Archive

Photographs held by the North East Wales Archives in Ruthin (DD/DM/427/39) from 1956, would suggest that a refurbishment took place at that time. Some of the market stalls had been vacated and light fittings can be seen on the floor of the hall. The stalls illustrated flank the Henblas Street entrance (part of the elevation to No40 can be seen the background), but no precise information has been identified as yet which describes the extent to the works in detail.

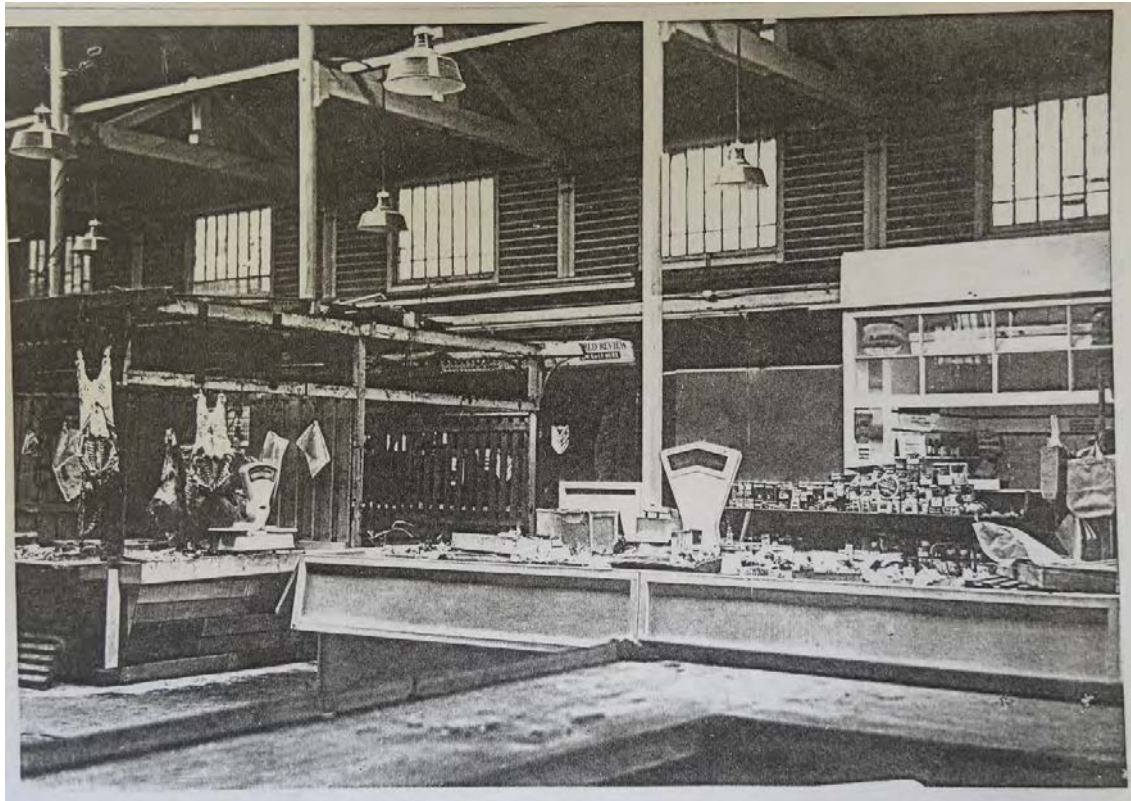


Figure 13 - Images of the Butchers Market Interior (May 1956)

© Wrexham Museum and Archive

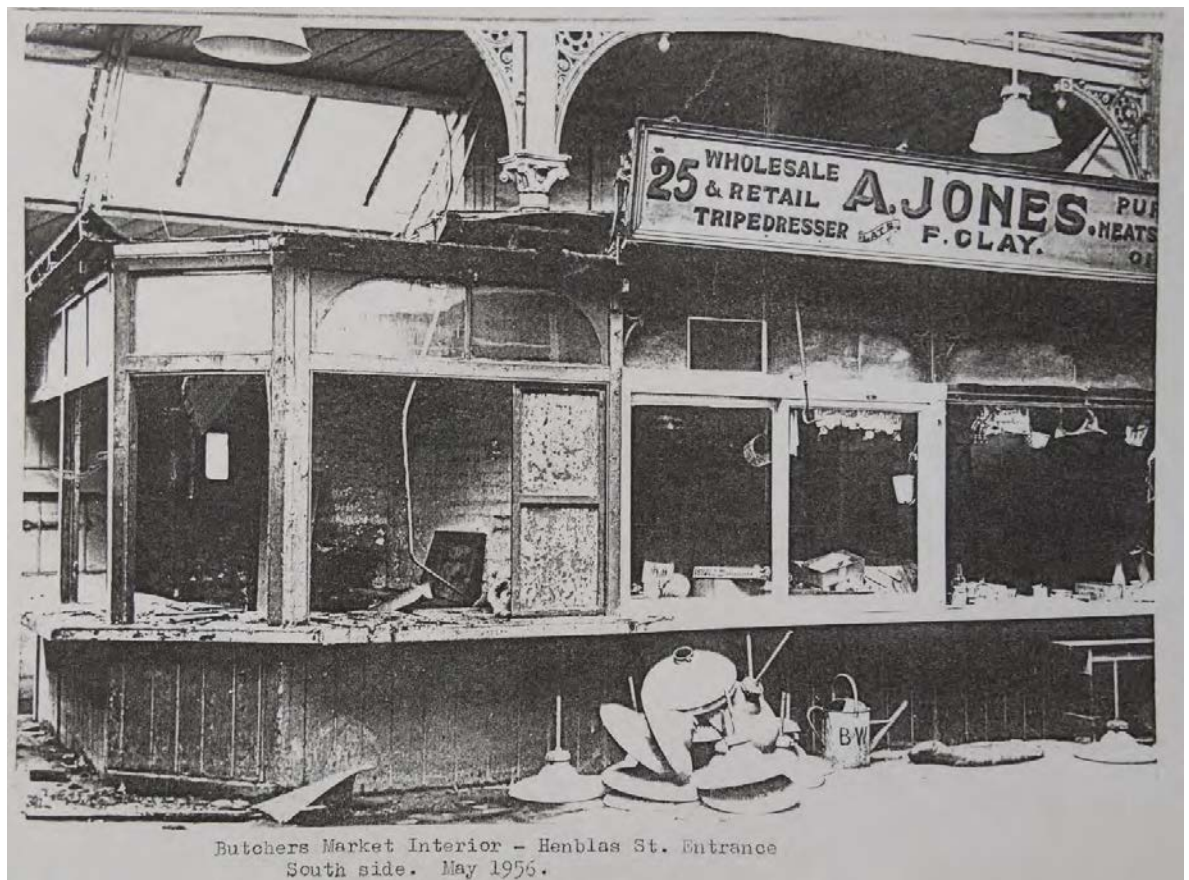
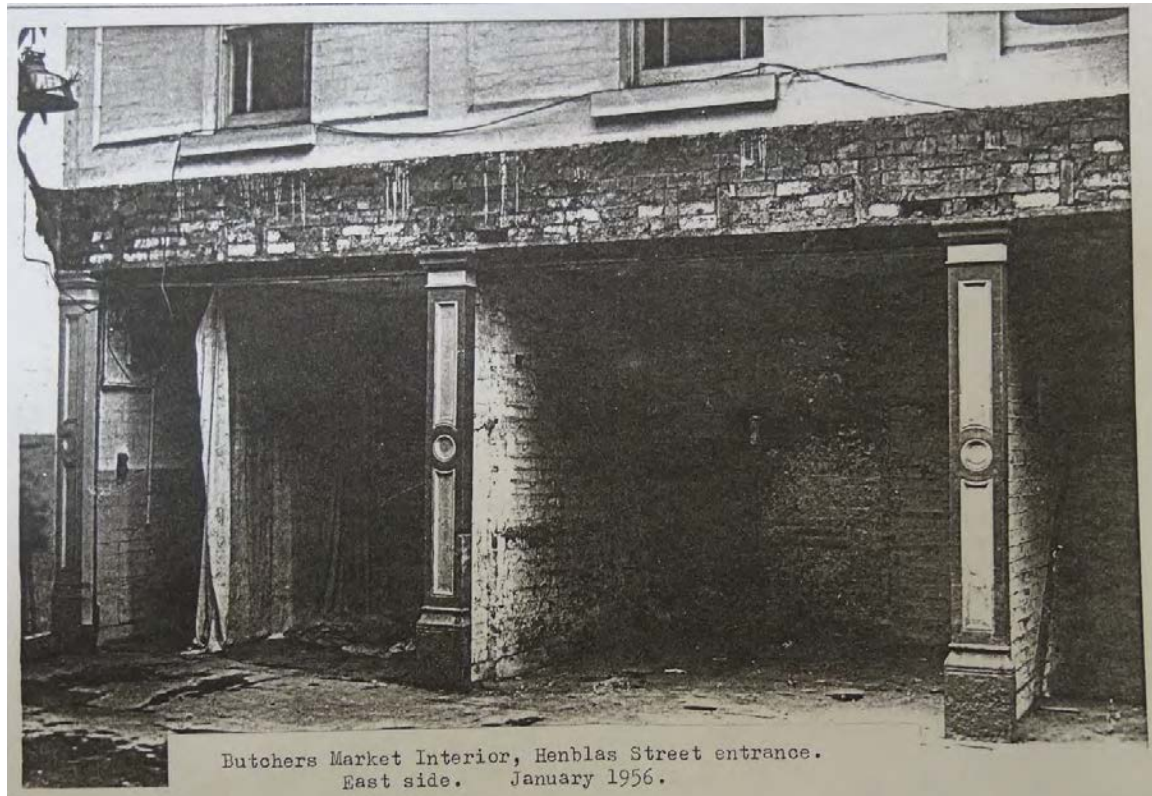


Figure 14 - Images of the Butchers Market Interior (January & May 1956)

© Wrexham Museum and Archive

From archival information held at Wrexham Museum, the Butchers Market in approximately 1973, was described in the following terms – *‘Smaller than the Vegetable Market, covering an area of 1,600 square yards, this market runs from the southern end of Henblas Street through to High Street, with an additional arcade entrance into Hope Street. Like the Vegetable Market, being situated between streets causes it to become a thoroughfare for the public, which increases the number of people in the Market, to good effect. This market contains 35 traders and 37 shops and stalls. Of the 37 stalls, no less than 19 are either butcher or closely allied trades. Despite this top-heavy appearance, the Market seems to thrive on the keen competition created and an adequate living is there for all. This Market is also to be the object of a modernisation scheme, which is planned to commence in 1973/74, with a view to bringing the Market more into line with modern shopping conditions. Specifically in regard to changes, it is noted from archival Markets Committee information that a refurbishment scheme to the Butchers Market was planned for 1973/74, it was similar to proposals being undertaken to the Vegetable Market at the time. The scope of works included ‘the provision of heating, a form of suspended ceiling, making the roof waterproof, improving the washing facilities, toilets and revising the arrangements for refuse disposal and collection. No plans are included for the provision of new stalls. The existing ones are in good condition, and only redecoration of these and the perimeter shops is to be undertaken’.*

A further refurbishment of the Butchers Market was undertaken during the early 2000’s when the roof coverings throughout were replaced (all roofs had previously been ‘Turnerised’, (possibly in 1973/74), most leadwork was replaced and timber linings were also replaced or reconfigured, lead DPC were introduced beneath copings and some chimneys capped and ventilated, new rooflights were introduced within the market hall. Stonework repairs and repointing was undertaken to replace the eroded stone from particularly strong cementitious mixes used previously (NHL 3.5 was used). Rainwater goods were replaced and cast iron reintroduced, foul drainage repairs were undertaken and some grease traps introduced. New wrought iron gates were made at the High Street entrance and the existing overthrow was repaired and redecorated. The current gates replaced mid 20C metal concertina security gates. A hardboard and batten lining was introduced in part beneath the original T&G boarded lining to the roof covering, details were simplified above the perimeter shops, general maintenance repairs were undertaken to address previous issues of water ingress. Fabric canopies were introduced to perimeter and central stalls as a means of coordinating the previously add-hoc configurations that had been developed by stallholders. The layout/footprints to the stalls were not altered. The market hall was redecorated with the green and cream colours that remain visible today.

Electrical safety, maintenance and upgrade works, together with fire detection and safety works were undertaken. Some ceilings and lighting were replaced. The gas-fired, overhead heating system replaced earlier, blown air units. New refrigerated counters were installed to the butcher’s stalls and to the fish monger who traded in the Butcher’s Market at that time. It is noted that the new shop front that was proposed for No10 (and replicated in style the shopfront to No 11) was not executed at that time.

2.3 Building Materials and Details of Interest

The High Street elevation to Butchers Market is a loadbearing construction of squared, semi-coursed Cefn sandstone with later repairs. The face has been tooled and in some locations a combed finish is visible and/or combed margins are visible as squared corners to some dressed details. The face of stonework is eroded in numerous locations and considerable detail has been lost in regard to the profile or detail of the original. The masonry has been redressed in places, because of decay/erosion. The segmental arched openings have dropped key stone details and on either side of the central opening, chamfered, stone, stall risers/cills were introduced when the space were converted into individual shop units.

The neo-Jacobean detailing at first floor level has been retained. This is expressed in the corbelled oriel window centrally, with its ovolo mullion and transoms and the punched strapwork detailing to the parapet. The shaped gable detail, and octagonal finials, the recessed

shield/heralding detail has been lost. To either side, there are pedimented mullion and transom windows within the plane of the wall, smaller shaped gable details and urn, finial details at the apex to the main roof pitch. The fixed and opening casement windows with their diamond shaped, clear glass quarries are all cast iron, puttied externally. The roof covering is natural Welsh slate with butt jointed stone ridge units. The covering was replaced approximately 20 years ago because it was failing and had been Turnerised. The shaped gables were rebuilt as were an number of chimneys, due to issues of stone decay and their structural condition at the time.

The joinery within the glazed opening on either side of the main entrance is possibly Edwardian, whilst the shopfronts to No's 10 and 11 are from the late C20 or early C21. The older plain tiles to the floor finish should also be retained and the later square tiles replaced for a more sympathetic alternative. The bi-fold iron gates were fabricated and fitted approximately 20 years ago, while the overthrow is either Edwardian or earlier. Further investigation is required to determine the nature of the patterned lining to the ceiling of the entrance and in connection with the earlier paint finishes to the exposed timber beams in this location.

Many of the internal details, fixtures and fittings have been lost, particularly at first floor level, the joinery, staircase and fireplace above No 11, being some earlier elements that have been retained.

The timber structure, to the Market Hall consists of a natural Welsh Slate roof covering (replaced 20 years ago, previously Turnerised), over a T&G boarded lining with timber rafters beneath, which in turn has been covered by a hardboard and timber battened lining (possibly insulated between the rafters 20 years ago). The main roof structure consists of timber purlins and purlin components that sit into cast iron shoes and are fixed to cast iron columns. The main trusses are of a king strut construction with arch braces of sorts and wrought iron tie rods. Many of the capital and bracket details remain and it would be possible to reinstate timber pilasters that sit on stone plinths in some locations. The roof construction adjacent to the Henblas Street entrance is an elegant an iron truss of 'T' sections, tie rods and connector plates. The rooflights throughout were replaced approximately 20 years ago.

The two butchers stalls at the south end of the market hall are some of the few details that have been retained since the late C19 or early C20. Whilst details have been lost and repairs are required, there is sufficient original material available for faithful repairs to be undertaken. It is noted that the stored signs and earlier details will be reused within the current scheme. Much of the visible joinery to the perimeter stalls is later in origin than the alterations that took place in 1956. Further investigations are necessary to determine as to whether earlier materials or details have been retained. It is likely that the strips of glazed panels above current stall and door openings were constructed in approximately 1956.

The painted timber louvers at a clerestory level above the stalls has been glazed externally at a point in time (or when refrigeration improved) to better, weather protect the interior. It is noted that the windows that were visible in a photograph from 1956 have been replaced with a continuation of the louvres.

