

CADNANT

PLANNING

9 Grove Road, Wrexham
HERITAGE IMPACT ASSESSMENT
Chestnut Healthcare Group
May 2021
2021.039

Conwy | 20 Connaught House, Riverside Business Park, Benarth Road, Conwy LL32 8UB

Chester | 1 Aldford House, Bell Meadow Business Park, Pulford, Chester, CH4 9EP



Status of report:	ISSUE	V1.0	May 2021
Author:	Eleanor Carpenter MA Historic Environment Conservation MRTPI		
Checker:	Rhys Davies MRTPI		
Reviewer:	Rhys Davies MRTPI		
Approved by:	Rhys Davies MRPTI		
Document control:	CAD.09		

© The contents of this document must not be copied or reproduced in whole or in part without the written consent of Cadnant Planning Ltd. All plans are reproduced from the Ordnance Survey Map with the permission of the Controller HMSO, Crown Copyright Reserved, Licence No. 100020449



Cadnant Planning are accredited by and work to ISO 9001:2015 standard (The British Assessment Bureau)

Contents

1. Introduction.....	1
2. Legislation, planning policy and guidance	2
3. The site and context	5
4. The proposed development.....	14
5. History and development.....	21
6. Significance and contribution of setting	24
7. Summary and conclusion	27

1. Introduction

- 1.1 This Heritage Impact Assessment has been prepared to consider the impact of a proposed extension and alterations at 9 Grove Road, Wrexham LL11 1DY. The application site is a Grade II listed building that dates from the late Victorian period and is located within the Grosvenor Road Conservation Area to the north of Wrexham town centre, in an urban location.
- 1.2 The relevant guidance states that Heritage Impact Assessments should be proportionate to the proposal and significance of the heritage asset. Number 9 is itself listed, and there are several other Grade II listed buildings along Grove Road, and these are all located within the Conservation Area.
- 1.3 The proposal relates to the extension of the property to the rear to create additional rooms for a nursing home, and also involves internal alterations to accommodate this. The main impacts are considered to be on the fabric of the building, on the setting of the adjacent listed building and on the character and appearance of both the property and the Conservation Area.
- 1.4 This document considers the potential impact of the proposal on the relevant historic assets and should be read in conjunction with the accompanying documentation and plans.

2. Legislation, planning policy and guidance

2.1 The key relevant legislation which relates to the historic environment in Wales is set out in the following:

- Historic Environment (Wales) Act 2016;
- Planning (Listed Buildings and Conservation Areas) Act 1990; and
- Ancient Monuments and Archaeological Areas Act 1979.

National planning policy

Planning Policy Wales Edition 11, 2021

2.2 This sets out the national planning framework for Wales and paragraphs 6.1 to 6.1.32 relate to the historic environment, setting out the Welsh Government's objectives in relation to this. Paragraph 6.1.5 states:

"The planning system must take into account the Welsh Government's objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations. The historic environment is a finite, non-renewable and shared resource and a vital and integral part of the historical and cultural identity of Wales. It contributes to economic vitality and culture, civic pride, local distinctiveness and the quality of Welsh life. The historic environment can only be maintained as a resource for future generations if the individual historic assets are protected and conserved".

National planning guidance

2.3 Planning Policy Wales is supplemented by guidance contained in Technical Advice Note 24: The Historic Environment and best practice guidance on the historic environment published by Cadw.

Technical Advice Note 24 The Historic Environment, May 2017

2.4 The purpose of this Technical Advice Note is to provide guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning applications that impact on the historic environment. It provides specific guidance on how the various aspects of the historic environment should be considered during this process.

Local planning policy

2.5 The adopted development plan for the area is the Wrexham Unitary Development Plan (UDP) 1996-2011. Its successor, the Wrexham Local Development Plan (LDP) 2013-2028 has been subject to inquiry but has not yet been adopted and therefore the UDP remains the adopted development plan for development management purposes. The main relevant policies in respect of the historic environment are:

- Strategic policy PS2
‘Development must not materially detrimentally affect countryside, landscape/townscape character, open space, or the quality of the natural environment.’
- EC7 Conservation Areas
‘Within, and in close proximity to, conservation areas, the priority will be to preserve and/ or enhance those buildings, structures, streets, trees, open spaces, archaeological remains, views, and other elements which contribute to the unique character of the area. New buildings and alterations or additions to existing buildings in conservation areas, whether listed as of special architectural or historic interest or not, must reflect the design and character of the area as a whole and the form, scale, detailing and materials of existing buildings.’
- EC9 Listed Buildings of Special Architectural or Historic Interest
‘Alterations or additions to, and development or redevelopment within the curtilage of, buildings or structures listed as of special architectural or historic interest must respect the setting and character of the listed buildings or structures.’
- EC11 Archaeology
‘Development which would adversely affect the site or setting of a Scheduled Ancient Monument or archaeological site of national significance will not be permitted. Development that directly affects non-scheduled sites of archaeological importance will only be permitted if an archaeological investigation has been carried out to determine the nature, extent and significance of the remains, and this investigation indicates that in-situ preservation is not justified, and a programme of excavation and recording has been agreed. Development will also be carefully controlled to ensure that the setting of non-scheduled sites of archaeological importance is not harmed where appropriate.’

2.6 Wrexham County Borough Council’s local planning guidance notes on Conservation Areas and Wrexham Town’s Character Areas are also of relevance. The Grosvenor Road Conservation Area Assessment and Management Plan was adopted in 2009.

