

CADNANT

PLANNING

38-41 High Street, Wrexham
HERITAGE IMPACT STATEMENT
Mr J Blaney
July 2020
2020.035

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

Chester | 3 Bretton House, Bell Meadow Business Park, Park Lane, Pulford, Chester CH4 9EP

Heritage Impact Statement



Status of report:	ISSUE	V1.0	July 2020
Author:	Eleanor Carpenter MA Historic Environment Conservation MRTPI		
Checker:	Sioned Edwards MRTPI		
Reviewer:	Sioned Edwards MRTPI		
Approved by:	Sioned Edwards MRTPI		
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	10
5. History and development	13
6. Significance and contribution of setting	26
8. Summary and conclusion	29

1. Introduction

- 1.1 This Heritage Impact Assessment has been prepared to consider the impact of proposed works at 38-41 High Street, Wrexham. The site comprises separately listed buildings previously known as 38,39, 40,41 and 42/42a High Street and it is located in Wrexham Town Centre.
- 1.2 The relevant guidance states that Heritage Impact Assessments should be proportionate to the proposal and significance of the heritage asset. The buildings that comprise the site are Grade II listed and are within the Wrexham Town Centre Conservation Area. The site is also adjacent and close to a number of other listed buildings, some of which could have the potential to be affected by the proposal.
- 1.3 The proposal involves the subdivision and change of use of the first and second floors of the buildings now known as 38-41 High Street into 23 residential apartments and the alteration of some window openings as a consequence. The main impact is considered to be on the fabric of the listed building.
- 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 Design, Access and Planning Statement.

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 10, 2018

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 (adopted February 2005). 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.

Cadw Guidance

2.7 Cadw have also produced guidance in relation to managing change in the historic environment which includes the following:

- Conservation Principles for the Sustainable Management of the Historic Environment in Wales, 2001;
- Managing Scheduled Monuments in Wales, November 2018;
- 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 38-41 High Street comprises what was originally several three storey dwellings and is now in one ownership with the buildings being physically combined. It is within the town centre of Wrexham and situated on the south side of the High Street, within the Wrexham Conservation Area. The building fronts onto High Street where it forms a prominent building, with the rear facing onto Temple Row and towards the historic church of St Giles. The properties that now comprise 38-41 High Street are all Grade II listed.
- 3.2 Whilst both numbers 38-39 and 40-41 are three storeys, they are different in height and scale, with 40/41 being the more prominent and taller building. 38-39 has had retail uses on the ground floor for many years with offices above, whilst 40-41 High Street was used as a bank until relatively recently. 38-39 and 40-41 have openings between them on the ground and first floors, and there is also a large cellar below.
- 3.3 As stated in the list description, and supported by the historic deeds for the properties, numbers 38-39 were built as a single house but later subdivided into two and is thought to date back to the 18th Century, which is confirmed by documents from 1793 where the building is already in existence. The full list descriptions can be found in Appendix A. The current building at 40-41 High Street is thought to be rebuilt on the site of an earlier building and date from the 19th Century, although internal timber framing does indicate that the original 18th Century building could have been altered rather than completely replaced. As stated in the list descriptions, the buildings form part of a wider important group of buildings on the High Street.
- 3.4 Numbers 38-39 were first listed in 1980 and numbers 40-41 in 1994 and as a consequence, some inappropriate works, mostly internal, had been carried out prior to the buildings being afforded the protection listing provides. Appendices C and D contains a schedule and photographs showing how much of the internal character had been lost by this time.
- 3.5 The use of numbers 40-41 as a bank previously is evident from the ground floor front façade and permission has been granted for the conversion of the ground floor into a restaurant.
- 3.6 To either side are attached buildings, which are also listed. The former TSB to the west is a four-storey corner building whilst 36 High Street to the east is a two-storey building

Heritage Impact Statement

and together they form part of the longer terrace of historic buildings on this side of the High Street.

- 3.7 On the other side of the High Street opposite the site, is a combination of historic buildings and more modern buildings, and at the eastern end of the street and forming a key part of the streetscene is the Wynnstay Arms Hotel.
- 3.8 To the rear of the site is Temple Row which faces onto the churchyard of St Giles' church and the presence of the building along Temple Row make it difficult to see the rear of 38-41 High Street, especially the lower floors. The courtyard behind the building is small and constrained as the photographs in Figure 3.3 show and the surrounding buildings have been subject to inappropriate interventions over the years.