The sliding and recessed painted timber with decorative iron details at the entrance from Central Arcade is a good survivor from an earlier period in the history of the market hall. The fielded timber panels of the door construction sit behind a casing of glazed bricks within the arcade.

Much of the original stone finish to the floor of the market hall has been replaced by concrete slabs, in-situ concrete or has been overlaid with later sheet vinyl or carpeted finishes. Mid-C20 century quarry tiles have been used in ancillary spaces.

The Henblas Street entrance (1879 – 1880) and the adjacent No.40 shop unit is constructed in local brickwork, with much terracotta articulation and decoration being introduced to raise the architectural interest and its status within the setting. There is a steeply pitched gable with sandstone copings over a segmental brickwork arch with a carved sandstone, dropped keystone

of a bull, scrolls and foliage. The detailing is similar to that of the General Market, diagonally opposite. The metal framed, and glazed fenestration over the concertina, painted steel doors probably replaced an earlier configuration that included a pair of sliding doors or gate that rolled into recesses within the depth of the wall. Stone shafts with foliate capitals sit on each side of the opening and stepped terracotta corbelling follows the line of the steep gable above. The entrance is raised from Henblas Street by four quarry tile finished steps.

The adjacent two storey (and a basement) No 40 Henblas Street was constructed or remodelled in 1880. Entrance at ground floor level is positioned across a stressed angle, with panelled pilasters to either side of the recessed doorway, and similar pilasters at outer ends of shop windows in each elevation. Blind brickwork to angled upper storey, between pilasters, with stone panel carrying date at the cornice, and heavy cast iron scrolled lantern to wall. Paired round headed windows with central stone shaft, terracotta rosettes and continuous hood mould to either side. Terracotta corbel table between outer pilasters. Hipped natural slate roof with lead finials. A cast iron street light fitting is located above the door opening.



Figure 15 - Henblas Street Elevation and No.40 Henblas Street

2.4 Thomas Penson the younger.

Thomas Penson the Younger (1790-1859) was the first son of the elder Thomas Penson (1760-1824) and Charlotte Brown of Wrexham. Thomas Penson the elder practiced in Wrexham as a mason, auctioneers and architect, and from 1810 was County Surveyor of Flintshire until 1814 when he was dismissed for reasons unrecorded (but probably due to the collapse of the new Overton Bridge crossing to the River Dee), before Thomas Penson the younger completed its replacement under the supervision of John Carline II from the Shrewsbury bridgebuilding dynasty.

Thomas Penson the younger was a pupil of Thomas Harrison of Chester from 1809, a distinguished neo-classical architect and bridge builder whilst probably also receiving practical instruction from his father. In 1814 he married Frances Kirk (Kyrke as written in the register), daughter of the wealthy ironmaster Richard Kirk, whose interests were varied in the Wrexham, Brymbo, and Minera area and included quarries, collieries, ironworks and railway infrastructure.

Penson the younger was appointed Montgomeryshire County Surveyor in 1817, and the County Surveyor for Denbighshire in 1819/20, positions that he held until his death in 1859. During this time he was also a surveyor for The Montgomeryshire Turnpike Trust. The Penson's lived at Overton Cottage, on the Flintshire side of The River Dee, before moving to Oswestry by 1823, opening an office at Penson Chambers, 35 Willow Street, while they lived at 19 Willow Street. In 1839, his wife inherited from her father Gwersyllt Hill, which Penson re-modelled in a neo-Jacobean style, which was later used as a stylistic reference for The Butchers Market and numerous other projects. Thomas Penson the Younger became an Associate of the Institution of Civil Engineers in 1839 and a fellow of the Royal Institute of British Architects in 1848. Thomas Penson the younger is well known as having 62 bridges built to his designs in Montgomeryshire, including the Llanymynech Bridge over the Vyrnwy and bridges at Llanidloes, Llandinam, Caersws, Newtown, Abermule and Caerhowell over the Severn. Sontly Bridge, Wrexham dated 1845 was also of his design.

Whilst Penson had been taught in the classical style of the time by Thomas Harrison, his church designs tended to adhere to non-archaeological interpretation of the French Romanesque or neo-Norman styles, such as the Christ Church, Welshpool, St Agatha's Church Llanymynech, St David's Church Rhosllannerchrugog and St David's Church Newtown and particularly if detailed in terracotta.

The neo-Jacobean style adopted by Penson for his design of the Butcher's Market in 1848 was more commonly used in his country house projects, such as at Vaynor Park, Berriew, Llanrhaeadr Hall and at his own home in Gwersyllt, however it can also be seen at The Militia Barracks (now Wrexham Museum) on Regents Street, The British School, Brook Street, Wrexham (demolished 2019), Oswestry National School and Gwersyllt Church School. A return to a 'stripped back' interpretation of classicism can be seen in his projects at Llanfyllin Union Workhouse 1838, The Flannel Exchange, Newtown, Cross Market, Oswestry, Montgomery Gaol, Montgomery Town Hall and the Newtown & Llanidloes Union Workhouse at Caersws. It is also suggested that Penson designed the roof structure to Newtown Market Hall (c1850) though remodelled by David Walker of Liverpool in 1870.

Thomas Penson died at Gwersyllt Hill on 20th May 1859. Amongst Penson's pupils was J W Poundley, who became the Montgomeryshire County Surveyor in 1861, and the Welsh Poet John Jones (Talhaiarn). Two of his 10 children also became architects, Thomas Mainwaring Penson and Richard Kyrke Penson were also accomplished architects and practiced in Chester, the former until his death in 1864 and the later, thereafter until his death in 1885.



Figure 16 - Gwersyllt Hill, Home to the Penson Family until 1859 © Image from www.Wrexham-History.com

2.5 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 Butchers Market, No's 10 & 11 High Street and 40 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 Characterisation 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. Whilst the structure and volume of the market hall itself represents an extension of the public realm with its network of circulation routes, the architectural compositions to both the street elevations differ considerably, but still make a positive contribution in the design and detail to their respective outlooks/settings. When opened in 1848, The Butchers Market was the first of three main covered market space to be created during the later 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 Market Hall, of the towns commercial heritage and of the work of Thomas Penson the younger.

Evidential Value -

- Despite changes and the need for the periodic renewal of building materials, the evidential value remains high throughout the Butchers Market. The main loadbearing masonry construction to the building facing High Street is largely intact as is the structural detailing of the main market hall. The brickwork detailing to the Henblas Street elevation and to No40 have also remained largely unchanged.
- Whilst 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, signage, fixtures and fittings of the two, fixed butchers shops near the High Street entrance area of high evidential value, as are details such as the remains of original louvres at clerestory level, the recessed, sliding doors to the Central Arcade and the potential for the discovery of other concealed joinery details.
- The architectural design, composition and detailing of The Butchers Market by Thomas Penson the younger is high (though no drawings or records of the as-built work have

been identified). A single elevation drawing of an earlier, unbuilt composition is the only record available. It is a record and representation of his body of work as the County Surveyor for Denbighshire and Montgomeryshire. Few of his non-residential projects in the neo-Jacobean style remain.

- 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
- Visual records in the form of photographs, postcards and publications at various times has been archived and is an accessible record of the building exterior (particularly to High Street). Fewer records are available, or known, in connection with the interior. The exception being the photographs in the NE Wales archive in Ruthin.
- Knowledge, records and information relating to the Archaeological potential of the Butchers Market site is unknown. No investigations have taken place.
- It is unclear as to whether the basement to the Butchers Market is part of an earlier basement configuration that already existed when two public houses were demolished to accommodate the new entrance to the Market Hall.
- The Butchers 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 would be more stable and possibly more hygienic.

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 Butchers Market.
- The archival/historical drawn information relating to the original design proposals, construction and subsequent alteration of the Butchers 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 in the Butchers Market, High Street and Wrexham Town Centre is of high value.
- The record, catalogue and body of work produced by Thomas Penson the younger and by association, Thomas Penson senior, Thomas Harrison, Thomas Mainwaring Penson, Richard Kyrke Penson and J W Poundley is of high value.

Aesthetic Value –

- Historic descriptions recognised the positive contribution that the building made to the High Street setting. John Jones in 1882 described the Butchers Market as 'a modern structure, these public buildings, imposing shop fronts and the genteel inn at the bottom of the street give considerable aesthetic effect'
- The later designation of the Wrexham Town Centre Conservation Area also recognises the same values and principles the building makes to this setting in the early C21. It also forms part of a varied mixture of architectural styles which line High Street, many of the buildings being listed and of national significance in their own right.
- The Butcher Market building is included in many images of High Street and makes a positive contribution to the composition in many cases.

- The neo-Jacobean composition by Thomas Penson the younger is significant as it is only one a small number of public buildings that remain of this style (Wrexham Museum being another). Most projects realised by Penson in this style were residential. The neo-Jacobean is a conscious decision of its time to move away from the neo-Classical revival and yet not to obviously mirror the application of the strict, high Victorian Gothic revival which stood as a counterpoint to the values and symbolism that is held by classicism.
- The prominence of the composition on High Street and the contribution that it makes to the streetscape and the varied architectural styles of the architectural compositions in the town centre.
- Details, such as the geometrical pattern to the ceiling in the entrance could be considered an extension of the strapwork detail to the parapet of the oriel window on High Street.
- The conscious decision for the Henblas Street entrance of 1880 to be different and to relate in character, detail and in the palette of materials used is significant as it seeks to integrate cohesively with its neighbours. The use of the gable and segmental arch at the end of a view along Henblas Street, from Henblas Square is consciously announcing its location within the streetscape at the bend in the road.

Communal Value –

- The memories, recollections and experiences of people through time, who have shopped or passed through the Butchers Market is significant and of medium value.
- The collective memory, recollections, and records of events, talks and concerts that were hosted at the Butchers 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 Butchers Market as a backdrop will also be significant and will be of high heritage value to Wrexham and outlying communities.



Figure 17 - Butchers Market Interior looking north from the roof of one of the permanent stalls

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 Butchers Market, to increase occupancy levels, to reinvigorate and to regenerate the market/retail offer by attracting new tenants, and in turn new customers and visitors with the variety of products or services available. 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. It should also be understood that these proposals are not being developed in isolation, but as part of a larger delivery plan for town centre regeneration and a Townscape Heritage Scheme to support business and tourism activities.

The scope of the project proposals can be split into three distinctive areas with some accompanying investigative and ‘opening up’ works to be coordinated beforehand –

- a. The entrance building facing High Street with some external works
- b. The Market Hall with MEP and some roofing works
- c. The entrance from Henblas Street and No. 40 Henblas Street.

a. The High Street Frontage and External Works

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 the boxing above the fenestration in the entrance lobby into the main hall to determine as to earlier phases of work remain.
 - o Open up ceiling finishes within No10 to determine the nature of the construction
 - o Lift floor boards to determine the floor construction in No 10. Note – previous investigations suggest that the joists have already been replaced with more modern timbers.
 - o Check the details and possibly record the construction of the staircase at the back of unit No.10
 - o Localised investigations above unit No.11 to determine the construction of the partition walls in order to determine the best method of upgrading its performance/fire resistance without a significant loss of the original building fabric and by default its evidential value.
 - o Undertake cleaning trials at the arch to the inner entrance doors where paint is to be removed from existing dressed stonework and from adjacent brickwork within the Market Hall and adjacent to the Henblas Street entrance.
 - o Paint sampling/survey to be carefully undertaken of the decoration to the downstand beams in the lobby at the main entrance and to the embossed ceiling finish. Paint finish to the south face of the market hall also to be sampled.
2. The introduction of a new shopfront to No 10 that will improve upon the proportions of the current late C20 joinery and signage. It is proposed that the detailing will be returned to the Edwardian detailing of the early C20. The works include the rationalisation of existing building services and the removal of redundant wires and fittings from the elevation and from immediately inside the unit. Redecorate the frontage (units No 10 and 10a) in a coordinating colour scheme to unify the overall composition of The Butchers Market.

3. Reinstatement of the chamfered sandstone cill (3No Cefn stone units) to the window of Unit 10a in lieu of the textured sand, cement render finish currently in place. Works will also be undertaken to rebuild the display area in the shop window.
4. Repairs and reinstatement of lost joinery details to the shop front of No 11. Modifications to integrate the alterations to the external levels. Replace and renew the signage panel. Redecorate the frontage in a coordinating colour scheme to unify the overall composition of The Butchers Market.
5. Raise the level of the pavement in front of the Butchers Market to provide level access at the Main Entrance. The gradients on each flank The new configuration will incorporate tapered steps to manage the difference in level across the width of the frontage. The paving, treads and risers will be a York stone, sandstone to match that of the most recent resurfacing to High Street.
6. Within the return of the market hall entrance lobby, and following further investigations, the proposals seek to replace the existing shopfront joinery to units 10 and 10a with new, altering the proportions to ensure that the heights, proportions, and details align with those of the new shopfront to No.10. The door positions will coordinate with the original panels of tiling in the floor. The preliminary investigations may identify the configuration of earlier shopfront designs, and should this be the case, revised details could be developed to maximise the retention/evidential value held.
7. Replace mid C20 tiling within the main entrance with ceramic tiling that matches the herringbone format, pattern and detail of the existing.
8. Following trial investigation, paint to be removed from the face of the dressed stonework to the arch of the inner entrance. Should it be necessary, a mineral paint finish to be applied that will tonally match that of the existing.
9. Replacement of the inner, existing aluminium auto sliding doors and panel over with an updated slimline profile alternative with pocket screen. Frameless glass panel and new signage to be provided over within the existing opening. Coordination required with the overhead air curtain detail.
10. Reopening of the existing arched openings to the inner walls of units No.10 and 10a to link the front units with the two existing permanent shops which flank the entrance.
11. Installation of new, energy efficient and updated mechanical, electrical and plumbing services (MEP) throughout the front part of the building that faces High Street. Works also include the installation of a mist, fire suppression system to all spaces.



Figure 18 – Visualisation of the proposals to the High Street elevation

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Basement

12. Utilisation of the currently unused, vaulted basement rooms for storage purposes. Spaces to be repaired and adapted to offer space with appropriate environmental conditions for stock and storage of equipment, fixtures and fittings for seasonal events. Works to include the removal of an existing freezer, the insertion of doors and MEP where applicable. It should be noted that the basement rooms beneath No.11 would not be used on compliance grounds. The interiors will be conserved.
13. Formation of a new staircase from within the market hall to basement level that will provide safe access for stallholders.
14. Installation of a combined goods and passenger lift within No.10 from basement level up to first floor level, a 3-stop lift. The installation will require the removal of an existing timber floor construction locally between the basement and the ground floor levels of the building (not part of the vaulted masonry construction)

Ground Floor

15. Ground floor alterations within No. 10 to form a new circulation space that will provide both staircase and lift access to the new first floor level accommodation. An existing opening at ground floor level will be built up, thus splitting in half the current unit No 10. Alterations will be necessary to the configuration of the existing first floor construction, with fire performance/upgrade works undertaken to accommodate current Building Regulations Legislation.
16. Reconfiguration of ground floor spaces towards the back of unit No.10 with the removal of an existing staircase to accommodate a new staircase into the basement, and a new storage space for the traders.
17. The insertion of a new first floor construction in this area of the building that will infill the existing stairwell and create space for new WC's.
18. New floor, wall and ceiling finishes throughout.

First Floor

19. Introduction of the new circulation core within unit No10, that includes a staircase and a lift. Works will require the first floor structure to be reconfigured to accommodate the staircase and the lift.
20. Removal of a infill partition wall between unit No.10 and the main first floor space. Infilling the openings with a new fire rated glass screen and door.
21. The existing sub-dividing partition and ceiling within the main central space is to be removed to reinstate the scale, volume and architectural details of the original design.
22. Introduction of new WC's, including an accessible WC
23. The formation of 2No new window openings from the main central space that will overlook the main market hall. The windows will be 1- hour fire rated in construction.
24. Introduction of a new staircase without winders at the east end of the building and to link the two existing upper (half-level) floors that exist above Unit No11
25. Reconfiguration of existing door openings to the two half-level floors at the east end of the building, including fire upgrade works and the removal of existing cupboard storage.
26. Introduction of new commercial kitchen and wash-up facilities with associated services and ventilation openings in the external wall within the two upper level rooms at the east end of the building.
27. Fire upgrade works across the window to the High Street Elevation i.e. between the lower and upper rooms (first to second floor level above unit 11 only).