Cadw Guidance

- Conservation Principles for the Sustainable Management of the Historic Environment in Wales, 2001;
- Heritage Impact Assessments, May 2017;
- Setting of Historic Assets in Wales, May 2017;
- Managing Change to Listed Buildings in Wales, May 2017;
- Managing Historic Character in Wales, May 2017;
- Managing Conservation Areas in Wales, May 2017; and
- Historic Environment Records in Wales: Compilation and Use (Statutory Guidance), May 2017.

3. The site and context

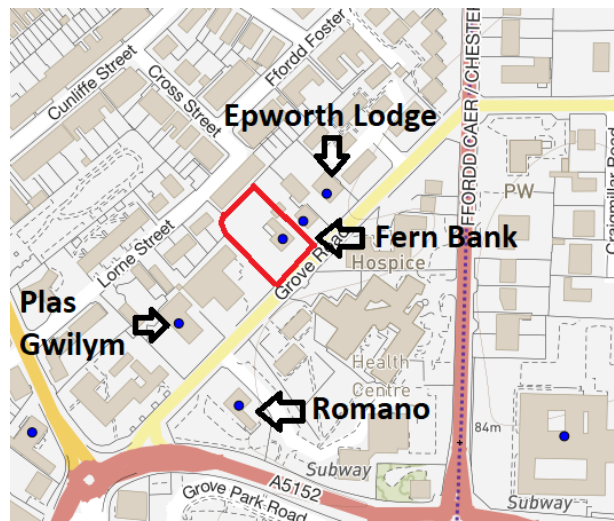
- 3.1 Number 9 Grove Road is a large detached two storey villa that dates from the late Victorian period and relates to the other historic buildings along Grove Road. It is located on the northern side of Wrexham Town centre and on the northern side of Grove Road. The property is set back from the road behind a low capped stone wall with the original gate piers at the entrance from Grove Road, which lead to a parking area to the front of the house. Behind the house and to the side is a large garden area, with a traditional red brick terrace on Lorne Street to the rear.
- 3.2 The dwelling has a distinctive roof design and chimney stacks and is rendered on the front and sides, unlike the adjacent listed Fern Bank which is red brick. The rear of the building and rear wing are of red brick with a yard and outbuilding to the rear, and a later garage to the right of the property that is set back from the front elevation. Over the front door is a date stone showing 1881 and there are mature trees on either side that form part of the setting of the property.
- 3.3 The property was first listed in 1994 and was listed as it forms part of an important group of late 19th Century villas which together demonstrate the range of styles in use at the time, and which form an interesting example of urban estate development. The full list description for Number 9 can be found in Appendix A.

Figure 3.1 Aerial photograph showing the location of the site



- 3.4 To the north east and adjacent, is the Grade II listed Fern Bank and on the opposite side of this is the Grade II listed Epworth Lodge. There are also two other listed buildings on Grove Road and Figure 3.2 shows the location of the listed buildings in relation to Number 9. The list descriptions for these properties can be found in Appendix B.

Figure 3.2 Listed buildings on Grove Road



Source: Cadw, Cof Cymru

- 3.5 The site is also with the Grosvenor Road Conservation Area and the Conservation Area Appraisal (2009) states that 'Grosvenor Road and Grove Road were laid out between 1861 and 1881 as prestigious residential areas for Wrexham's emerging middle class. Each building was individually architecturally designed, the most notable in the form of Italianate villas, and all with careful attention to detail'. It goes on to say that all of the properties were individually named with the names usually carved into the stonework of the gate pillars.
- 3.6 On the opposite side of Grove Road, are modern buildings including the Nightingale Hospice. These are generally lower in height than the 9 Grove Road and are set behind a brick wall.

Figure 3.3 Front elevation of 9 Grove Road



Heritage Impact Assessment

Figure 3.4 View of 9 Grove Road looking north east along Grove Road



Figure 3.5 Site photographs



Southwest elevation



Southwest elevation – rear wing



Rear wing and rear elevation (part)

Heritage Impact Assessment



Rear elevation



Rear elevation from
garden



Rear elevation



View along northeast elevation



Garage



Northeast elevation

3.7 There is a large garden to the rear of the property as can be seen in Figure 3.6 and is where the new extension is proposed to be located. As can be seen, the garden has

Heritage Impact Assessment

been neglected for some time and contains vegetation that has become overgrown as well as a number of trees

Figure 3.6 Photograph of rear garden



- 3.8 There are a number of other listed buildings in North East Wales that have been converted and extended to create nursing home accommodation or hotel accommodation, or have received permission for this. These include Bryn Edwin Hall in Flint Mountain which is a nursing home and the Plas Hafod Hotel in Gwernymynydd. Both of these were granted planning and listed building consent for large extensions.
- 3.9 Internally, the list description does not refer to any detail, however the front hall retains the decorative Victorian tiled floor, banister and timber work as can be seen in Figure 3.7. The decorative plaster work, timber work and picture rails are also retained as can be seen in Figure 3.8. Unfortunately, most of the original fireplaces have been removed in the past, although in the kitchen it is possible that the fireplace remains in situ but has been covered. It has not been possible to clarify this as yet.