Figure 3.1 Aerial photograph showing the location of the site



Figure 3.2 Frontage of 38-41 High Street



38-39 High Street



40-41 High Street

Heritage Impact Statement

Figure 3.3 Rear yard



- 3.9 There are a number of other listed buildings in the vicinity of the application site as can be seen in Table 3.1.

Table 3.1 Listed buildings in close proximity to 38-41 High Street

Listed building	Grade
No 26 High Street (south side)	II
No 28 High Street (south side)	II
No 29 High Street (south side)	II
No 30 High Street (south side)	II
No 31 High Street (south side)	II
No 33 High Street (south side) Previously listed as No. 33	II
Embassy Public House	II
No. 36 High Street (south side)	II
No. 37 High Street (south side)	II
No. 43 High Street – Trustees Savings Bank	II
No. 8 High Street (north side)	II
No. 10 High Street (north side)	II
Butcher's Market	II
The Golden Lion Public House	II
No. 11 High Street (north side)	II
Midland Bank	II
No. 3 Church Street (east side)	II

Heritage Impact Statement

No. 4 Church Street (east side)	II
No. 6 Temple Road (formerly listed as no. 8)	II
St Giles' Churchyard Gates	II*
Parish Church of St Giles	I
2 chest tombs to west of Church of St Giles	II
2 chest tombs adjacent W boundary of churchyard	II

- 3.10 There is also a designated scheduled monument at the entrance to the churchyard from Church Street in the form of 'Wrexham Churchyard Ornamental Wrought Iron Gates and Screen'.
- 3.11 This proposal relates to the first and second floors, with the ground floor and cellar area having been already converted to a bar and restaurant. Internally, little of the original layout or features remain as previous alterations have resulted in their loss through the creation of large offices, toilets and the installation of a lift etc. The photographs in Figure 3.4 below provide an indication of the interior of the first and second floors.

Figure 3.4 Internal photographs (2020)



Heritage Impact Statement



- 3.12 Internally it can be seen that very few original or significant features or layout remain and therefore the proposed alterations do not have an impact on these. The proposals relate mainly to internal works and the only visible external works relate to the amendment to window openings where these were previously altered to allow for the installation of toilets. These changes to the windows are located in an area not visible from many places as they are located in the rear yard area between buildings.

4. The proposed development

- 4.1 The proposed development relates to the sub-division of the first and second floors of 38-41 High Street into a number of apartments. The scheme has been carefully considered to make best use of the existing window openings and layout. Other than some minor amendments to the window openings on both the first and second floors, and alteration of external pipework etc there will be no external alterations.

Ground floor

- 4.2 As can be seen on the plans and associated waste management plan, there will be a store for the collection of waste and recycling created on the ground floor. This involves the erection of a partition wall and provides an appropriate method of storage of waste that does not impact detrimentally on the listed building, amenity or external areas.

First floor

- 4.3 On the first floor, there are currently offices spaces, hallways, stairwells / lift and facilities such as toilets.
- 4.4 It is not proposed to remove any of the existing historic walls and any remaining historic features, fixtures and fittings will be retained and if necessary repaired. Any plastering to original walls that is required will be in an appropriate lime plaster mix.

Second floor

- 4.5 As with the first floor, there are currently offices spaces, hallways, stairwells / lift and facilities such as toilets. There are no proposals to remove any of the existing historic walls and any remaining historic features, fixtures and fittings will be retained and if necessary repaired. Any plastering to original walls that is required will be in an appropriate lime plaster mix.
- 4.6 Insulation will be inserted into the roof and will be of an appropriate breathable material.

General

- 4.7 Existing windows are to be retained and repaired with secondary glazing in an appropriate design being installed in order to improve energy efficiency and to reduce any impact on amenity due to noise.