Roof Level

28. Replacement of the timber framed rooflights (replaced on a like for like' basis 20 years ago with a proprietary double glazed metal equivalent.



Figure 19 - Proposed section through the High Street Frontage to illustrate the proposed circulation core and works to unit No.10

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b. The Market Hall with MEP and some roofing works

1. Investigations to be undertaken prior to the commencement of the works in this area of the building would include –
 - Investigations to review and determine the construction of the current lining to the main roof. (assumed to be painted hardboard with painted timber battens across joints and to provide intermediate support).
 - Investigations to open up currently concealed ceiling spaces above the perimeter stalls.
 - Existing floor slabs at key locations to be lifted to investigate the floor construction to the main hall, together with its substrate, prior to commencing the proposed works to the existing foul drainage infrastructure.
2. Installation of new MEP Air Handling Units internally, within the main market hall space at first floor level on the east and west elevations behind louvered screens.
3. The key elements of work involve the remodelling of the perimeter stalls with alterations to the layout, design and appearance of the stalls in the middle of the market hall also taking place to refresh, rationalise and improve the internal appearance of the space. Specifically, and following a programme of maintenance repairs and alterations to the layout of the perimeter stalls, it is proposed that they will be extended further out into the main space to increase their existing floor areas by between 40% - 60%. A new partition construction will be introduced with folding, sliding doors along their outer face to improve security when closed. This will allow existing details to be repaired or reinstated where missing.
4. The rationalised layout to the central stalls and the new central island breakfast space with new self-contained/modular stall designs. The design will enable the stall to be periodically demountable so that the main space can be used for larger functions, festivals or events. Stalls will be equally sized.
5. Redecoration and the introduction of a new colour scheme throughout that is complementary to the historic setting, but also allows the new works and the remodelling of the interior to be clearly distinguishable from that of the existing.

6. Installation of new MEP services risers to the new island stalls within the Market Hall
7. Repairs and reinstatement of lost details to the two remaining butchers shops at the entrance to the market hall from High Street.
8. Refurbishment of the WC facilities for stall holders and their staff. The frontage is to be extended into the Market Hall space and will align with the extended frontages to the perimeter stalls. Creation of a kitchen space for the traders to replace freezer storage.
9. Reconfiguration and enlargement of the dedicated bin and recycling store for traders on the east side of the market hall. As previously, the frontage is to be extended into the Market Hall space and will align with the extended frontages to the perimeter stalls.
10. Repairs and rationalisation of the existing foul drainage infrastructure.
11. Repair and reinstatement of a missing or damaged floor slabs within the main market hall space.
12. At the entrance from the Central Arcade, replacement of the existing aluminium auto sliding doors and panel over with an updated slimline profile alternative with pocket screen. Frameless glass panel and new signage to be provided over within the existing opening. Coordination required with the overhead air curtain detail.
13. At the secondary entrance to Bank Street, replacement of the existing aluminium doors and panel over with an updated slimline profile alternative. Coordination required with the overhead air curtain detail.
14. Removal of the existing gas-fired overhead heating with the installation and coordination of a new, demand controlled displacement ventilation system with heat pump coils. Ventilation also to include night cooling modes during the summer months. The main ducts and containment routes will run around the perimeter and above the extended enclosures to the perimeter stalls.
15. Existing louvered panels within the market hall to be automated to allow provision for natural ventilation when required.
16. Installation and coordination of new MEP services to the perimeter stalls and main hall.
17. Installation and coordination of new architectural lighting design within the market hall in addition to the repair, refurbishment and re-lamping of existing fittings with suitable LED equivalents.

Roof

18. Installation of new roof glazing NE corner adjacent to the Golden Lion passage and some glazed panels removed to accommodate a dormer detail for mechanical plant.

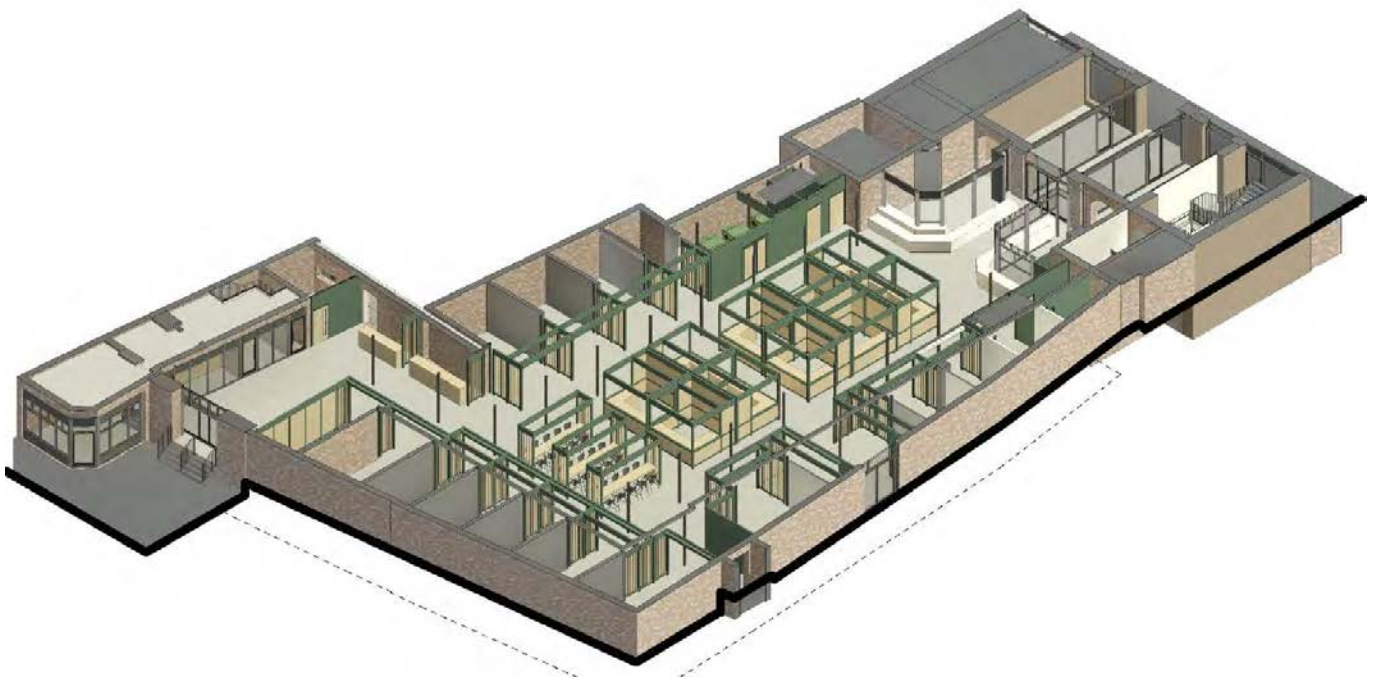


Figure 20 - Proposed remodelled layout to the Market Hall

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c. The entrance from Henblas Street and No. 40 Henblas Street.

1. Investigations to be undertaken prior to the commencement of the works in this area of the building would include –
 - o Opening up of the shopfront details to determine the original construction, support and any remaining details from previous programmes of refurbishment and remodelling historically.
 - o Investigations to determine the source of moisture that is currently causing problems within the basement to No.40 Henblas Street.
2. Existing frontage to the current units No's 16 and 17 within the Market Hall to be removed at ground floor level. This is an earlier extension to the frontage that currently extends the ground floor space and an elevation that is perpendicular to the Henblas Street entrance elevation. Removal of a central dividing wall at ground floor level and the introduction of a new shop front design that will coordinate with the detailing and aesthetic being proposed elsewhere within the market hall.
3. New ground and first floor door openings and steps to be formed between No.40 Henblas Street and unit 16 within the Market Hall to form single unit.
4. Existing single flight staircase, accessed from the lobby space at the Henblas Street and the adjacent dividing wall to be removed. New staircase to be installed with a shallower pitch, to facilitate access to be commercial floor space beyond unit 17.
5. New timber ground floor construction to be introduced that will replace the currently rotten timbers of the existing. Existing steps/stair ladder can re-provide access to the basement space.
6. New catering facilities to be accommodated within unit 16 for the future business offer.
7. Frontages to existing stall units 15,18 and 19 to be removed as part of the remodelling proposals that will introduce new structures and trading spaces to align with the commercial strategy and masterplan for the Butchers Market and with Wrexham Town Centre.
8. New plantroom space to be introduced within the space currently occupied by the existing sluice facility.
9. Replacement of the existing aluminium auto sliding doors at the Henblas Street entrance and the inner lobby, together with an updated slimline profile alternative with pocket screen. Frameless glass panel and new signage to be provided over within the existing opening. Where practicable, consideration to be given to the reinstatement of the inner, recessed sliding doors (as those at the Central Arcade entrance). Coordination required with the overhead air curtain detail.
10. New central handrail to be provided externally at the Henblas Street entrance.
11. Repairs and rationalisation of the existing foul drainage infrastructure to accommodate the new catering facilities.
12. Repair and reinstatement of a missing or damaged floor slabs within the main market hall space.

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.

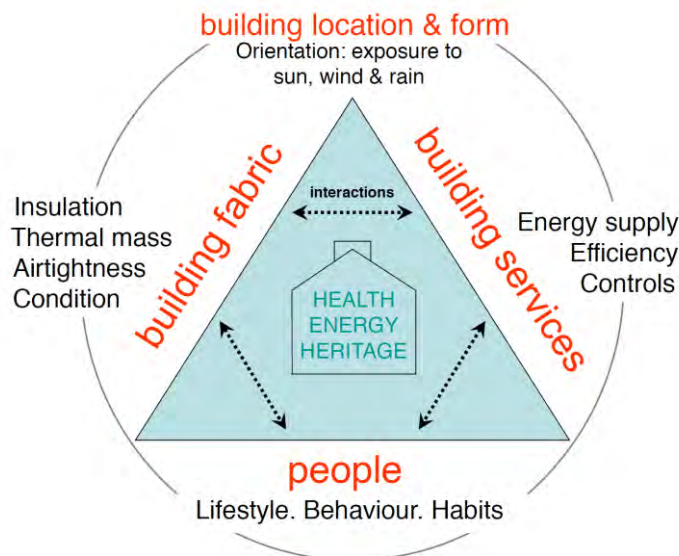
3.2 Energy Efficiency and Environmental Considerations

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.

3.3 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 Butchers 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, across the roofscape of The Butchers Market.

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.”

3.4 Access Statement

The aims and objectives of this project are to redevelop and remodel the Butchers Market in such a way that access and accessibility to services is 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 current project proposals should also be read in parallel with the Full Planning and Listed Building Consent Approvals P/2017/1041 and P/2017/1042 dated 20th April 2018, where alterations to the levels, alignment and detailing of the pavement along the frontage to High Street is proposed and justified. The current proposals have sought to provide ‘barrier free’ access by raising the level of the pavement in front of the main entrance and then resurfacing with a matching sandstone flag on each side to reconcile the differences in level. A previously illustrated, glass balustrade has been removed from the design to reduce the visual impact on the setting of High Street.

With the exception of using a portable ramp at the High Street entrance, the only barrier free approach to the Butchers Market is currently via Central Arcade. This arrangement is prohibitive to the management and operation of Butchers Market as the arcade is not in the same ownership, therefore, it is not possible to guarantee level access in the future, should it be desirable to extend business hours, or to host events, performances or festivals within the main space without having a dependence on the existing access route through the Central Arcade entrance to the same degree.

A major intervention that will have a significant impact on the use and future sustainability of the building will be the introduction of a new staircase and lift to the first floor level accommodation from within No 10 High Street. The central space has not been used for several decades, due to issues that both relate to the ability to offer equitable access to services or because of travel distance and fire risk considerations, in the event of fire. It is an aim of the project that WCBC improve their offering to businesses or traders, and their business case by the accommodation being brought back into a beneficial use. Accessible welfare provisions would be provided within this new first floor accommodation for customers and staff.

It is also an intention of the project that that refurbished WC and welfare facilities within the market hall will be upgraded for stall/business owners and their staff. Following an assessment of the current provisions, no public conveniences, or accessible/changing places facilities will be provided within the Butchers Market due to the close proximity of the existing Public Conveniences and a Changing Places space that are situated on Henblas Street (part of the General Market building).

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 Butchers 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 relevance and quality of the retail offer at The Butchers Market, physical and intellectual accessibility, and the upkeep/maintenance of the historic building fabric for both new and existing customer or visitor audiences does necessitate change and will alter some heritage qualities that have become familiar during since the last interventions occurred approximately 20 years ago. However, The Butchers Market 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 whilst also attempting to unlock areas of the building that have been functionally obsolete, and therefore underutilised for some decades. Returning the spaces to beneficial use would provide opportunities to diversify the offer and to extend opening times in such a way that the viability of the market for tenants and managers is strengthened, is more resilient and in an attempt to environmentally future-proof 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 and will accommodate a variety of uses in the future, whether for events, festivals or performances; the ability for the building to be adaptable without further altering its heritage values and significance will be crucial to its longer-term integrity.

Change is proposed that will locally impact on the evidential, historical and communal values of the existing, particularly in respect to the alterations necessary to return the first floor areas to beneficial use (both the High Street frontage and to No.40 and units 16 & 17 at the Henblas Street Entrance). The benefits of undertaking the preliminary report, studies and assessments have suggested that increasing the available trading area with the variety/nature of the accommodation will strengthen the longer-term business case of returning the first floor areas into beneficial use. Where a 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.

The perceived benefit of considering these interventions will also include improving the opportunities for the building to be better appreciated and for its history to be better understood. The alterations are likely to improve aspects of the historical and communal values whilst the known archival records will also allow some lost details to be reinstated objectively, without the need for conjecture in the decision make process. These measures will locally enhance the evidential value in the longer-term.

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 and then modified during the phase of works undertaken 20 years ago. During this time, the works added layers of materials and finishes to the interior and did not remove older works or details, other than building services and the Turnerised roof coverings that could not be re-used. When now coupled with a clear working methodology of opening up and investigating areas of the building, prior to the implementation of the works, there will be a low risk of losing any further material or details of significance. 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 of the late C20 and early C21 will again remove the impact of high level visual clutter whilst significantly improving the levels of environmental comfort within the building. New containment routes for the distribution of building services are proposed along the back wall to the perimeter stalls and at a location across the top of the new,

extended stall enclosures, 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 proposed access improvement works and the reinstatement of lost details to the High Street elevation will have a beneficial impact on the appearance, character and setting of The Butchers Market. The distorted proportions of the current design and a return to an earlier form taken from pre-WWI photographs will re-establish in part, the symmetrical intentions of the original composition (whilst still acknowledging the loss of the original pedimented mullion and transom windows in the late C19). The interventions will strengthen the evidential, historical and aesthetic values of the building in its central location on High Street. This in turn will also be of benefit to the setting of other adjacent listed buildings in the immediate vicinity.

The introduction of a level route into the market hall will greatly improve the equitable accessibility and experience of utilising the space for retail and leisure/entertainment purposes. An increased use of the building will only improve the prospects that it will continue to be valued and maintained in the future. It is anticipated that the aesthetic and communal values will be strengthened.

The project proposals have been developed to offer, on balance a neutral impact on the historic fabric and setting of The Butchers Market. Where localised negative impact is proposed within the frontage building to High Street and within No.40 Henblas Street with units 16 & 17, 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. Benefits are also proposed by reinstating the shopfront to No.10 and the modification at the entrance to the market. Where possible, prior investigations will 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 Butchers Market.