Figure 3.7 Front hall

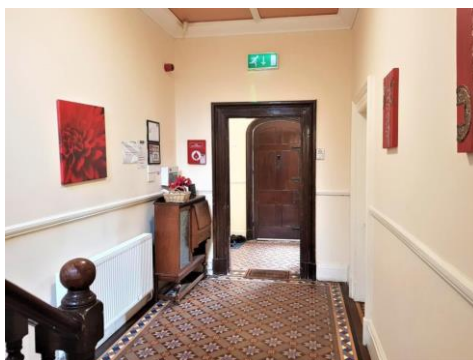
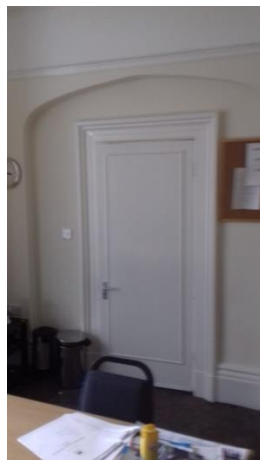


Figure 3.8 Internal photographs



Consultation

3.10 The Conservation Officer was consulted about the original two storey scheme in 2020 and undertook a site visit with the architect where the need to ensure that any extension was not visible from Grove Road and should be smaller than the original two-storey design proposed. It was suggested that a single storey building that extended further into the site would be preferable to this. The scheme was then revised and in further comments in relation to this, the Conservation Officer raised a number of points in an email dated 15th January 2020, including:

- the amount of historic fabric to be lost was unclear and should an extension be considered appropriate, then this would need to be achieved without substantial loss of historic fabric
- the position of the proposed extension, set back behind the listed building ensured that visual separation was maintained between the building and the adjoining

properties thereby preserving the appearance of a villa set within its own substantial grounds which is so important to the character and appearance of the Conservation Area

- the form of the extension should be more traditional in its proportions in order to respect the character of the existing building and the roof pitch should reflect those of the existing building and ensure that it appeared as a subservient addition

3.11 The Arboricultural Officer was consulted and raised an issue regarding the impact of the development on the orchard trees as follows:

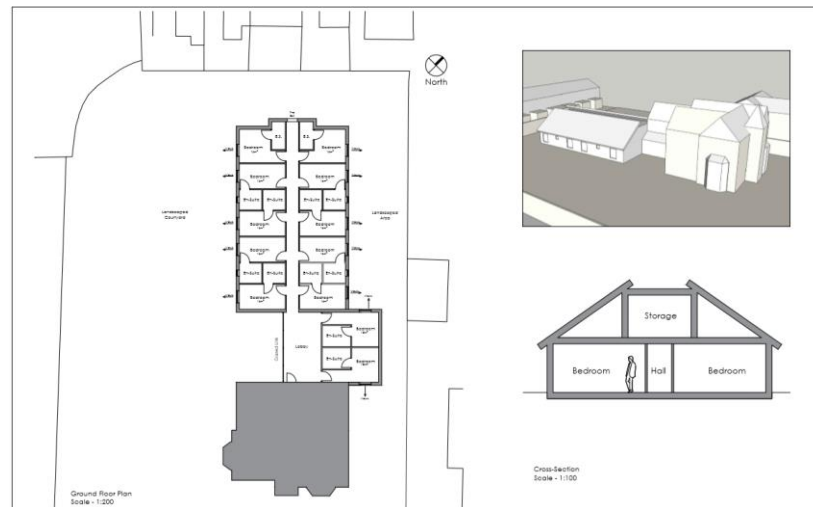
- the rear garden and orchard area has clearly not been managed in an appropriate manner for quite a while with a number of the existing fruit trees infested with bramble with other such lapsed vegetation now having a detrimental influence upon extension growth, overall form and even fruit production.
- A number of similar adjacent dwellings in Grove Road contain individual fruit trees and remnants of traditional garden orchards, each functioning as an individual steppingstone to provide a level of connectivity creating a rear garden, green corridor for birds and insects etc. Such individual and collective features should be protected and retained for their valued contribution towards the character and history of the Conservation Area as well as for their ecological and cultural values.
- Removal of the trees within the orchard of 9 Grove Road to facilitate development would be contrary to WCBC Tree & Woodland Strategy (obj. 2(4)) and Planning Policy Wales 10 (2018).
- Any proposed extension to the rear of No9 Grove Road will need to accommodate the existing orchard area and provide a suitable allocation of space to undertake additional enhancement planting to ensure a level of sustainability and longevity for the orchard.

Options

3.12 The scheme has been revised several times since the original two storey extension was discussed with the Conservation Officer in 2019. Following the site meeting referred to above, the scheme was revised with the proposal being reduced to a single storey extension as can be seen in Figure 3.9 below. The Conservation Officer had concerns regarding this design and stated that more traditional proportions would be required, and that the scheme should not result in the loss of a considerable amount of historic fabric, including the outbuildings and walls to the rear.

Heritage Impact Assessment

Figure 3.9 Original single storey scheme



- 3.13 The comments made by the Conservation Officer were considered and a revised scheme prepared in 2020 as can be seen in Figure 3.10. This involved the replacement of the existing garage with a new building that would contain one unit, the retention of the outbuildings and the incorporation of the rear yard area into the scheme.

