



Heritage Statement

1 GENERAL

This Heritage Statement should be read in support of a full planning application for the proposed change of use and conversion of existing Office Premises (Class B1a) to 5 no. residential flats (Class C3).

The statement should be read giving full regard to the application drawings and details.

2 LOCATION

The site lies on King Street, within the town centre of Wrexham Town, Wrexham County. The aerial photograph below identifies the application site in red in the context of its surroundings. It forms part of the current 'Grosvenor Road Conservation Area', as defined by the Unitary Development Plan (UDP) 1996 - 2011 adopted on February 14, 2005.



Inset Plan Notation / Nodiadau Map Mewnsoodiad

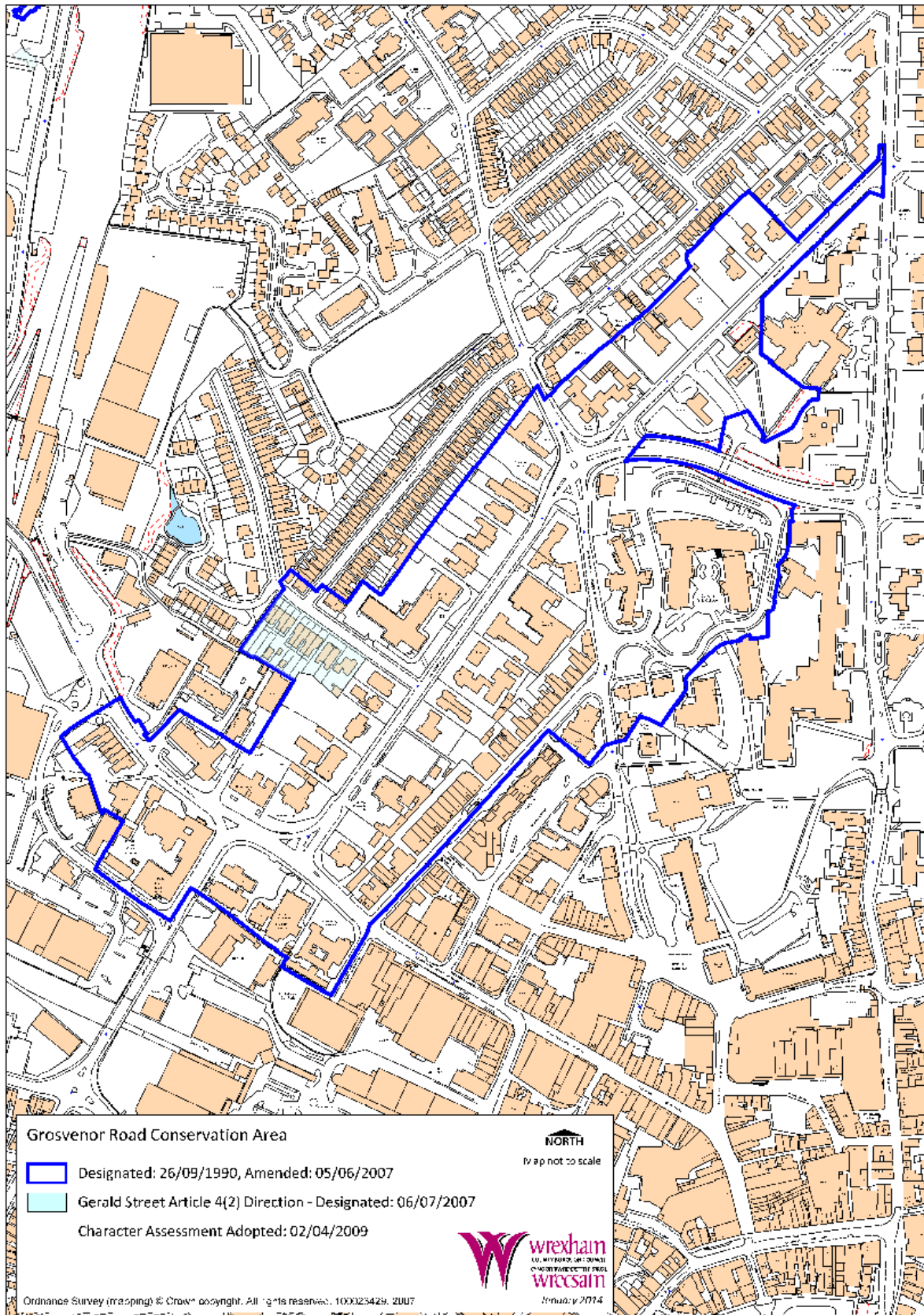
Principal Shopping Street / Prif Stryt Siopa - S1	Housing / Tai - H1
Shopping Area / Ardal Siopa - S2, S3	Mixed Use and Regeneration Areas / Ardaloedd Defnydd Cymysg ac Adfywio - H13, H14
District Shopping Centre / Canolfan Siopa Cylch - S5	Bus Station Redevelopment / Aiddatblygiad Gorsaf Bws - T2
Commercial Offices / Swyddfeydd Masnachol - E7	Road Improvement / Gwellfa Ffyrdd - T4
Conservation Area / Ardal Cadwraeth - EC7, EC8	Traffic Management / Rheoli Traffig - T7
Environmental Enhancement / Gwelliant Amgylcheddol - EC10	
Development and Flood Risk / Datblygiad a Perygl Llif - EC12	
Community and Leisure Facilities / Cyfeusterau Cymunedol ac Adoliant - CLF2	