Figure 21 - Visualisation of the proposed Butchers Market re-modelling

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Summary of Heritage Impact for The Butchers Market

Summary of Heritage Impact to The Butchers 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
a. The High Street Frontage and External Works						
a.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 Butchers Market is designated grade II and is of National Significance. The investigations are to be undertaken in the following locations - - o Opening up boxing above the fenestration in the main entrance. Currently low, but possibly concealing earlier details. - o Opening up of ceiling finishes in No.10 - o Lift floor boards to determine the first floor construction in No.10 - o Check details, open up panels and record the construction of the staircase in No.10 - o Check the wall construction and floor constructions in the rooms above No.11 - o Undertake cleaning trials to the painted stonework and brickwork at the inner entrance arch and to the brickwork above - o Paint sampling of finishes in the lobby at the main entrance and to the brickwork on the internal face of the market hall.	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-300mm 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.
a.2	New shopfront to No.10	To replace the current mid C20 shopfront including the later fascia alterations with a new design that better aligns with known details and photographs from the Edwardian period. Refer to an image in the HIA text. It is anticipated that the works will represent an enhancement to the evidential and aesthetic values of the building.	The Butchers Market is designated grade II and No.10 is separately listed with its own designation and is of National Significance. The lower section is a mid C20 shopfront detail, the fascia is late C20 or early C21. It is not known as to whether the signage conceals any earlier detailing. At this time, the shopfront is of low heritage value and does detract from the aesthetic value of the setting. It also has an impact on the heritage value of No.9, the grade II listed, former Rowlands Chemist	The proposals seek to return the appearance of the shopfront to a known moment during the Edwardian period, after the shops at No.10 and No.11 were created during the late C19. The new design will reintroduce improved levels of detail, relief and interest to the frontage. The reduced height will mean that the shopfront will have a more modest impact and will reintroduce more of the symmetrical qualities to the overall composition.	The legacy and any evidential value associated with changes undertaken from the mid-C20 onwards will be lost, though this will be offset by the programme of building recording survey work being undertaken Should earlier detailing become apparent as the opening up takes place, the evidential material will be reviewed with WCBC Building Conservation Officer and the earlier detailing incorporated into the new design (thus limiting the harmful impact)	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.
a.3	Reinstatement of a stone cill beneath the window of No.10a	To replace a textured, sand cement stallriser, part on a timber frame with natural stone to match the detail in unit No.10. It is anticipated that the works will represent an enhancement to the evidential and aesthetic values of the building.	The render finish is a later addition and is of no significance or heritage value. It is assumed that the cill originally matched No.10 when both arched openings were closed in to form shop units on either side of the main entrance during the late C19.	Assumed reinstatement of a durable detail that was introduced during a programme of alterations that took place during the late C19 when units No.10 and No.11 were formed and when the flanking arched openings at the main High Street entrance were closed in. The reinstatement would be more durable and would return the elevation to a known, earlier form. It would reinforce the symmetrical qualities of the composition.	There are no specific impacts that might be harmful, to the building and its significance unless earlier details associated with the original Thomas Penson the Younger design are identified when the boxing beneath the current shop window is removed. This might include the remains of steps or earlier stallriser details.	Not applicable but should evidence from earlier phases of work/alteration become apparent it will be possible to record this information and it will be deposited with the HER on completion.
a.4	Repairs and reinstatement of lost joinery details to No.11.	Maintain and upgrade the existing design to better align with known earlier shopfront design details. Modifications at low level to accommodate the transitional slopes that will provide level access at the Butchers Market Entrance.	The exact age of the shopfront details to No.11 is not known but is assumed to be late C20 in origin. It differs significantly from the Edwardian shop design conveyed by the archival photographs and postcards. It is all assumed to be of low heritage value, though its general form and composition does make a contribution to the appearance and character of the frontage within the setting of the Conservation Area and as a result of its adjacency to The Golden Lion which is also listed grade II.	The maintenance proposals will extend the serviceable life of the current materials or components. Where alterations are proposed at low level, they will enable to detail to be properly weatherproofed and will reduce the risk from timber decay in the future. Levels can be adjusted to provide ‘barrier free access’. There will be improvements to the symmetry and composition of the elevation within its setting, enhancements to the aesthetic value and positive enhancements to the Conservation Area character	There are no specific impacts that might be harmful, to the building and its significance unless earlier details associated with the original Thomas Penson the Younger design are identified. The original design in this location contained a stolid stone wall with a stone mullion and transom window over. The only risk relates to the discovery of the original external wall face at external ground level and any recording that might be necessary to offset.	Not applicable but should evidence from earlier phases of work/alteration become apparent it will be possible to record this information and it will be deposited with the HER on completion.
a.5	Raise level of the pavement to provide barrier free access to The Butchers Market entrance from High Street.	To provide ‘barrier free’ access directly from High Street into The Butchers Market by raising the level of the pavement externally. To provide an alternative, permanent means of access that can be managed by The Butchers Market. Level access is only possible at present from Central Arcade.	The pavement surfacing is likely to be from the early C21 and whilst it is understood that the levels are likely to be higher, there is a possibility that some of the tapering steps that can be seen on the late C19 postcards will remain intact, beneath the surface. Should this be the case, the evidential value will be high and will provide a direct link back to the original Thomas Penson the Younger designed building in 1848.	The proposals will facilitate ‘barrier free’ access to the Market Hall interior without always requiring access via Central Arcade, particularly when considering the diversification of uses to include evening events, festivals or performances. There existing bus stop on High Street is in close proximity to main entrance and should be enhances to promote sustainable transport to this location. The level access approach would strengthen justifications in	The risk of harmful impact is relatively low as significant change has already taken place historically. Evidential value of the earlier steps and railings might be discovered. These would need to be preserved. There are no specific issues that could cause significant harm. All works could be adjusted to ensure that details or features of high	No further action is necessary. Should any earlier detailing of the steps or thresholds be exposed, it will be possible to record this information and it will be deposited with the 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 High Street Frontage and External Works - Continued.						
Continued... a.5			Previous investigations to the current market hall steps at the main entrance indicate an in-situ concrete construction with a quarry tile finish. The construction and finishes in this instance are of low significance. Whether the point of access to the basement area R/H side of entrance remains visible when the surfacing has been lifted.	this regard. The provision of level access will assist deliveries and would reduce H&S risks associated with the movement of goods into and away from the building. Level access would encourage remove barriers to current or future customers and visitors who would wish to shop at The Butchers Market.	evidential value can be protected.	
a.6	Replacement of the existing shop frontage within the entrance lobby to units No.10 and No.10A.	To replace the current mid C20 shopfront including the angled fascia with a new design that better aligns and coordinates with the reinstated shopfront details to unit No.10. and the late C19 or Edwardian alterations that took place. It is anticipated that the works will represent an enhancement to the evidential and aesthetic values of the building and will better reflect/align with the later C19 alterations undertaken when the units were closed in.	The exact date of the glazed shopfront is not known. It can be determined that it is later that the original alterations when the plain, geometrical tile floor and border detail was laid. Door positions differ. Prior investigations and the opening up of the fascia will also determine as to whether the remains of earlier shopfront joinery is concealed, but has remained intact, thus enhancing our understanding and knowledge of the evidential properties.	The intervention The proposals seek to return the appearance of the shopfront to a known moment during the Edwardian period, after the shops at No.10 and No.11 were created during the late C19. The new design will reintroduce improved levels of detail, relief and interest to the lobby elevations, new door positions will be created to accommodate the points of access to the two reconfigured units. The investigations prior to commencement may identify earlier details and therefore this evidential material will be retained. Earlier details will be retained and incorporated into the new designs.	The legacy and any evidential value associated with changes undertaken from the mid-C20 onwards will be lost, though this will be offset by the programme of building recording survey work being undertaken Should earlier detailing become apparent as the opening up takes place, the evidential material will be reviewed with WCBC Building Conservation Officer and the earlier detailing incorporated into the new design (thus limiting the harmful impact)	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 HER on completion.
a.7	Replacement of late C20 quarry tile details within the main entrance to the Butchers Market and to the door openings of Units No.10, 10A and No.11	Replacement tile details to reinstate and repair the floors to the original tile patters/designs with reproduction geometrical tiles. To enhance the aesthetic value.	The plain geometrical tiles were probably introduced when the two shop units were formed on either side of the main entrance. The finish is significant as it reflects the original phase of the alterations that were undertaken.	The late C20 tiles will be removed, though a record of the building condition prior to commencing the works will provide a clear record for the HER. The repairs will reinstate aspects of the evidential value and the aesthetic value at the main entrance to the market hall.	There is a low risk of encountering any harmful impacts. The building recording proposed will offer a HER record into the future.	Where evidential material of low heritage value is being lost, this damage will be offset by a programme of building recording and the depositing of these records with the HER on completion.
a.8	Removal of paint to the dressed stonework and the facing brickwork adjacent to the arched opening that includes the inner entrance doors.	To expose the material qualities and finish of the original dressed stonework and brickwork	The segmental arch detail with its dropped key stone is of high heritage value as it is part of the original Thomas Penson the younger design.	The proposals will enhance the appearance and reduce the risk of stone decay, should earlier, impermeable paint finishes have been used.	There is a low risk of encountering a harmful impact because of the cleaning trials undertaken prior to the commencement or the works.	No further action necessary, though the results of the trials should be retained to enhance the building record and to ensure that information can be passed on to future custodians of The Butchers Market.
a.9	Inner arched opening to the Market Hall from the High Street entrance.	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 arched opening is of high heritage value, while the late C20 doors 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.
a.10	Reopening of the existing arched openings that flank the main entrance from High Street.	Existing arches from the period of the original Thomas Penson the younger design to be reopened to enlarge the floor areas to the shop units that flank the approach from High Street.	The infill material is likely to be from the late C19 or Edwardian period when the alterations to close in the ground floor spaces on either side of the central arch was first undertaken. The infill is of moderate heritage value as it conveys the sequence of alterations undertaken to the building since its opening.	The proposals will open up the plan at ground floor level and will provide improved more flexible and functional trading spaces that will better meet the current demand. The proposals will return the floor plan to a version of its original form, when opened in 1848. The reopening of the two smaller arches will enhance the aesthetic values and potentially improve the visual connection between High Street and the Market Hall.	There will be a loss of evidential value and the pattern of development and alteration in these localised areas will be lost. Should earlier detailing of significance become apparent as the opening up takes place, the evidential material will be reviewed with WCBC Building Conservation Officer and proposals amended, (thus limiting the harmful impact)	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 HER on completion.
a.11	MEP installations throughout the whole of the building that fronts High Street.	To improve the safety performance, the sustainability and the carbon accounting figures of the existing. To make the space more comfortable for customers/visitors and staff. All to align with How to Improve Energy Efficiency in Historic Buildings in Wales, Welsh Government, Cadw 2022 The services are distributed through the entire building and include a renewal of the mechanical, electrical and plumbing services	The services are mostly from the mid-1970's onwards, the detailing, performance and modifications associated electrical and plumbing services is not understood. There is no historical building services or equipment available to review, therefore the criteria will be stable and will not be altered significantly.	The MEP services will allow all spaces to be better used or optimised. It will allow the interior qualities of the spaces to be better appreciated. It will improve thermal comfort and align with current legislative guidance, good practice and environmental performance. There is an opportunity to properly coordinate the routing of services, to remove obsolete fixtures and fittings and to reduce the visual clutter. Damaged surfaces or materials can be repaired.	There will be a localised impact on evidential value where it might not be possible to reuse existing containment routes. Beneficial changes will occur to the aesthetic value, and having undertaken site investigations beforehand, the risk of harm to the building fabric of greater significance and heritage value will be much reduced.	Designs to be fully developed and detailing to be coordinated and agreed with all parties prior to installation on site.
Basement a.12	Utilisation of the currently unused, vaulted basement areas	To optimise the use of spaces that are currently underutilised or are obsolete and to return	This area of the building is of high heritage value as the basement spaces formed part of the	In tandem with item a.13, the proposals will bring a currently underutilised series of spaces back into	The harmful impact will be low. At this stage it is not anticipated that the spaces will be tanked/lined,	The range of impacts are relatively low and changes will be 'adding to rather than removing'

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 High Street Frontage and External Works - Continued.						
Continued.... a.12		them into beneficial use. The works include the relocation of an existing freezer, and earlier fixtures and fittings. New doors and/or frames will be reintroduced into openings and new MEP services introduced.	original Market Hall building. Some historical commentaries suggest that some of the basement was part of one of the public houses that stood on the site and that the Butchers Market was in part constructed on the earlier masonry.	beneficial use. It will increase storage capacity so that the trading space can be optimised within the Market Hall. The storage will also provide space and ancillary accommodation that will enable a broader range of events, functions and performances being hosted in the market hall. It will increase flexibility and therefore its commercial sustainability. There are few changes necessary to the building fabric, other than removing MEP services, before the new is installed and the fitting of new doors and/frames to some openings. .	though ventilation to be considered carefully. Existing late C20, early C21 services will be replaced. Carefully coordination necessary as the installations will be surface fixed in the vaulted spaces. The removal of the freezer will lose any association to the original function and early C20 equipment/products fixtures and fittings used to refrigerate meat in the Butchers Market. The availability of the space will improve the aesthetic appearance of the market hall and in time new communal values of increasing value will become apparent.	building materials and building fabric of evidential value. Prior to commencement the spaces will be surveyed and a record made available with the HER on completion.
a.13	Staircase from the Market Hall to the Basement spaces.	To improve safe access to the basement, in order that the spaces can be utilised and to ensure that fire escape measures have been considered. A protected fire escape route will be provided directly to High Street. Provide a route to the proposed lift access through the building for the movement of people and goods and access to new kitchen facilities for the stall traders.	The existing stairs are likely to be part of the original composition. It should be noted that until the Edwardian period, there was also external access to the basement, directly from pavement level on High Street. Though in nature, of low architectural, aesthetic value, the elements are of high evidential value. The approximate location of the stairs will remain unaltered.	The introduction of the stairs and adjacent alterations with the removal of the existing staircase from ground floor level to first floor level, a safer and compliant means of entry and egress can be provided. The staircase will ‘unlock’ the potential of returning the basement into beneficial use and in doing so will reduce the extent of storage in the market hall and will maximise the opportunities for a broader range of events, functions and performances being hosted in the market hall. It will increase flexibility and therefore its commercial sustainability.	The proposals will require the removal or alteration of the building fabric could be of high evidential value, due to its location and connection with the earlier periods in the history of the Butchers Market building. The changes have the potential of removing earlier patterns of building use, though the stairs are only in a satisfactory condition and of low aesthetic value and of low architectural merit.	The alterations to the existing circulation in this area of the building are of a moderate nature but are considered to be of a neutral impact overall, when considering the benefits to the building, its future adaptability and sustainability in its setting. 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.
a.14	Installation of a new 3-stop goods and passenger lift within Unit No.10	To provide safe, level access through the building to avoid difficulties when not being able to offer services on an equal basis to all and to unlock the potential use of the basement and first floor levels once more.	The proposals are impacting on the original Thomas Penson the Younger phase of 1848 which is of high heritage value. The programme of site investigations and opening up will confirm or dismiss these assumptions. The planning undertaken in advance of previous programmes of work would suggest that the first floor construction to unit No.10 is not original. Timbers have been replaced as have floor/ceiling materials and finishes. Should this be the case, our understanding of the level of significance in this area of the building would be reduced and impact on the evidential value also less.	The introduction of a lift, together with new staircases in this area of the building would enable barrier free access to be provided to all areas of the building and for this, currently underutilised and obsolete accommodation to be brought back into beneficial use. The lift and adjacent circulation will allow additional storage (basement) and commercial opportunities to be developed at first floor level. The proposed layout will also allow for a new fire escape strategy to be developed that will align the building with current legislation. The proposals will enable the future retail / commercial and venue plans to be realised, that in turn would improve the likely business sustainability, and in turn the upkeep and fortunes of the building by attracting more businesses, customers and opportunities to this area of Wrexham.	There will be a localised loss and a moderate impact on the historic building fabric of high evidential value. Subject to the findings of the proposed site investigations, it is likely that the impact and loss of building materials from the installation will be relatively small and the heritage value in this area of the building may prove to be lower than initially envisaged. (replacement timber floor) The formation of a circulation core in unit No.10 will result in the loss of a retail outlet that opens directly to high street, but within the broader context of the Wrexham Markets project, has the opportunity for the benefits to outweigh the adverse impacts, both commercially/sustainably, but also in terms of increased building use, its care and its appreciation in the future.	The alterations to introduce a lift in this area of the building are of a moderately adverse nature and will have an impact that includes the loss of some evidential value, but on balance, in the context of the full scheme, is considered to be of a neutral impact overall, when considering the benefits to the building, its future adaptability and sustainability. 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. The works would also determine the current unknowns that relate to the sequence of construction of the basement areas or whether it also belonged to a earlier building on the site.
G. Floor... a.15	Ground floor alteration to unit No.10 with the insertion of a new staircase to first floor level	To provide safe, B. Regs compliant access to the repurposed first floor areas of the building and a dedicated means of escape. To unlock the potential use of the first floor accommodation once more and to	The proposals are impacting on the original Thomas Penson the Younger phase of 1848 which is of high heritage value. The programme of site investigations and opening up will confirm or dismiss these assumptions. The planning undertaken in advance of previous programmes of work would suggest that the first floor construction to unit No.10 is not original. Timbers have been replaced as have floor/ceiling materials and finishes. Should this be the case, our understanding of the level of significance in this area of the building would be reduced and impact on the evidential value also less.	The staircase will ‘unlock’ the potential of returning the first floor accommodation into beneficial use and in doing so will attract more customers and visitors to the building. Within the market hall it will maximise the opportunities for a broader range of events, functions and performances being hosted in the market hall. It will increase flexibility and therefore its commercial sustainability. The work will enable the retail/commercial and financial studies to be realised and in turn would improve the opportunity for residual income to be invested into the upkeep of the building and in doing so its heritage values and significance.	There will be a localised loss and a moderate impact on the historic building fabric of high evidential value, particularly within the vaulted ceiling zone of the basement. Subject to the findings of the proposed site investigations, it is likely that the impact and loss of building materials from the installation will be relatively small and the heritage value in this area of the building may prove to be lower than initially envisaged. The formation of a circulation core in unit No.10 will result in the loss of a retail outlet that opens directly to high street, but within the broader context of the Wrexham Markets project, has the	The alterations to introduce a staircase in this area of the building are of a moderately adverse nature and will have an impact that includes the loss of some evidential value, but on balance, in the context of the full scheme, is considered to be of a neutral impact overall, when considering the benefits to the building, its future adaptability and sustainability. 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.