Figure 3.10 Revised scheme (2020)



Heritage Impact Assessment



3.14 As part of the preparation of this Heritage Impact Assessment, the scheme was further revised to take into account the significance of the various elements and the character of the building. These changes included:

- the creation of a glazed link to provide a separation between the main house and side extension (where garage is currently located)
- relocating the lift shaft to within the yard area, and for this to have a pitched roof to reflect the character of the main house
- relocating the WC (which was a later addition) to provide access to the rear of the property
- altering the fenestration on the proposed extension to better reflect the character of the site
- making the roof pitches of the proposed extension steeper and amending the design so that they sit more symmetrically with the rear gables of the house

4. The proposed development

- 4.1 The proposed development relates to the erection of a single storey extension to the rear of the property, and alterations to create additional space to allow the change of use of the building to a nursing home. The proposed change of use also necessitates the incorporation of a lift, and rather than damage the interior of the property, it is proposed to locate this in an extension to the property at the rear. The number of rooms proposed is that required to make the proposal viable financially.
- 4.2 Following the initial discussions with the Conservation Officer, the scheme has been designed so that it is single storey and not visible from the front (street) elevation and Figure 4.1 contains a comparison of the existing and proposed elevations.

Figure 4.1 Comparison of existing and proposed elevations

	Existing	Proposed
South (front) elevation		
North (rear) elevation		
South west (side) elevation		
South east (side) elevation		

Heritage Impact Assessment

- 4.3 The scheme has been designed so that there is a clear definition between the historic part of the building and the new, and has been designed to incorporate the existing rear yard to create a day room that then leads on to a covered outdoor seating area. The walkway from this incorporates ramped access as can be seen on the accompanying plans.
- 4.4 The original plan form of the property is retained as far as possible with the retention of the existing internal walls, however with the installation of en-suite bathroom facilities it will be necessary to erect partition walls within the bedrooms as shown on the plans. In order to provide access to the lift, a further partition will be required in the current Room 7. Wherever possible the existing openings, both internally and externally have been retained.
- 4.5 Table 4.1 below provides a summary of the main alterations, an assessment of the significance of the affected elements, and the justification for the proposed changes.

Table 4.1 Summary table of alterations proposed

Location	Proposed alteration	Significance	Justification
Ground floor interior			
Room 1	No change	High – the room is one of the high-status principal rooms in the house	n/a
Room 2	Creation of en-suite: partition wall and installation of bathroom fittings and services	Medium – the room is not one of the principal rooms but does retain good detailing	The partition can be carefully installed so as not to damage the plasterwork and skirtings, and the location / route of pipework will be carefully considered
Room 3	Insertion of a door into the kitchen to allow Room 3 to be used as a dining room	High – the room is one of the high-status principal rooms in the house	The doorway is required to allow access from the kitchen into the proposed dining room. At present the door into the kitchen is to the rear and there is no logical alternative to being

Heritage Impact Assessment

			able to link the two rooms. The proposed doorway will not impact on the plasterwork, and the original floor plan will remain clear. No other alterations are proposed and the existing door into Room 3 will be retained.
Kitchen	Insertion of door into Room 3 (as above)	Medium	As above. Also, the room will continue to be used as a kitchen and the original doorway is to be retained.
Room 4	No changes proposed	Medium	n/a
Room 5	No changes proposed. Small lobby area with cupboard to be retained as existing.	Medium	n/a
Corridor between kitchen and storerooms	A new door is to be inserted to separate the functional service store / kitchen area from the main corridor.	Low	The new door is required for safety reasons and will be carefully installed with appropriate detailing. It will serve to separate the service area from the rear of the building.
Outdoor storage room	No changes proposed	Low	n/a
WC	The WC is to be removed and a corridor created to access the proposed new day room. The windows are to be blocked up to allow the lift to be installed.	Low	The WC, and lobby to it, is a later addition so no historic fabric will be affected.
Rear yard	This is to be incorporated into the proposed new day room. There is currently one doorway at the rear which will be	Medium	The rear yard forms an integral part of the building and is to be retained and incorporated into the

Heritage Impact Assessment

	retained, and two other openings will be required to provide access to the link and covered seating area. The proposed new lift shaft will be located within the yard.		scheme, thus retaining its evidential value. The original doorway is to be retained, and the two new doorways are the minimum required. The lift shaft is essential for the change of use of the building and the proposed location has been chosen so that it has minimal impact on the historic fabric and setting of the house.
Garage	There is an existing garage to the side of the property at the rear, this will be replaced with a building that replicates its forms and location in order to provide a bedroom. A glazed link will provide access to the bedroom.	Low	The garage is a later addition. It is visible from the street and therefore creating a room in this location is considered appropriate as it will not alter the view or setting of the house from the street. The proposed glazed link will retain the perception of a separate building.
Garden	Erection of an extension to provide ten bedrooms	Medium	The extension itself does not impact on the fabric of the house itself, although the link is attached to the yard wall. The link is intended to provide a separation between the old and the new. The number of bedrooms proposed is the minimum required to make the proposed new use viable.
First floor			
Rooms 6, 8 and 9	Creation of en-suites: partition wall and	Medium – the rooms are not principal	The partitions can be carefully installed so