Extract of current UDP Map



Extract of Grosvenor Road Conservation Area Map – site coloured red

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3 CONTEXT AND SIGNIFICANCE OF LOCAL HERITAGE

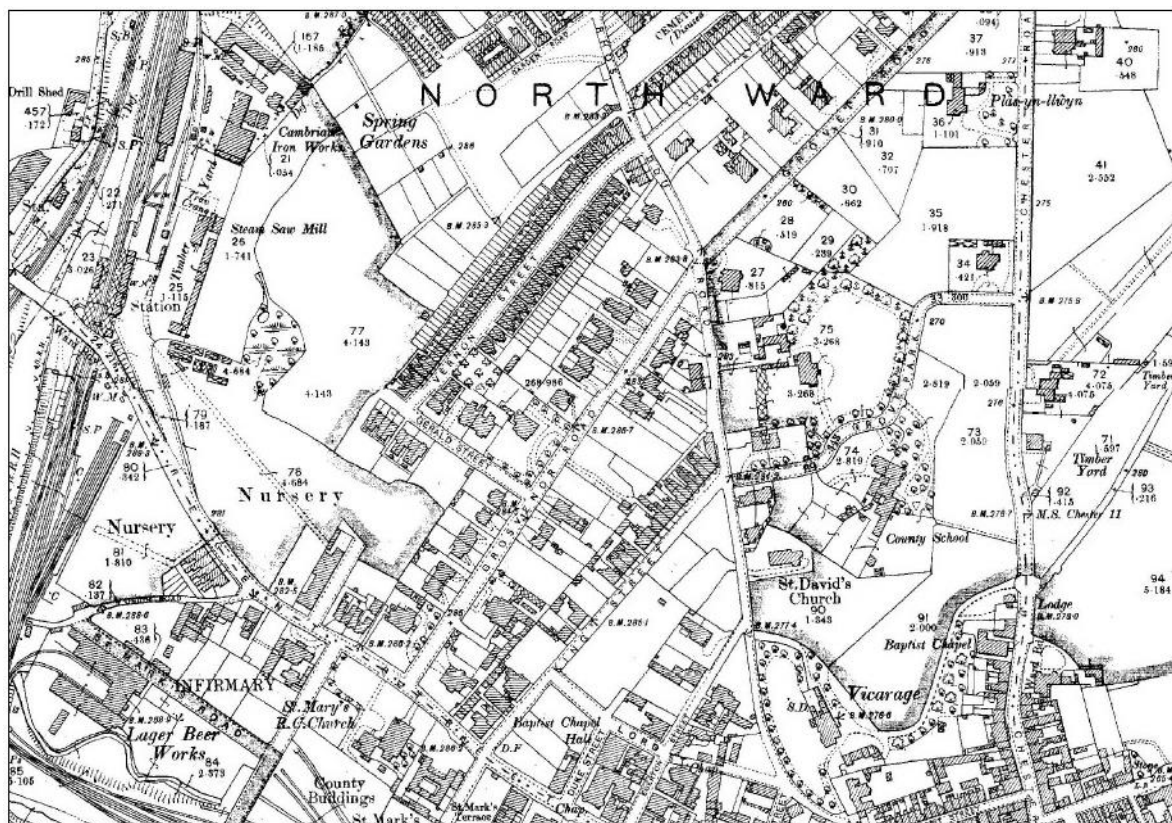
The application site falls within the Grosvenor Road Conservation Area. King Street is named specifically as an area of interest in the "Grosvenor Road Conservation Area Assessment and Management document" that was adopted by the Council in 2009.

King Street

2.7 Said to be the first residential street formally laid out in Wrexham, King Street had been established by 1828. Most of the buildings on the west side of the street are 18th or early 19th century in date and Georgian in character; originally these houses reputedly had private front gardens. The street was almost certainly named in honour of King George IV who had been Prince Regent until 1820. The

Trinity Presbyterian Church of Wales at the east end of King Street was built in 1902, using the local Ruabon red brick with sandstone dressings, and is listed as a good example of an early 20th century church and hall design using the Ruabon brick. It is designed in the Perpendicular style and has a distinctive bell tower.