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 High Street Frontage and External Works - Continued.						
Continued.... a.15					opportunity for the benefits to outweigh the adverse impacts, both commercially/sustainably, but also in terms of increased building use, its care and its appreciation in the future.	
a.16	Removal of the existing ground to first floor level staircase and reconfiguration of spaces at the back of unit No.10	To accommodate new welfare facilities for the traders, a protected means of escape from the basement in the event of fire and access to the basement (see item a.13)	The proposals are impacting on the original Thomas Penson the Younger phase of 1848 which is of high heritage value. The programme of site investigations and opening up will confirm or dismiss these assumptions. It is not understood when the staircase was installed, (whether it was original or constructed after the arches were closed in on High Street) but further investigations on site will enable this understanding to be enhanced. The original plan of an earlier unexecuted version of the building does not indicate a staircase in this area of the building. The investigations will also confirm as to whether the first floor construction has also been replaced and in doing so its significance.	The removal of the staircase will ‘unlock’ the potential of providing safe circulation and an escape route at ground floor level, (returning the basement into beneficial use). It will maximise the opportunities for a broader range of events, functions, and performances to be hosted in the market hall. It will increase flexibility and therefore its commercial sustainability of the site as a whole. Storage will be provided for the traders and space created at first floor level to accommodate the re-provided WC’s. WC facilities already exist as the unit was operated as a café from the 1980’s through until the early 2000’s The proposals will enable the future retail / commercial and venue plans to be realised, that in turn would improve the likely business sustainability, and in turn the upkeep and fortunes of the building by attracting more businesses, customers and opportunities to this area of Wrexham.	There will be a localised loss and a moderate impact on the historic building fabric of high evidential value, particularly within the vaulted ceiling zone of the basement. Subject to the findings of the proposed site investigations, it is likely that the impact and loss of building materials from the installation will be relatively small and the heritage value in this area of the building may prove to be lower than initially envisaged. The formation of a circulation core in unit No.10 will result in the loss of a retail outlet that opens directly to high street, but within the broader context of the Wrexham Markets project, has the opportunity for the benefits to outweigh the adverse impacts, both commercially/sustainably, but also in terms of increased building use, its care and its appreciation in the future.	The alterations to remove a staircase and to introduce a new floor in this area of the building are of a moderately adverse nature and will have an impact that includes the loss of some evidential value, but on balance, in the context of the full scheme, is considered to be of a neutral impact overall, when considering the benefits to the building, its future adaptability and sustainability. 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.
a.17	New first floor construction that will infill the stairwell at the back of unit No.10	To create a protected circulation route at ground floor level with new kitchen/welfare facilities for traders and space for new WC’s at first floor level that is linked to the redevelopment of the first floor spaces.	As item a.16	As item a.16	As item a.16	As item a.16
a.18	Adjacent to the locations where alterations have taken place in unit No.10	As item a.16 Construction of a solid wall to sub-divide unit 10. Wall will be inserted within an existing modified opening, beneath existing lintels.	As item a.16	As item a.16	As item a.16	As item a.16
First Floor... a.19	Introduction of a new circulation core with the staircase from ground to first floor level.	As item a.15	As item a.15	As item a.15	As item a.15	As item a.15
a.20	Removal of the infill partition between unit No.10 and the main first floor space,	Following the opening up and site investigations, the removal of infill masonry and partition/door opening beneath what is assumed to be an existing lintel. To provide a new fire-rated glazed screen that will open up the space, will provide visual connections for customers between areas and will make the entrance more welcoming	The building investigations will determine and provide the information required to make a final range of decisions on an informed basis. The locations would appear to have later wall constructions introduced. At this stage, it is assumed that the significance of the material to be removed is of low heritage vale and will not impact adversely on the evidential value of the building.	The proposals will create a welcoming environment with visual connections between the new circulation core and the eventual function of the other first floor accommodation. The enhancement of the environment in this way will improve the appearance and functionality of the offer, which in turn will provide an opportunity for a new business to trade successfully.	Prior to receiving confirmation of the findings associated with the site investigations, it would suggest that any harmful impact on evidential material of significance will be relatively low. The current layout has remined unaltered for 20-30 years, but information about earlier roof layout configurations is not currently available. Should earlier information or details of significance become apparent as the opening up takes place, the evidential material will be reviewed with WCBC Building Conservation Officer and proposals amended, (thus limiting the harmful impact) The same methodology would be followed should further strengthening to the structure be required.	The alterations to remove these lengths of wall/partition and to introduce a glazed screen and entrance door in this area of the building will have a minor adverse impact that includes the loss of some evidential value, but on balance, in the context of the full scheme, this is considered to be of a neutral impact overall, particularly in the context of the benefits to the building, its future adaptability and sustainability. 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.
a.21	Removal of the sub-dividing partition, ceiling, doors and services within the central function room	To reinstate the footprint scale and volume of the original function space above the main entrance.	Whilst the space is of high significance, and a key component of the original Thomas Penson the Younger design, the partition and ceiling is of low significance. It is a late C20 or early C21 introduction of no heritage value.	The removal of the partition and ceiling of this inner room will enable the scale and volume of the first floor function space to be reinstated. There will be an opportunity to repair lost details and to sympathetically reintroduce materials and finishes that are more appropriate to this building.	There will be no adverse impact to removing the partition and ceiling from this location.	No further action is necessary.

Ref.	Location of the Works	Your Objective	Significance of the affected building element, component, or detail	Assessing Beneficial Impact	Assessing Harmful Impact	Proposed Solution
The High Street Frontage and External Works - Continued.						
a.22	Reconfiguration of WC facilities within the building and an accessible WC in unit No.10A (location of the infilled stairwell see references a.16 and a.17.	To provide new WC’s, including accessible facilities for staff and customers in the first floor accommodation.	As item a.16	The facilities will allow the business using the first floor accommodation to function independently of other areas in The Butchers Market. Accessible facilities will be available to align with the installation of the goods/passenger lift. The introduction of the new partitions, fixtures and fittings will not have a significant impact on adjacent locations or the setting. See also item a.16.	See item a.16. The installation of the new partitions, doors, fixtures and fittings will not have a particularly adverse impact on this location. Extract ventilation will need to be accommodated via the roof covering or through the wall. The roof covering is of lower heritage value than the wall in this location.	No specific solutions are required in relation to this item.
a.23	2No new window openings between the first floor function room and the main market hall space on either side of an existing fireplace and chimney.	To enhance the visual connection between adjacent spaces, for the market hall structure and architectural qualities to be better appreciated. As the existing window cill levels are very high to the High Street elevation (including the oriel window), the new windows would provide an outlook and interest which can not be offered via the High Street elevation.	The Butchers Market is designated grade II and is of National Significance. The location of the new window openings site in the back wall to the function room. It is a brickwork construction and would have been part of the original phase of building in 1848.	The proposal to create the 2No window openings will provide a visual connection between the first floor function room and the market hall. This is not feasible to the High Street elevations due to the height of the existing window cills. Additional borrowed daylight will enhance the qualities of the space. The unique outlook from the space may strengthen the business opportunities, because of its special characteristics, which in turn will ensure that The Butchers Market is well used and maintained in the future.	There will be a loss of original building material of high evidential value. From the information known at this time, there is no indication that there have historically been first floor level openings between the function room and the market hall. The proposals will alter the architectural composition of the original Penson designs. Whether the aesthetic values in this area of the building have been impacted in an adverse way, i.e. a blank brick wall with a painted finish and the clock positioned centrally, or whether it would be considered to be beneficial and an attribute to the current design proposals?	Preliminary building investigations will identify as to whether any openings in the wall have existed at some point in its history. 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.
a.24	Introduction of a new staircase with a landing and straight flights above unit No.11	To improve ease of access from the kitchen, office and ancillary space and to reduce the risk of injury when carrying or returning plates of food, crockery and glassware.	It is likely that these spaces formed part of the original Thomas Penson the Younger designs, (though no plans have been identified to verify this statement) Whilst the handrails and newel posts are a recent alteration and of no heritage value, the staircase, winders and floor constructions appear to be consistent with the age of the building. They may also prove to contain some of the only remaining original joinery in the building.	The staircase will create a safer working environment for the movement of goods / food and personnel from the proposed kitchen space and ancillary areas with the main function space. It will support the function and initiative of returning the first floor accommodation into beneficial use.	There is a potential for historically significant material, together with the form and layout of the first floor and landing areas to be lost. The interventions will result in an adverse impact on the evidential and historical values locally within the building.	Preliminary building investigations will identify as to whether the heritage value associated with these joinery details is high or whether alterations have taken place. 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.
a.25	Reconfiguration of the door openings and walls to both first floor levels above unit No.11	To accommodate the shallower straight flights of staircase to access the upper floor rooms that might accommodate a kitchen, office and ancillary/storage space. To ensure that the fire integrity performance of the walls, floors and ceilings will align with current performance standards.	It is likely that these spaces formed part of the original Thomas Penson the Younger designs, (though no plans have been identified to verify this statement) The walls, doors and floor constructions appear to be consistent with the age of the building. With the adjacent staircase, they may also prove to contain some of the remaining pieces of original joinery in the building.	The alterations are proposed to support the changes being proposed to the staircase. The staircase will create a safer working environment for the movement of goods / food and personnel from the proposed kitchen space and ancillary areas with the main function space. It will support the function and initiative of returning the first floor accommodation into beneficial use.	There is a potential for historically significant material, together with the form and layout of the first floor and landing areas to be lost. The interventions will result in an adverse impact on the evidential and historical values locally within the building.	Preliminary building investigations will identify as to whether the heritage value associated with these joinery details is high or whether alterations have taken place. 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.
a.26	Introduction of a commercial kitchen in the upper rooms above unit No.11	To provide the space and building services infrastructure to accommodate a commercial kitchen that will support future commercial use of the first floor function room.	As item a.25	As item a.25	Preliminary investigations will determine as to whether any structural strengthening of the floor, acoustic performance of fire performance upgrade works are required within the upper two spaces. Ventilation and extract services will need to be accommodated via the roof covering or through the wall. The roof covering is of lower heritage value than the wall in this location, particularly also with being in close proximity to a sash window in the same elevation.	As item a.25
a.27	Fire upgrade works to first floor window (split level location) on the High Street elevation above unit No11 only	Fire-rated secondary glazing will need to be introduced to the first floor window that straddles the floor position behind to High Street. This will be set back in the wall reveal to reduce visual impact.	The area of the works is located in original Thomas Penson designed accommodation and is of high heritage value. It is potentially in a very visible location when viewed from High Street if not undertaken with sensitivity.	Minimal amount of intervention will return the two upper floor rooms on the High Street elevation to beneficial use. The works should not have high visible impact and will be reversible.	The detailing has the potential to have high visual impact when viewed from High Street. No specific harmful impacts to the building fabric. If visual impact is managed.	No specific actions or solutions are necessary.