Heritage Impact Assessment

	installation of bathroom fittings and services	rooms but do retain good detailing	as not to damage the plasterwork and skirtings, and the location / route of pipework will be carefully considered
Room 7	Creation of en-suite: partition wall and installation of bathroom fittings and services Creation of corridor to access the lift shaft. Insertion of doorway in existing rear wall to access lift shaft.	Medium – the room is not a principal room but does retain good detailing	The partitions can be carefully installed so as not to damage the plasterwork and skirtings, and the location / route of pipework will be carefully considered The existing doorway into the room will be retained to provide access to the new corridor. The proposed new doorway is considered a minimal intervention as it means that a lift shaft does not need to be incorporated into the fabric of the house.
Room 10 / bathroom	Removal of existing bathroom and installation of a new and smaller en-suite	Low	The room has already been altered in order to accommodate the existing bathroom. The proposal will increase the size of the bedroom and does not involve the alteration of any doorways other than the one in the existing partition.
Corridor adjacent to Room 10	The window on the side elevation is proposed to be removed and replaced to create a fire escape door.	Low	There is an existing opening which is on the side of the house and not overly visible. A fire escape door is required and this is considered to be the most logical location and the one with the least impact on the

Heritage Impact Assessment

			character of the building,
Room 11	No changes proposed	Medium	n/a
General			
Drains / vents / rainwater goods	The proposed alterations will require the addition of new drains / vents / rainwater goods	Medium	The new en-suites in particular will require new services and vents. These will be carefully positioned to have minimal impact on the character of the building and be of an appropriate design and material. Further details are to be provided on the plans.
Externally			
	Fire escape	Low	The proposed new fire escape will be located to the side of the building where it will not be overly visible.
	Lift shaft and lift lobby	Medium	The proposed new lift shaft and lobby is an essential requirement for the proposed change of use to a nursing home. Several options were considered for how best to integrate this and the current proposed is located to the rear of the building, within the rear yard and will be seen in the context of the historic service area of the house. It will be partially screened from the rear and side elevation by the development within the rear yard, and completely screened by the rear wing and

Heritage Impact Assessment

			main house on the other elevations.
Garden	A new fence is to be erected to separate the front garden / parking area from the side / rear garden.	Medium	The house sits in a large plot that is currently overgrown. It is noted that on historic maps, a fence is indicated at the side of the property, although further back than the proposed fence. The creation of a new fence of an appropriate design and materials will not have a detrimental impact on the setting of the listed building.
Front wall	It is proposed to widen the vehicular entrance	High	The front wall of the property has not been altered and retains its original detailing. The width of the entrance is not suitable for modern vehicular traffic and it is therefore proposed to widen the entrance. The existing gatepost will be carefully taken down and rebuilt in the new location.

- 4.6 The Victorian encaustic tiles, staircase and other features within the entrance hall will be retained.
- 4.7 A number of options were considered in arriving at the current scheme as outlined in Section 6.

5. History and development

- 5.1 Number 9 Grove Road was previously known as Nythfa and the name can still be made out on the left-hand stone gate pillar, with the right hand side stone gate pillar that appears to show the number three, and indicating that the houses along Grove Road were renumbered during the 20th Century.
- 5.2 Grove Road is recognised as one of the few places in Wrexham where the historic character has been retained. It was built on land between the historic route of Rhosddu Road and Chester Road, and now links these two roads. On the tithe map of the early 1840s, the site was a field known as The Groves and in the ownership of the Reverend Perkins, Trustee of the Park. The area became known as Grove Park in the early 19th Century and in 1860, the land in this area was sold for development with strict rules, one of which was that the houses had to be hidden from the sight of Grove House. Where the application site is located, on the northern side of Grove Road, was where the wealthy middle class built their houses. The house is first shown on the OS map of 1898, but is not shown on the 1872 or 1879 maps, which ties in with the date over the front door of 1881.
- 5.3 The street is mentioned in *The Buildings of Wales Clwyd (Denbighshire and Clwyd)* by Edward Hubbard (1986) which states '*Houses in Grove Road known to be by Gummow (a local architect) include Fern Bank, 1873. Plas Gwilym may also be ascribed. (It is similar to one of his of 1860 which has been demolished.) Gothic, with traceried bargeboards and a pyramid-roofed tower. Also Gothic, but probably of authorship. Is Epworth Lodge, built 1865 as the manse for Bryn y Ffynnon Chapel. Nos. 5-7 are simple and stuccoed Italianate and contrast with the plummier fare offered by their neighbours*'.
- 5.4 Assuming the house was previously number 3 it was owned by the Acton family for many years who had two servants living at the address, which was typical of the houses along Grove Road. A commercial directory for Wrexham from 1934 lists the properties on Grove Road as follows:

From Rhosddu Road to Chester Road – Left-hand side (north)

1. Void
2. Glynn Evans, Dr. W.
3. Evans D. E.
4. Wright J. T.

Heritage Impact Assessment

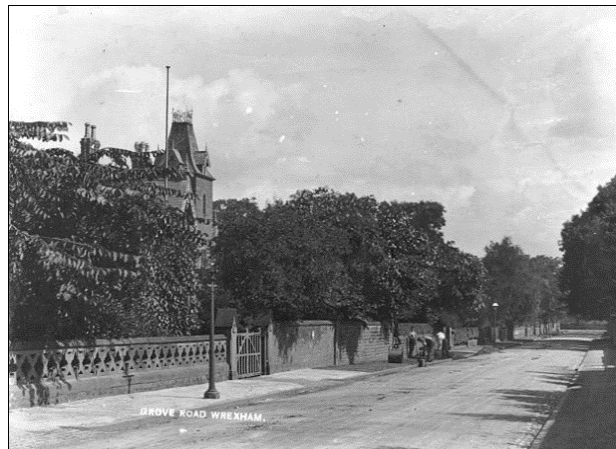
5. Johnston J., and Miss A.
6. Underwood J.
7. Benn, Rev H. (Wesleyan)
8. Davies, J. E. H., Surgeon
9. Russell, W. J.