Grosvenor Road Conservation Area Assessment and Management document – Extract



Town Centre Map showing the residential area of King Street 1899



King Street Character Area Map

“Grosvenor Road Conservation Area Assessment and Management document” adds additional detail descriptions of particular character to retain such as:

Original Plot Widths and Continuous Building Lines

3.1 These are very strong and distinct within each of the key areas of the Conservation Area. For example, King Street displays narrow plot widths with properties set directly against the street and a regular rhythm afforded by the uniform pattern of the fenestration. In contrast 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 is these distinct building patterns that give the Conservation Area both its diverse and unique character, important in the understanding of the historic development of the town.



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King Street

4.1 The majority of historic buildings along the west side of the street are Georgian in character and scale. The buildings are tightly packed forming an unbroken terrace along the west side of the street, with all of the properties fronting directly onto the pavement, creating an intimate character. A number of buildings are Listed Grade II reflecting their architectural and historic importance but the unlisted buildings also make a positive contribution in architectural terms and townscape value and give strong cohesion to the street.



4.2 Much of the character derives from the predominantly two and three storey residential scale buildings, tightly packed on regular narrow plot widths and forming an unbroken terrace. The irregular rooflines punctuated with chimneys, and small sash windows deeply recessed within their reveals at first and second floor level, create depth and interest to the street frontage. The dominant and unifying architectural style is typically Georgian with brick walling, slate roofs, brick chimney stacks, dentil courses, decorative window heads and cills.



4.3 Numbers 55 to 67 King Street were purpose built as a terrace of seven shops with living accommodation over. The

remainder of the houses in the street were mostly altered during the 1920's by local builder Charles Caldicott who converted them to retail and office premises. Traditionally designed shopfronts with fascias, stallrisers and pilasters were inserted and these are important to the character and appearance of the street. Of particular interest is number 11 and 13 King Street. This property originally served as St David's Roman Catholic Chapel and was used for worship until St Mary's Cathedral was built in 1857. The frontage of the building was removed in the 1930's when the ground floor was converted into shop premises. Sandstone detailing at the eaves is the only reminder of the building's former use.

4 NATIONAL & LOCAL POLICY CONTEXT

National Planning Policy

National Policy is set by Planning Policy Wales (PPW – Edition 10, December 2018) which sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes and ensures Local councils can keep Wales's commitment to sustainable development through the planning system.

The Welsh Government sets out in para 6.1.1 of Planning Policy Wales the following objectives for the conservation and improvement of the historic environment:

- preserve and enhance the historic environment, recognising its contribution to economic vitality and culture, civic pride and the quality of life, and its importance as a resource for future generations; and specifically, to:
- protect archaeological remains, which are a finite and non-renewable resource, part of the historical and cultural identity of Wales, and valuable both for their own sake and for their role in education, leisure and the economy, particularly tourism;



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- ensure that the character of historic buildings is safeguarded from alterations, extensions or demolition that would compromise a building's special architectural and historic interest; and to
- ensure that conservation areas are protected and enhanced, while at the same time remaining alive and prosperous, avoiding unnecessarily detailed controls over businesses and householders.

Local Planning Policy

Policy EC7 Within, and in close proximity to, conservation areas, the priority will be to preserve and/ or enhance those buildings, structures, streets, trees, open spaces, archeological 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.

5 DESCRIPTION OF PROPOSAL

There is very little external changes proposed to the existing building. The building has been well looked after over the years and the existing painted timber shop front is in a very good state.

Two additional windows have been proposed to the side elevation and it is proposed to adjust the glazing configuration to the shop front to remove the door access.



Existing shop frontage to the front Elevation



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Existing Front Elevation



Existing shop frontage to be modified to remove the two existing doors and raise the cill level and install secondary glazing internally. New glazing in place of the existing doors to become the opening casements

Proposed Front Elevation



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The proposed changes do not affect the existing building line, facing materials, or the overall Visual interest to the Principle Elevation facing onto King Street.

6 IMPACT OF CHANGES

We believe the proposal creates no impact visually onto the existing Conservation area. The proposal to turn the building back into residential in fact reaffirms the existing use of the building, and strengthens the King Street style.

In recent years there have been negative impacts on the King Street Streetscape with removal of existing detailing and shopfront signage for example. As the building would no longer be for commercial use, there will be no proposed signage, and existing details will be retained.

7 CONCLUSION

We conclude that this statement has shown that the proposal put forward will not impact negatively on the Grosvenor Road Conservation Area. The proposal is sensitive and will ensure that the building is enhanced without compromising the original architecture and heritage retained.