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The High Street Frontage and External Works - Continued.						
Roof Level a.28	Replacement of timber framed rooflights over the main first floor function space with proprietary metal equivalents.	To reduce future maintenance and repair obligations to this roof pitch that isn't easily accessible.	The existing rooflights 5No are possibly a single glazed, timber frame construction within a lead-clad upstand, that were installed 20 years ago. The rooflights replaced earlier timber framed rooflights on a like for like basis. The actual rooflight construction is of low heritage value, though does maintain the detailing prior to the reroofing works 20years ago.	Replacing the timber framed rooflights with metal framed 'conservation type' rooflights will be reduce the maintenance requirements and associated risk of decay and failure if not properly maintained. It is assumed that the rooflights could be upgraded to be more thermally efficient and could also be openable to improve ventilation. It is assumed that the upstands will be retained and a 'sit on' installation will be developed.	There will be a loss to the continuity of the rooflight detailing with a timber frame.	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.
b. The Market Hall with MEP and some Roofing Works						
b.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 Butchers Market is designated grade II and is of National Significance. The investigations are to be undertaken in the following locations - - o Opening up the lining to the main roof covering. - o Investigations to open up currently concealed boxings, linings and ceiling spaces to the perimeter stalls. - o Existing floor slabs to be lifted to investigate the floor construction and substrate more generally for the distribution of building services and as amendments to the foul drainage infrastructure.	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.
b.2	Introduction of air-handling plant at first floor level internally, within the main market hall space behind louvered screens.	These are the key locations for the installation of the new air-handling plant that will manage most ventilation and heating tasks for the main Market Hall space. To create a structure to accommodate the new air-handling plant and to form 2No holes 500mm diameter hols to accommodate the route for the supply and extract air into the market hall. To incorporate a sustainable MEP strategy that aligns with the recently published document How to Improve Energy Efficiency in Historic Buildings in Wales, Welsh Government, Cadw 2022	The locations form part of the original 1848 building where the conservation value is high and is of high heritage significance overall. The locations for part of the original space, but have been remodelled on numerous occasions e.g. in 1956 and then during the 1970's and the 2000's The locations are at the level of the clerestory louvers and do not impact on the floor plan layout at ground floor level, neither do they require the removal of historic building fabric and specifically the evidential material to a significant degree.	The proposals will allow a more energy efficient and sustainable method of ventilating and heating the space to be provided. It will raise the levels of comfort for customers and stallholders and will have a lower carbon footprint. The proposals will remove the reliance on fossil fuels and should provide greater financial/budgeting security in the longer term. This in turn will aid with the care and on-going maintenance of the building. Consideration is given to the recently published document, How to Improve Energy Efficiency in Historic Buildings in Wales, Welsh Government, Cadw 2022. The AHU's are to be installed within the building with only ductwork terminating outside.	There will be a loss of evidential material when new holes for ductwork is formed in brickwork. The acoustic impact to be reviewed at each step to manage any impact on the character and experience of the Market Hall, but also on adjacent properties when considering the position of the intake and extract ducts. Detailing and finished colour of the screens internally to be reviewed to ensure that the visual impact is minimised.	Preliminary building and structural investigations will identify the impact on evidential value and whether the air-handling plant will have an impact on the existing structure. Further action is unlikely as the new services are to be installed within the existing building. 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.
b.3	Repair, refurbishment and remodelling of the perimeter stalls in the market hall. Construction of the new extensions to the stall enclosures	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 who would be tenants of The Butchers 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 and additional louvers introduced where previously there was fenestration. It is noted that the Market Hall was remodelled in 1956 and earlier stall designs removed. It is assumed that earlier joinery details might remain intact beneath later boxings and fascia's to the perimeter of the space. It is assumed that the current stalls were remodelled in the mid-1970's and the canopies were then fitted in the early C21 during a period of repairs and remodelling where surfaces were boxed to create a defined banding, or earlier details were boxed to reduce some visual clutter within the space.	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 loosing 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. ...						
b.4	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 who would be tenants of The Butchers Market. Respond to emerging retail and town centre shopping trends. The construction of the stalls should also be demountable.	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 and additional louvers introduced where previously there was fenestration. It is assumed that the current stalls were remodelled in the mid-1970's and the canopies were then fitted in the early C21 during a period of repairs and remodelling where surfaces were boxed to create a defined banding, or earlier details were boxed to reduce some visual clutter within the space. 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.	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.
b.5	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 Butcher's 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.
b.6	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.	No information is available about the nature and condition of the ground beneath the Market Hall and the extent of its Archaeological potential. The floor surface is a combination of stone slabs, precast concrete slabs and in-situ concrete interventions. 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. Where multiple phases of alteration and disturbance has taken place, the significance and associated heritage values will be low.	The installation of below ground services connections will optimise the choices and flexibility of use in the longer-term. The installation will allow for the aims and objectives of this re-modelling and refurbishment project to be realised in a coordinate way.	It is possible that undisturbed ground will be encountered where archaeological information that relates to earlier phases or uses of the site might exist. Damage to any of the remaining stone slabs as works progress.	The proposed routing of the services on the west side of the market hall is generally in locations where surface finishes have been altered or where drainage repairs and alterations were undertaken 20 years ago.
b.7	Repairs and reinstatement of lost details on the two remaining historic butchers stalls on either side of the entrance.	To stabilise and repair the shopfronts and to reinstate unsympathetic alterations that have taken place.	The heritage value of the two remaining stalls is high, despite the changes and modifications that have taken place historically.	To reinstate lost details of known properties and profile. To reintroduce previous damage to its evidential value and to enhance its historical and aesthetic values within the setting.	There are no specific risks or harmful impact.	No solutions are necessary.
b.8	Refurbished and remodelled WC facilities on the east side of the market hall,	To improve and update the current facilities and to include for the installation of an accessible WC.	As item b.2	As item b.2 Existing foul drainage sockets will be utilised to reduce the extent of the modifications that might otherwise be required.	As item b.3	As item b.3
b.9	Reconfiguration and enlargement of the existing bin and recycling store.	To improve the ability of stall holders to recycle and to redirect waste from landfill.	As item b.3	As item b.3	As item b.3	As item b.3
b.10	Repair and rationalisation of the existing foul drainage	To accommodate any changes relating to the remodelling and redevelopment proposals.	As item b.5	As item b.5	As item b.5	As item b.5

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. ...						
b.11	Repair and reinstatement of existing floor slabs within the market hall	To improve the appearance of the existing and to address any backlog maintenance matters.	As item b.5	To replace lost or damaged slabs, to reinstate lost slabs and to improve the evidential and aesthetic values associated with the setting	As item b.5	As item b.5
b.12	Replacement of the auto doors and screens with a new slim profile aluminium frame at the entrance from Central Arcade	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. Also the full repair and overhaul of the original doors, fixtures and fittings.	The arched opening is of high heritage value, as are the adjacent timber sliding doors which are housed in pockets within the depth of the wall. (these will be retained and maintained).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 both from The Butchers Markets and from Central Arcade	It is unlikely that a harmful impact will be encountered.	No further action is necessary.
b.13	Secondary entrance to Bank Street, replacement of the existing aluminium doors and screen	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 entrance would probably have been formed when The Butchers Market was extended in c.1880 and took over the space, previously occupied by The Pedlars Market. Whilst secondary in status and nature, this entrance is of significance as it is a record of the development and enlargement of The Butchers Market at the time.	The entrance will be decluttered, it will improve visibility between areas and enhance the aesthetic value of the original architectural details both from The Butchers Markets and from Central Arcade	It is unlikely that a harmful impact will be encountered.	No further action is necessary.
b.14	Removal of the gas-fired heating system within the Market Hall at high level,	To remove the current gas fired heating services and supports at high level within the Market Hall	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 and additional louvers introduced where previously there was fenestration. The gas-fired heating was installed approximately 20 years ago when the last programme of repairs and refurbishment was undertaken.	The removal of the installation will declutter the space beneath the roof to the Market Hall. It will improve the visual appearance of the space and the appreciation of the architectural qualities of the original structure. The aesthetic value will be enhanced by its removal.	It is unlikely that a harmful impact will be encountered.	No further action is necessary.
b.15	A selection of louvered panels within the side walls and 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. Some fenestration at the clerestory level has been altered since 1956 and additional louvers were added or existing repaired during works in the early C21. Louvers were glazed externally during the mid-C21 and subsequently modified.	It will be possible to integrate the opening windows on the external face to the louvers without the internal appearance of the market hall from being altered. Where existing joinery remains, these panels can remain in-situ as the new installation will be fitted externally after the glazing of low heritage value is removed.	It is unlikely that a harmful impact will be encountered. The visual impact externally to be monitored and reviewed 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.
b.16	Installation and coordination of new MEP services in the Market Hall. All areas other than the AHU installation.	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 space and to align the proposals with the needs, expectations and the requirements of current and future traders who would be tenants of The Butchers 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 and additional louvers introduced where previously there was fenestration.	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 and to ensure that they will not be 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.
b.17	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 an wider range of events, festivals or performances.	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.

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. ...						
Roof Level. b.18	Installation of ductwork externally that supports the new ventilation and heating strategy. Replacement of fixed, glazed roof panels to the pitch at the NE corner above the passage from The Golden Lion and construction of a dormer detail to accommodate the incoming and extract air from the AHU plant.	To accommodate the ventilation strategy in the main Market hall space, to provide ventilation at locations adjacent to the Henblas Street Entrance and to provide a weather tight enclosure to accommodate the incoming and extract air supplies to the new AHU equipment in this area of the building.	The locations are part of the original 1848 building and are of high heritage value. The services will be installed and fixed through roof coverings that underwent periodic renewal 20 years ago, when the earlier, ‘Turnerised’ slates were replaced in their entirety. The substrate and roof structure beneath is likely to be original and of high evidential value. The locations falls within the designation and character assessment values of the town centre Conservation Area. The locations are adjacent to the boundaries/curtilages of the neighbouring grade II listed properties No.9 High Street and The Golden Lion with reference to proposals at the NE corner of the property. Where alterations are proposed to the rooflights in the NE corner of the building, these are within units that were installed 20 years ago and are of low heritage value.	The proposals will allow a more energy efficient and sustainable method of ventilating and heating the space to be provided. It will raise the levels of comfort for customers and stallholders and will have a lower carbon footprint. The proposals will remove the reliance on fossil fuels and should provide greater financial/budgeting security in the longer term. This in turn will aid with the care and on-going maintenance of the building. The proposals will de-clutter the internal appearance and aesthetic appreciation of the market hall roof structure.	There will be a loss of evidential material when new holes for ductwork is installed through the existing building envelope. Care is required to ensure that there is sufficient space around the installation to allow existing roof coverings, rainwater discharge, flashings and wall surfaces to be maintained. 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. Whether the proposals have an impact on the outlook and setting of the adjacent/neighbouring listed properties or whether there might be an acoustic impact from the installation.	Preliminary building and structural investigations will identify the impact on evidential value and whether the air-handling plant will have a visual or acoustic impact on adjacent properties. Proposals can be will be reviewed with WCBC Building Conservation Officer and proposals amended, (thus limiting the harmful impact) 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.
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c. The Entrance from Henblas Street and No.40 Henblas Street						
c.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 Butchers Market and No.40 Henblas Street are designated grade II and are of National Significance. The investigations are to be undertaken in the following locations - - o Opening up the shopfront details to units 16 & 17 to determine the original construction and any structural support requirements - o Investigations to determine the source of moisture that is currently causing problems in the basement to No.40 Existing floor slabs to be lifted to investigate the floor construction and substrate more generally for the distribution of building services and as amendments to the foul drainage infrastructure.	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.
C2.	Existing frontage to units No’s16 and 17 to be removed at ground floor level.	To remove the central dividing walls at ground floor level and the introduction of a new shop front design that will coordinate with the detailing and aesthetic being proposed elsewhere 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 who would be tenants of The Butchers 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 and additional louvers introduced where previously there was fenestration. It is noted that the Market Hall was remodelled in 1956 and earlier stall designs removed. It is assumed that earlier joinery details might remain intact beneath later boxings and fascia’s to the perimeter of the space. Archival photographs from the time would suggest that the current shop fronts were constructed during this phase of building refurbishment and remodelling and therefore the material is of modest historic significance, though is a record of the numerous changes that have taken place through time.	The proposals will remodel, realign and refresh the internal appearance of the units 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.	Building materials and evidential value from the plan, form and structure of the ground floor spaces tolegacy and any evidential value associated with changes undertaken throughout the development of the market hall can be retained. 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.

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 Entrance from Henblas Street and No.40 Henblas Street - Continued. ...						
c.3	New ground and first floor door openings and steps between No.40 Henblas Street and unit 16 at ground floor level and between No.40, units 16 and 17 at first floor level.	To enlarge the floor area of No.40 and to make the commercial space more viable and attractive to future tenants	No.40 Henblas Street and The Butchers Market are designated with a grade II listing and are of national significance and high heritage value. The proposals relate to the formation of openings that will be formed in masonry walls that are an extension of the street frontage that existed prior to the extension and construction of the Henblas Street Entrance to the Butchers Market and the space previously described at The Pedlars Market was subsumed within the market hall building.	The alterations and change will enable the currently underutilised storage spaces to be brought back into beneficial use. The changes will expand the flexibility of function, will improve the appearance and functionality of the offer, which in turn will provide an opportunity for a new business to trade successfully. There will be opportunities for lost or missing details to be reinstated since the alterations that occurred in c.1956.	The proposals will alter an established plan and layout that has existed since c.1880. Evidential material will be lost.	Preliminary building and structural investigations will identify the impact on evidential value. Proposals can be will be reviewed with WCBC Building Conservation Officer and proposals amended, (thus limiting the harmful impact) 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.
c.4	Existing single flight staircase to first floor level above units 16 & 17 from the lobby at the Henblas Street entrance to be removed and a new staircase constructed from unit 17.	To provide safe, B. Regs compliant access to the repurposed first floor areas of the buildings at No40 and to units 16 & 17. To unlock the potential use of the first floor accommodation.	No.40 Henblas Street and The Butchers Market are designated with a grade II listing and are of national significance and high heritage value. The location of the staircase (the dividing wall) is visible on a photograph taken in 1956, though the actual staircase is not visible. It is assumed to be a building element that has stood in this location since the buildings/units operated independently, when access was possible via The Golden Lion passage and before The Butchers Market was extended in c.1880.	The staircase will ‘unlock’ the potential of returning the first floor accommodation into beneficial use. It will increase flexibility and therefore its commercial sustainability. The work will enable the retail/commercial and financial studies to be realised and in turn will strengthen a business offer and allow money to be reinvested into the upkeep of the building, its heritage values and significance.	There will be a loss of masonry and a moderate impact on the historic building fabric of high evidential value. Building materials, fixtures and fittings of evidential value interest will be lost.	The alterations to introduce a staircase with the removal of ground floor walls in this area of the building is a change of a moderately adverse nature and will have an impact that includes the loss of evidential value. 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.
c.5	New timber ground floor construction in No.40 Henblas Street to be replaced.	To replace a currently unsafe floor structure with new, as it has decayed from fungal activity, the presence of moisture and low levels of ventilation. The decay and deterioration has necessitated the replacement of floor structure in its entirety. Preliminary investigations are to be undertaken to determine the source or sources of water ingress that is likely fuelling the building condition issues.	No.40 Henblas Street is listed grade II and is of National significance. It is likely that the floor structure and boards are original and these would have been installed in c1880. It forms part of the original materials of high evidential value (despite its current condition).	The repairs will allow the floor to be brought back into trading use and will prevent the retail unit from remaining unoccupied.	There are no specific harmful impacts of replacing the timber joists and floorboards on a ‘like for like’ basis. It is important that the sources of moisture ingress are identified and repaired to ensure that the same issues do not reappear in the future. It is also important that improved levels of ventilation are introduced for the same reasons.	Provide a long-term strategy for the maintenance and inspection of the basement space to ensure that it dries out and can be returned to beneficial use without the need for other active measures and interventions.
c.6	Creation of new catering / kitchen facilities for a café at ground floor level to unit 16.	To provide catering facilities that can be used by a café business that also utilises the ground floor space to No.40 Henblas Street.	No.40 Henblas Street and The Butchers Market are designated with a grade II listing and are of national significance and high heritage value. The location of the proposed kitchen and servery is within an area that underwent change and remodelling in 1956.	The introduction of the kitchen and servery will allow No.40 and unit 16 to operate as a single unit and will increase existing floor areas for trading purposes.	The installation of the new partitions, doors, fixtures and fittings will not have a particularly adverse impact on this location. Extract ventilation will need to be accommodated via the roof covering or through the wall. The roof covering is of lower heritage value than the wall in this location.	No specific solutions are required in relation to this item.
c.7	New shop fronts to be installed internally, in locations that are adjacent to the existing Henblas Street entrance space of The Butchers Market.	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 who would be tenants of The Butchers 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 and additional louvers introduced where previously there was fenestration. It is noted that the Market Hall was remodelled in 1956 and earlier stall designs removed. It is assumed that earlier joinery details might remain intact beneath later boxings and fascia’s to the perimeter of the space. It is assumed that the current stalls were remodelled in the mid-1970’s and the canopies	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 spaces.	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 detailing incorporated into the new design proposals (thus limiting the harmful impact) evidential material, 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.