Return side (south)

10. Alexander, Mrs
- Williams, R. G., Surgeon, The Elms

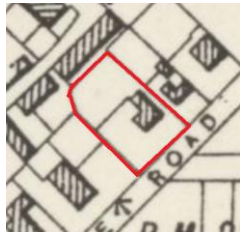
- 5.5 It is not clear from this exactly which of these properties relate to the current Number 9, but it does show that the road was of a high status, containing doctors, surgeons and chapel ministers.
- 5.6 An image of Grove Road from the early 20th Century (Figure 5.1) shows a wide tree lined road with the properties set back from the front walls and mostly screened from view. This shows clearly the character of the area in terms of the detailing and layout.

Figure 5.2 Historic image of Grove Road

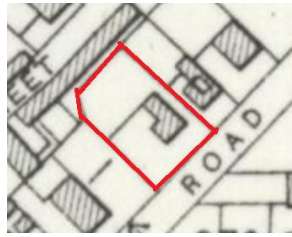


- 5.7 The building outline has not altered since this time as a comparison shows in Figure 5.2, with the rear wing clearly shown. However, since the Grove Road was first designed and built it has changed significantly in other parts as can be seen by the later development that is present, some of which entailed the demolition of the historic buildings. This shows that change is often inevitable, and as a result conservation is about the management of change.

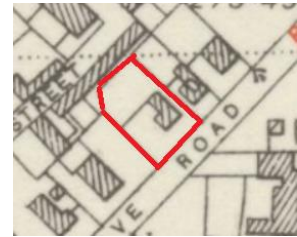
Figure 5.2 Map comparison



1898



1912



1939

- 5.8 The building is currently used as a house in multiple occupation rather than a dwelling in a single occupancy.

6. Significance and contribution of setting

- 6.1 The application site contains one Grade II listed building that is in close proximity to several other listed buildings and is within a designated Conservation Area.
- 6.2 There are four established heritage values that are used to determine the significance of a heritage asset and these are defined as follows:

Evidential value	The potential of a place to yield evidence about past human activity
Historical value	The ways in which past people, events and aspects of life can be connected through a place to the present. This can be illustrative or associative
Aesthetic value	The ways in which people draw sensory and intellectual stimulation from a place
Communal value	The meaning of a place for the people who relate to it, or for whom it figures in their collective experience or memory

- 6.3 The application site has been evaluated as follows:

- **Evidential value – Medium**

The site forms an integral part of planned development in the area and the house has retained much of its external character and original layout., Although some of the internal features such as fireplaces have been lost, many internal features do remain. Overall, the site retains features and architecture that show the former high status domestic nature of the building. It is therefore considered to have medium evidential value.

- **Historical value – Medium**

The site forms part of the planned development in the area and was occupied by the affluent middle classes of Wrexham, who were important in terms of their occupation and contribution to the local community. It is therefore considered to have medium historical value.

- **Aesthetic value - Medium**

Number 9 Grove Road is a distinctive large building that forms an important part of the streetscape in this area. It is however suffering from a lack of maintenance in terms of both the building and the garden which detract from its aesthetic value and is therefore considered to have medium aesthetic value.

- **Communal value - Low**

Although the house forms an integral part of the streetscene and shows a previous way of life where servants lived in, it is set back from the front boundary wall and was not inhabited by occupiers of note and is therefore considered to have low communal value.

6.4 Understanding the significance of a heritage asset, or part of one, is essential in being able to assess the potential impact of a development. Technical Advice Note 24 The Historic Environment 2017 defines significance as 'The sum of the cultural and natural heritage values of a place'.

6.5 Using the four heritage values above, the site can be considered to be of high significance with the buildings, layout and features telling the tale of its economic and social heritage, and the changes that have occurred throughout its history.

The potential impact of the development on the four heritage values outlined above is summarised below:

Evidential value	Moderate negative impact – the proposal results in the addition of a number of en-suites which will alter the original floor plan, however this is retained overall with the new partitions being additional. They could in theory be removed in future if required. The rear yard will be incorporated into the proposed new day room and this will be lost as an external service area, however the form and layout will remain evident, and it will still be possible to read the history and development of the site.
Historical value	Minor negative impact – the proposed alterations will change the property from a substantial dwelling house (as it has been historically) to a nursing home, and this will have a minor negative impact on the historical value.
Aesthetic value	Minor negative impact – from the front of the building and site, which is the principal elevation, there will be little evidence of the changes to the rear. There will however clearly be an impact on the rear, but this was historically the less important elevation which contained the service functions of the house.
Communal value	Neutral impact – due to the nature of the proposals there will be no impact on the communal value of the site.

6.6 In terms of the impact on the nearby listed buildings, this will be restricted to the impact on the rear of the adjacent listed building. Due to the relationship between the two listed buildings, the rear wing of Number 9 and the low height and location of the proposed extension, this will be to some extent screened from view when looking out from Fern Bank.