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 Entrance from Henblas Street and No.40 Henblas Street - Continued. ...						
Continued.. c.7			were then fitted in the early C21 during a period of repairs and remodelling where surfaces were boxed to create a defined banding, or earlier details were boxed to reduce some visual clutter within the space.			
c.8	New plantroom space within the room currently occupied by the sluice in the NE corner of the building.	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 space and to align the proposals with the needs, expectations and the requirements of current and future traders who would be tenants of The Butchers 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 and additional louvers introduced where previously there was fenestration.	The locations of the new plantroom space will not require alterations that will significantly impact on evidential value. A new dormer detail is proposed that will infill the space previously occupied by roof glazing that was fitted during a refurbishment that took place during the early C21. The careful coordination of services should declutter the internal appearance of the spaces beyond 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.	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.
c.9	Replacement of the auto doors screens and lobby with a new slim profile aluminium frame at the Henblas Street entrance.	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 arched opening is of high heritage value, as are the adjacent timber sliding doors which are housed in pockets within the depth of the wall. 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 both from The Butchers Markets and from Henblas Street	It is unlikely that a harmful impact will be encountered.	No further action is necessary.
c.10	New Central handrail to be provided externally at the Henblas Street entrance.	To enhance accessibility on at this stepped entrance into The Butchers Market	The introduction of the new handrail is proposed at the Henblas Street entrance of c.1880. The location/approach remains part of the grade II designated building and a component of the original 1880 composition. However, the steps themselves have a more recent quarry tile finish which is low heritage value in this instance. An investigation is to be undertaken to determine as to whether earlier step details remain beneath the current finish.	To improve accessibility and safety at this stepped entrance.	Ensure that the nature of the substrate is understood prior to commencement and whether any earlier configurations of the steps remain in-situ beneath the current surface finish.	No further action is necessary at this time.
c.11	Repair and rationalisation of the existing foul drainage to accommodate the catering facilities.	To provide connection points for building services that will be used for the catering facilities to the café.	No information is available about the nature and condition of the ground beneath the Market Hall and the extent of its Archaeological potential. The floor surface is a combination of stone slabs, precast concrete slabs and in-situ concrete interventions. 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. Where multiple phases of alteration and disturbance has taken place, the significance and associated heritage values will be low.	The installation of below ground services connections will optimise the choices and flexibility of use in the longer-term. The installation will allow for the aims and objectives of this re-modelling and refurbishment project to be realised in a coordinate way.	It is possible that undisturbed ground will be encountered where archaeological information that relates to earlier phases or uses of the site might exist. Damage to any of the remaining stone slabs as works progress.	The proposed routing of the services on the west side of the market hall is generally in locations where surface finishes have been altered or where drainage repairs and alterations were undertaken 20 years ago.
c.12	Repair and reinstatement of existing floor slabs within the market hall	To improve the appearance of the existing and to address any backlog maintenance matters.	As item c.11	To replace lost or damaged slabs, to reinstate lost slabs and to improve the evidential and aesthetic values associated with the setting	As item c.11	As item c.11

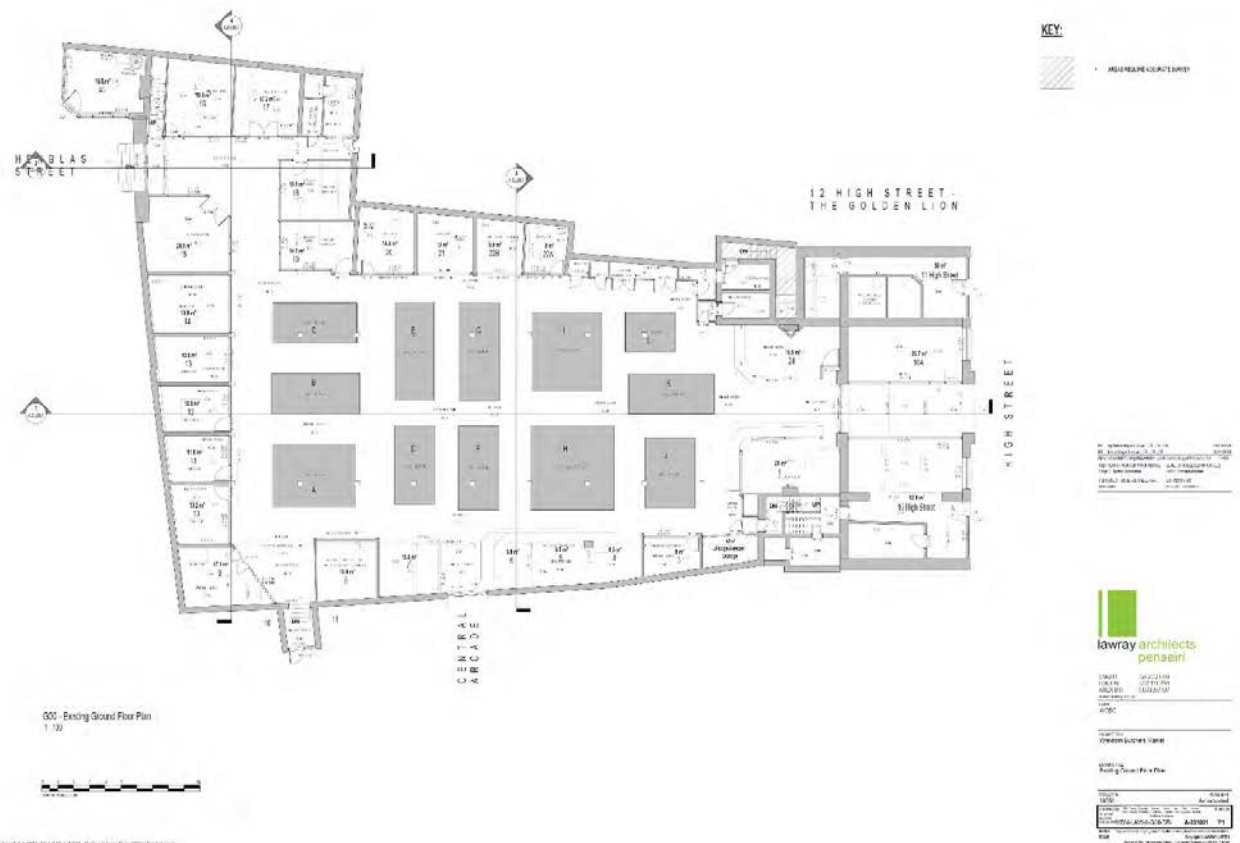
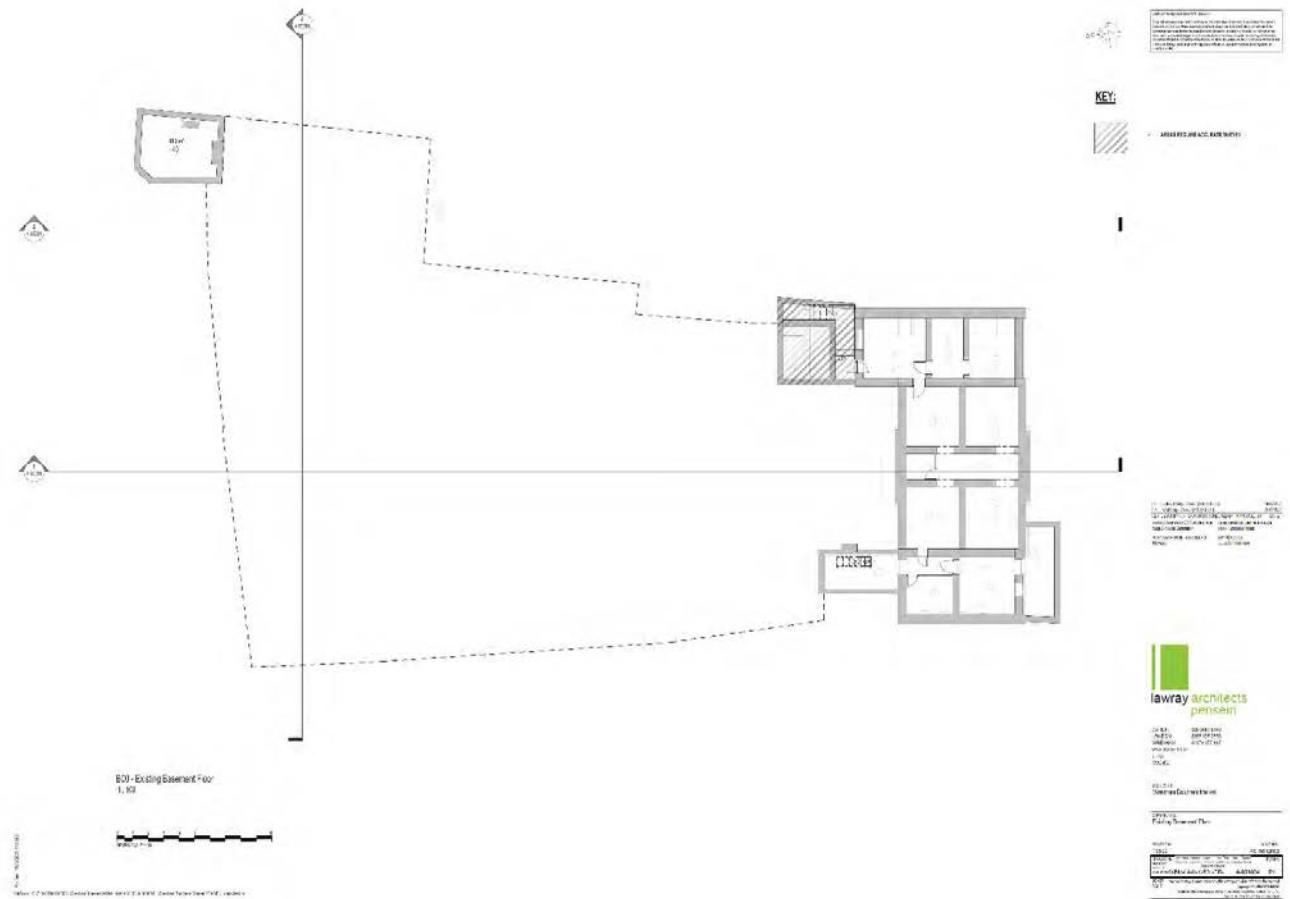
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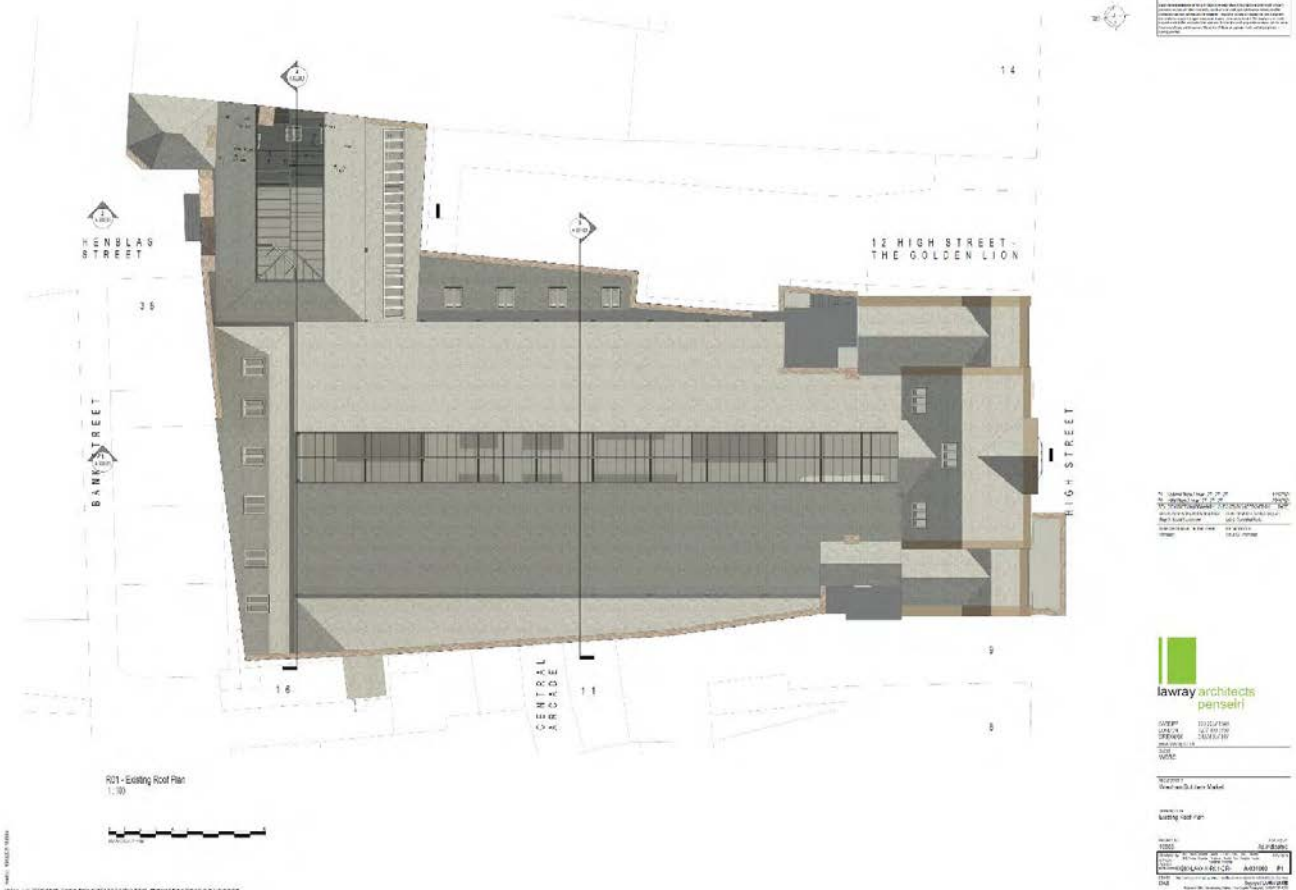
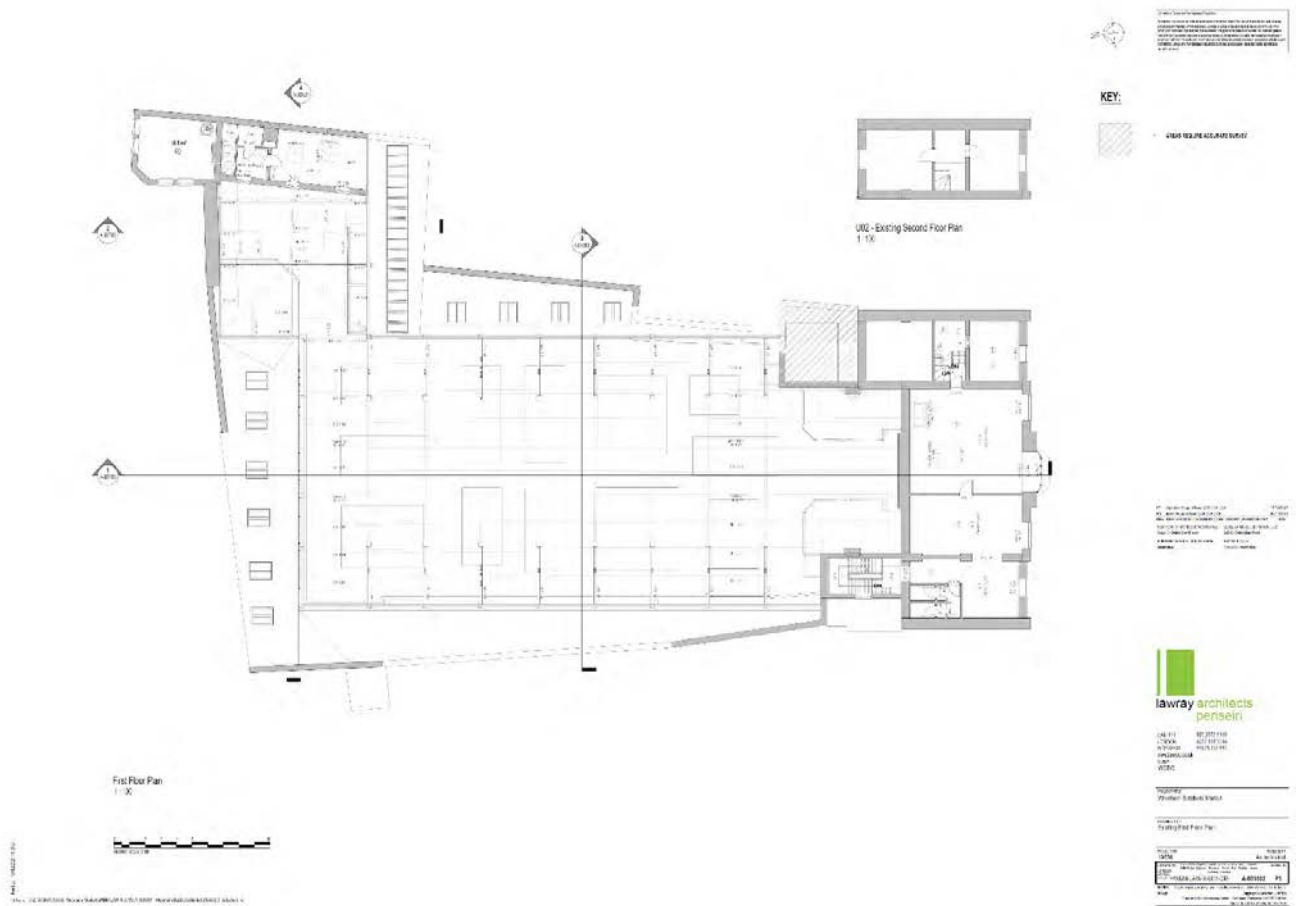
Documents and guidance referenced during the preparation of this assessment include –

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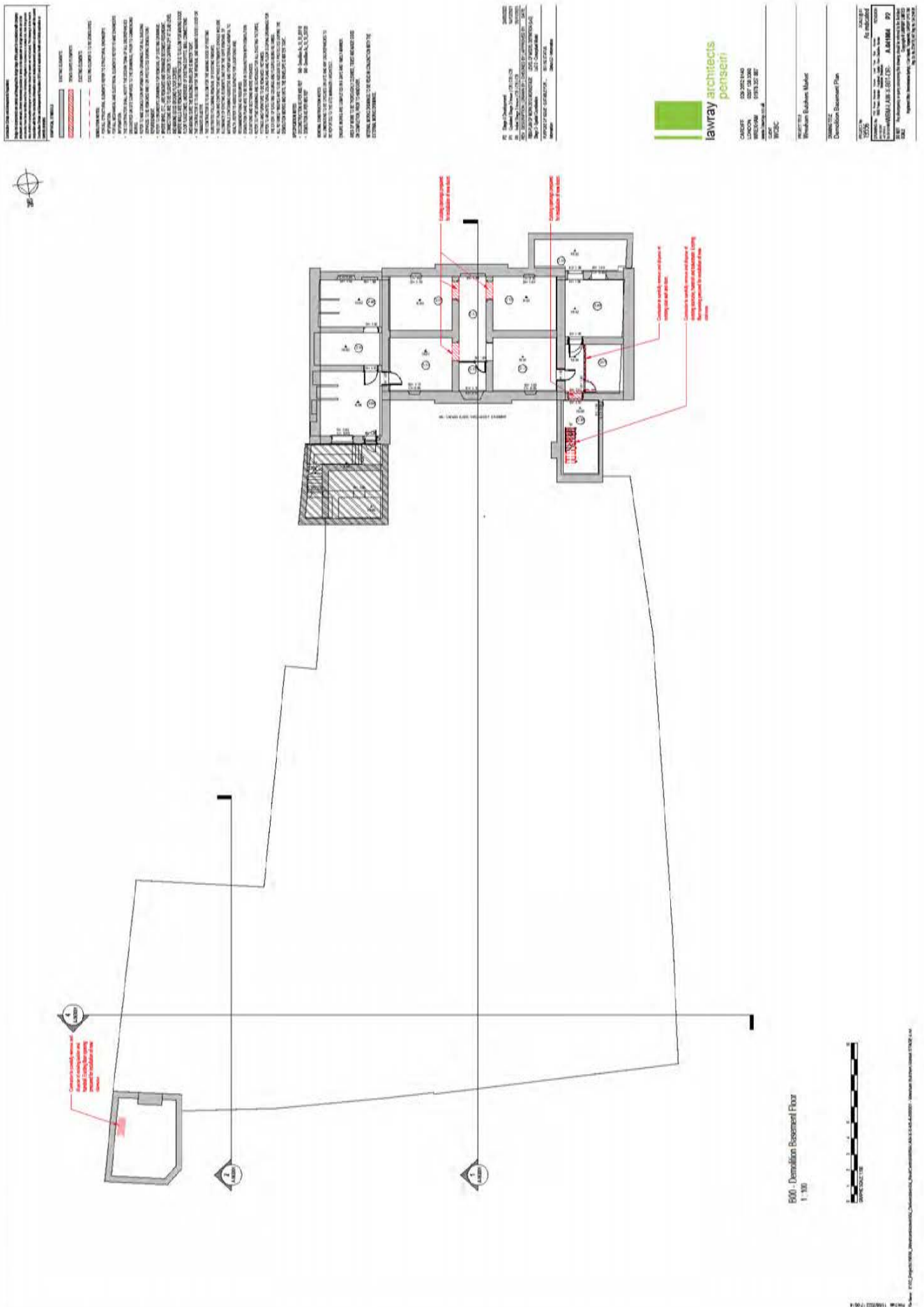
Appendix A – Selection of Existing and Proposed Drawings



Existing Basement and Ground Floor Plans



Existing First Floor Plan and Roof Plan

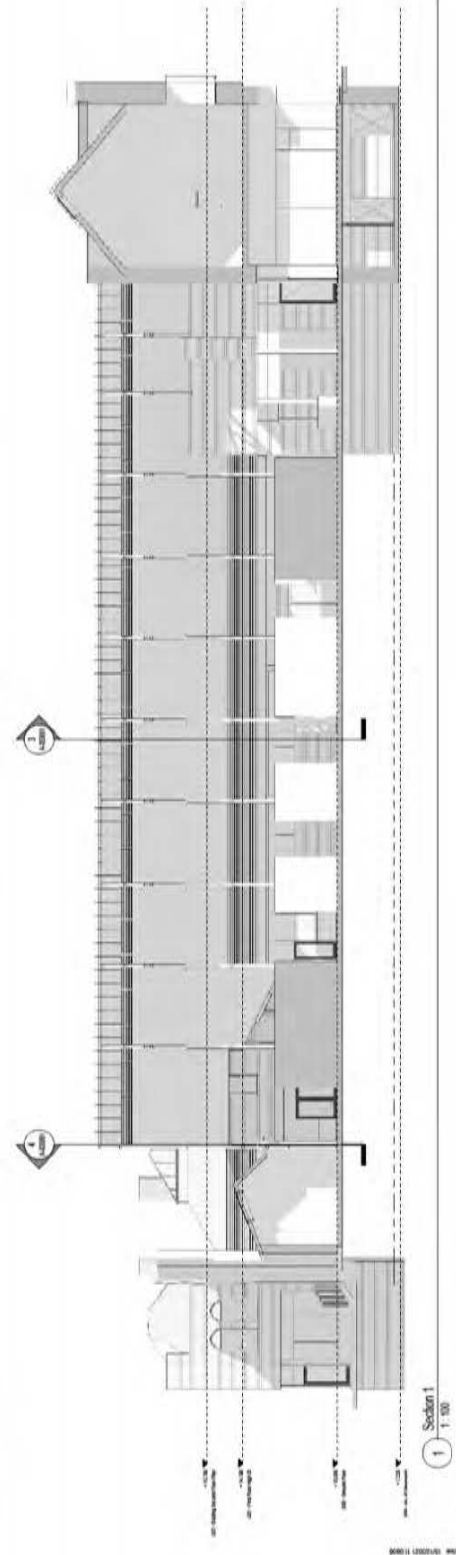
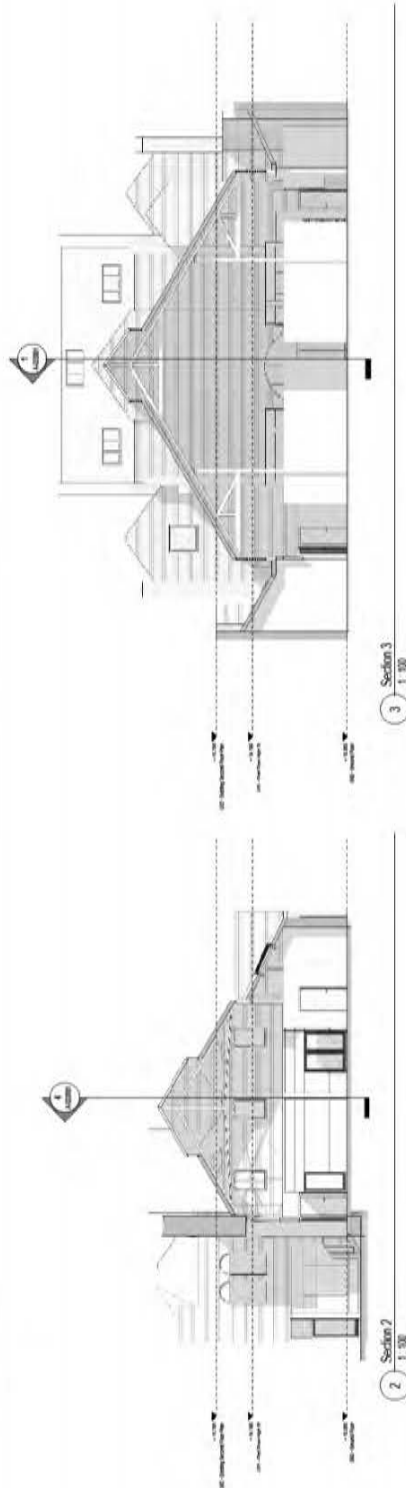
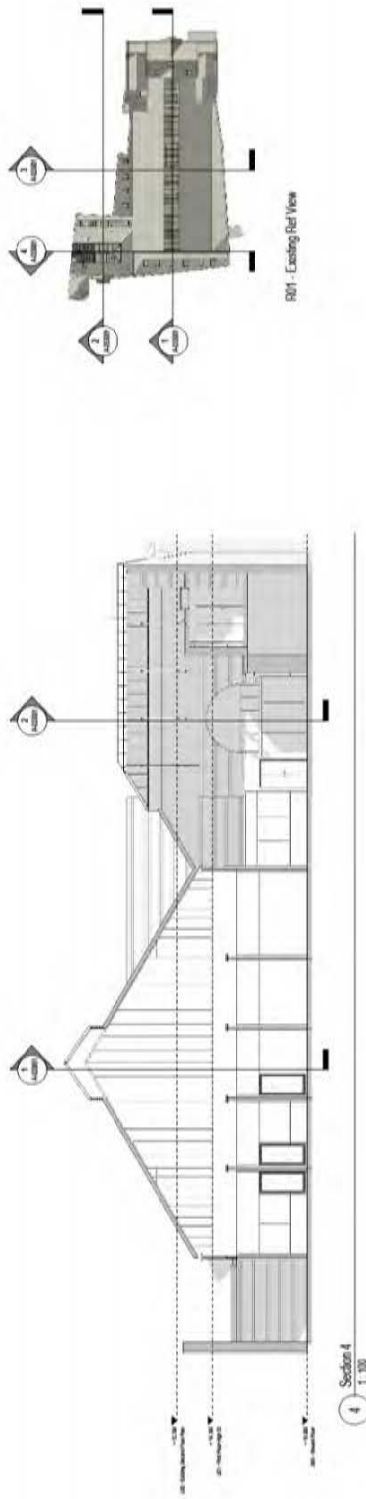






NOTES:

1. All dimensions are in millimetres unless otherwise stated.
2. All dimensions are to the centre of the element unless otherwise stated.
3. All dimensions are to the finished surface unless otherwise stated.
4. All dimensions are to the external face of the element unless otherwise stated.
5. All dimensions are to the internal face of the element unless otherwise stated.
6. All dimensions are to the top of the element unless otherwise stated.
7. All dimensions are to the bottom of the element unless otherwise stated.
8. All dimensions are to the side of the element unless otherwise stated.
9. All dimensions are to the front of the element unless otherwise stated.
10. All dimensions are to the back of the element unless otherwise stated.



PROJECT INFORMATION

PROJECT NAME: THE BUTCHERS MARKET, WREXHAM

CLIENT: WREXHAM DISTRICT COUNCIL

DESIGNER: GERAINT ROBERTS ASSOCIATES

DATE: 15/01/2018

SCALE: 1:100

PROJECT NO: GR/18/001

REVISIONS:

1. Initial Design

2. Final Design

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perisen

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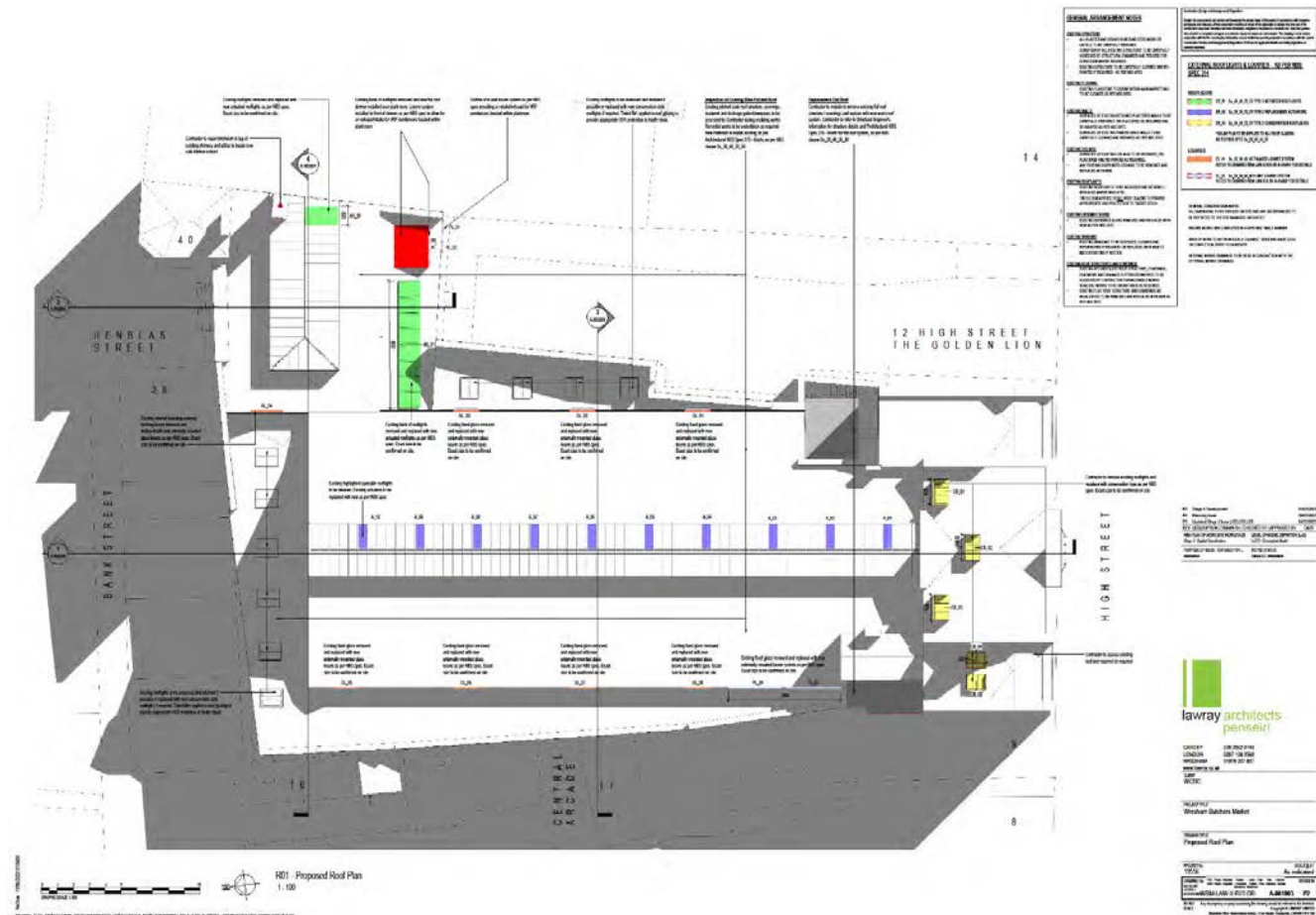
PROJECT NO: GR/18/001

DATE: 15/01/2018

REVISIONS

NO.	DESCRIPTION	DATE
1	Initial Design	15/01/2018
2	Final Design	15/01/2018





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Appendix B – Record Photographs



Existing High Street Elevation



Existing Henblas Street Elevation and No.40 Henblas Street



Central Arcade



Central Arcade Entrance and Existing Sliding Doors



Existing Bank Street Entrance



Existing inner High Street Lobby and Entrance



View within the Market Hall to the north



View on the West side of the Market Hall towards the south



View along the north side of the Market Hall



View towards units 16 & 17, north side of the Market Hall



Existing permanent shopfronts to be repaired and retained



South wall into which the first floor window openings are proposed



Access proposals to permanently mitigate the current barriers at the main entrance on High Street



Location of existing opening to be re-established in unit 10a R/H side of the main entrance



Location of existing staircase to be removed in unit 10



Main function room to be reinstated at first floor level



Location where staircase is to be removed above unit No.11



Location of new circulation core in unit No.10 and the position of a new fire rated glazed screen