Heritage Impact Assessment

- 6.7 The setting of Number 9 is that of large property with a domestic character that is located in an urban area, and this will not be altered. It currently sits within a large plot and whilst the undeveloped part of this will be reduced, this is to the rear and there will still be a significant garden area associated with the property. Looking from the front, there will be little evidence of the extension to the rear in terms of the setting from this perspective.
- 6.8 The Grosvenor Road Conservation Area Appraisal identifies that the grander and individually distinctive properties of Grosvenor Road and Grove Road are set back from the road within their own fairly substantial grounds. It also identifies the tree lined route along the road, the vista along Grove Road and the architectural detailing of the properties and their front boundary walls and gate piers as key elements of the character of the Conservation Area. In this respect, the proposal is line with the requirement for development to preserve and enhance Conservation Areas as these elements are retained.
- 6.9 The comments of the Council's Arboricultural Officer have been taken into account and an arboricultural survey has been carried out, and accompanies the application. This indicates that none of the trees that should be retained are impacted by the proposed development. The garden is currently very overgrown, and the orchard referred to is in a poor condition as outlined in the survey. A space has been retained between the proposed new extension and the terrace to the rear to allow for a gap in the development and an appropriate planting / landscaping scheme could reinstate some of the lost elements as part of the resident's garden area. The large trees to the front of the property that form an important part of the streetscene, and the setting of the house are to be retained. Whilst there will be some impact on the trees as a result of the proposal, the minimum number required to accommodate the scheme are proposed for removal and an appropriate planting scheme could provide a mitigation for this which limits the impact on the Conservation Area in this respect.

7. Summary and conclusion

- 7.1 As outlined above, and reflected in the list description, Number 9 Grove Road is an important and interesting building that has formed part of the history and development of the area.
- 7.2 It is often difficult to find new uses for large properties such as this, and the proposed new use has been designed to have minimal impact on the existing listed building and its fabric. Whilst there will inevitably be some impact on its setting, and that of the other identified historic assets, the proposal does provide a new use that will help to conserve the building for the future and allow its history and development to still be evident. Conservation is about the management of change, and it is therefore considered that the proposals are acceptable and appropriate from a historic environment perspective.

APPENDIX A

List description - 9 Grove Road

Full Report for Listed Buildings



Summary Description of a Listed Buildings

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
1834	9	II	Designated	31/01/1994	31/01/1994

Name of Property	Address
NO.9 GROVE ROAD (NW SIDE),,,,,CLWYD,	9 Grove Road

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Wrexham	Rhosddu			333503	350969

Street Side	Location
	Set back from the street in enclosed garden, and one of a series of late C19 villas surviving on the west of the street.

Description

Broad Class	Period
Domestic	

History

House, dated 1881.

Exterior

Roughcast render with smooth rendered quions, over brick (exposed in rear elevation). Slate roof with scallopped bands. 2 storeys, 2 window range with central entrance hall. Domestic gothic style. L-plan, with tower over entrance in angle. Stepped hood mould to 4-centred arched doorway with datestone above. 4-pane sash window with drop ended hood mould beneath pyramidal roof of tower above. Similar window to left of doorway on each floor. Gable to right, with canted bay window to right, with 2-light window with drop-ended hood mould above. 4-pane sash window on each floor, with hood mould over lower window, to left of entrance. Gabled return faces side garden, with canted bay window to ground floor and 4-pane sash window with drop ended hood moulds above. Similar windows in left hand bay. Continuous string course across principal elevations. Gabled wing of entrance forms service range to rear. Stack on rear of main range and sevice wing. Interior retains original layout including entrance hall, and main staircase.

Interior

Reason for designation

Part of an important group of late C19 villas which together demonstrate the range of styles in use at the time, and which form an interesting example of urban estate development.

APPENDIX B

List descriptions – other listed buildings on Grove Road

Full Report for Listed Buildings



Summary Description of a Listed Buildings

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
1836		II	Designated	31/01/1994	31/01/1994

Name of Property	Address
Epworth Lodge	

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Wrexham	Rhosddu			333531	350997

Street Side	Location
NW	Situated in enclosed garden towards the north-east end of the road, and part of a late C19 development of villas.

Description

Broad Class	Period
Domestic	

History

Built as manse to Bryn y Ffynnon Methodist Church in 1865 but now a private house.

Exterior

Random rubble with ashlar dressings and slate roof. 2 storeys, L-plan with central entrance hall, employing a picturesque asymmetrical domestic gothic style. Hipped roofed porch in angle of the 2 ranges to the front, with shouldered arch to doorway. Advanced coped gabled range to the right has squared bay window to ground floor, with pointed arched mullioned lights and lean-to roof, and 3-light window above, with shafts as mullions. 2 narrow shouldered windows in left hand range, and trefoiled window over porch. This range faces SW, with canted bay window with shoulded mullioned lights to ground floor, and 3-light window with shouldered shafts as mullions beneath coped gable above. Rear of this range has gable facing garden, with shouldered mullioned windows in gable end and side wall, and stack on corner of gable. Late C20 conservatory projects from ground floor. Continuation of gabled wing also advanced to rear. Continuous string course to principal elevations, and moulded stone brackets to oversailing eaves. Axial stack and end wall stacks in this wing, and axial stack in SW wing, all with moulded caps.

Interior

Reason for designation

Part of an important group of late C19 villas, which together form a good example of urban estate development.

Full Report for Listed Buildings



Summary Description of a Listed Buildings

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
1835		II	Designated	31/01/1994	31/01/1994

Name of Property	Address
Fern Bank and former Coach House	

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Wrexham	Rhosddu			333516	350980

Street Side	Location
	Set back from the road between No 9 and Epworth Lodge.

Description

Broad Class	Period
Domestic	

History

House, built in 1873 and designed by J. R. Gummow for Mr. Ezekiel Mason.

Exterior

Brick with stuccoed dressings and slate roof. Described by Gummow as an Anglo-Italian cottage. 2 storeys, L-plan with entrance in side elevation of advanced left-hand wing. Advanced gabled entrance porch with pilasters with stiff-leaf capitals carrying cornice and entablature. Sill band to upper storey, which has round arched window with cast-iron balconette, and steeply arched hood mould. Expressed stack in right hand range, and sash window on each floor to left. Modillion cornice to oversailing eaves returns to form open pediment of gabled return facing the street: canted stone bay window with French doors and beaded frieze to cornice, round-arched sash window with steeply arched hood mould which continues as string course, above. Cast iron balconette and 2 plain sill bands which continue across recessed right hand range. Right hand range has French doors to ground floor, and 2 12-pane sash windows above, both with balconettes. Side and end wall stacks, with moulded brackets to projecting caps. Adjoining the house to the rear is the former coach house: square in plan, a low 2-storeys with hipped roof. Segmentally arched entrance (with similar entrance in flat roofed range to right), and round window above. Roof overhangs on moulded brackets, and is surmounted by a weather vane.

Interior

Reason for designation

Part of an important group of late C19 villas which together form an interesting example of urban estate development. A good example of the work of the Wrexham architect J. R. Gummow.

Full Report for Listed Buildings



Summary Description of a Listed Buildings

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
1833	3	II	Designated	31/01/1994	31/01/1994

Name of Property	Address
Plas Gwilym	3 Grove Road

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Wrexham	Rhosddu			333437	350917

Street Side	Location
NW	Situated towards the SW end of the road, the first surviving C19 building on this side of the street.

Description

Broad Class	Period
Domestic	

History

Grove Park was sold off for development in 1860, and this house was built for S. T. Baugh, some time between 1861 and

1866, probably to designs of J. R. Gummow, the architect responsible for several other houses in the area. Originally called Leeswood House, it was known as Plas Gwilym by 1910, and became offices in 1951.

Exterior

Brick with stone dressings and slate roof. 2 storeys, 3 window range with central entrance. Balanced asymmetry with advanced gabled wing to left of main range, and entrance tower in the angle. Gabled porch with open-work timber on brick and stone base, with pendant finial to enriched bargeboards. 2-light mullioned and transomed window with relieving arch over the doorway, and blind trefoiled lancet in upper stage of tower, which has bell-cast pavilion roof surmounted by wrought iron brattishing. Right hand range has canted bay window with mullioned and transomed lights to ground floor, and upper window beneath gabled dormer with fretted bargeboards. 2-light wood mullioned and transomed window in gabled return, the upper window renewed. Enriched bargeboards with pendant finial. Left hand asymmetrical gable facing street, with 4-light mullioned and transomed window to ground floor, and 2-light oriel window above. Fretted bargeboards with finial. Return elevation to former side garden to SW has central gable with canted bay window and mullioned and transomed window above. Service wing to NE, with some alterations to fenestration associated with conversion to offices. Axial stacks each side.

Interior

The original plan and much of the original decorative detail survive, including the tiled entrance hall and top-lit staircase with trefoiled panelled balusters, several fireplaces and joinery detail with stilted shafts to doorcase of lower floor.

Reason for designation

Part of an important group of late C19 villas which together demonstrate the range of styles in use at the time, and which form an interesting example of urban estate development.

Full Report for Listed Buildings



Summary Description of a Listed Buildings

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
1837		II	Designated	31/01/1994	31/01/1994

Name of Property	Address
Romano	

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Wrexham	Rhosddu			333474	350865

Street Side	Location
SE	Situated in enclosed garden towards the north-east end of the road, and part of a late C19 development of villas.

Description

Broad Class	Period
Domestic	

History

Built as manse to Bryn y Ffynnon Methodist Church in 1865 but now a private house.

Exterior

Random rubble with ashlar dressings and slate roof. 2 storeys, L-plan with central entrance hall, employing a picturesque asymmetrical domestic gothic style. Hipped roofed porch in angle of the 2 ranges to the front, with shouldered arch to doorway. Advanced coped gabled range to the right has squared bay window to ground floor, with pointed arched mullioned lights and lean-to roof, and 3-light window above, with shafts as mullions. 2 narrow shouldered windows in left hand range, and trefoiled window over porch. This range faces SW, with canted bay window with shoulded mullioned lights to ground floor, and 3-light window with shouldered shafts as mullions beneath coped gable above. Rear of this range has gable facing garden, with shouldered mullioned windows in gable end and side wall, and stack on corner of gable. Late C20 conservatory projects from ground floor. Continuation of gabled wing also advanced to rear. Continuous string course to principal elevations, and moulded stone brackets to oversailing eaves. Axial stack and end wall stacks in this wing, and axial stack in SW wing, all with moulded caps.

Interior

Reason for designation

Part of an important group of late C19 villas, which together form a good example of urban estate development.

CADNANT

PLANNING

Conwy | 20 Connaught House, Riverside Business Park, Benarth Road, Conwy LL32 8UB
| 01492 581800

Chester | 1 Aldford House, Bell Meadow Business Park, Pulford, Chester CH4 9EP
| 01244 621007

www.cadnantplanning.co.uk