Table 4.1 Summary table of alterations proposed

Location	Proposed alteration	Significance	Justification
First floor	Creation of apartments and the installation of kitchen areas	Medium	Whilst the proposal creates a number of apartments, the upper floors of the property have historically been used as dwellings and this returns them to their original use. The original layout and features were lost some time ago and therefore the proposal does not impact on these. There is to be no loss of historic walls
	Re-plastering and repairs	Low	Any repair works will be undertaken using a lime plaster of an appropriate mix
	Installation of secondary glazing	Low	Secondary glazing is removable and reversible and the proposed secondary glazing will relate to the meeting rails, transoms and mullions etc of the existing windows so that it does not impact on the aesthetics of the property
Second floor	Creation of apartments and the installation of kitchen areas	Medium	Whilst the proposal creates a number of apartments, the upper floors of the property have

Heritage Impact Statement

			historically been used as dwellings and this returns them to their original use. The original layout and features were lost some time ago and therefore the proposal does not impact on these. There is to be no loss of historic walls
	Re-plastering and repairs	Low	Any repair works will be undertaken using a lime plaster of an appropriate mix
	Installation of secondary glazing	Low	Secondary glazing is removable and reversible and the proposed secondary glazing will relate to the meeting rails, transoms and mullions etc of the existing windows so that it does not impact on the aesthetics of the property
Externally	Windows	Low	The windows to be altered are not historic windows and therefore no historic fabric or appearance will be affected. Whilst no evidence has been found of the original windows, the proposed new window layout is considered to be an improvement on the current arrangement

- 4.8 A number of options were considered for the layout during the design process, with the current proposal representing the one that worked best with the location of the windows and the existing layout.

5. History and development

- 5.1 The on-line Coflein entry for 40-42 High Street states that there was a building on the site in 1780 but the site was re-built in the late 19th Century to form a single block, and this is repeated in the list description which describes 40-42 High Street as:

“Painted brick with painted stone dressings and slate roof. 3 storeys, 5 window range. Ground floor entirely renewed c1970, but upper storeys are virtually unaltered. Tall wood mullioned and transomed windows in moulded architraves with deep panelled sill band to 1st floor and segmental pediments carried on brackets over each window. Bracketted sill band to upper storey, with entablature hoods above each window. Angle quoins. Deep eaves band with modillion brackets carrying projecting cornice. Although the original internal planning and ground floor elevation have been altered, the building represents an interesting example of late C19 commercial development, and forms part of an important group of buildings on High Street.”

- 5.2 The building was Grade II listed in 1994 by which time considerable alterations had been carried out internally and the RCAHMS holds photographs and plans and elevations from an emergency recording when it was used as a bank. These are however not accessible at the present time due to the current coronavirus situation.

- 5.3 38 and 39 High Street are a separately listed Grade II building and were designated in 1980, some time prior to the adjoining building. The list description is as follows:

“Built as a single house but at one time subdivided. Now once again a single commercial unit to ground floor, with separate offices (part of 40-42) above. First noted as a shop in 1757, the present building is probably late C18, though extensively renewed. Brick with some stone dressings and slate roof. 3 storeys, 3 window range, with C20 shop fronts to ground floor, and 12-pane sash windows above, with painted stone heads with stressed voussoirs. Modillion cornice below parapet. End wall stacks.”

- 5.4 It was listed for being part of an important group of commercial building on High Street.
- 5.5 The deeds to the properties have been made available and contain a considerable amount of information relating to their use and development. The key relevant details are included below.

Heritage Impact Statement

- 5.6 A N Palmer in A History of the Town of Wrexham states that there was a building on site in 1780, but no specific building is shown on the tithe map from 1841 (Figure 5.1) as shown below, when it is recorded as being houses, yards and gardens along with many other appurtenments.
- 5.7 However the property deeds refer to 38 and 39 High Street, along with what was then 2 and 2a Temple Bar (later no's 10,12,14,16) in the late 1700s when the will of a Mr John Marsh who died in 1793 left the properties to his three sisters, and it was then passed down to later generations.

Figure 5.1 Extract of the tithe map



- 5.8 Figures 5.2 below shows an historic image of Wrexham High Street with 38-41 shown on the right-hand side. Figure 5.3, which dates from 1907 shows 38 and 39 High Street on the right-hand side, as does Figure 5.4 from 1913.

Figure 5.2 Historic image of High Street

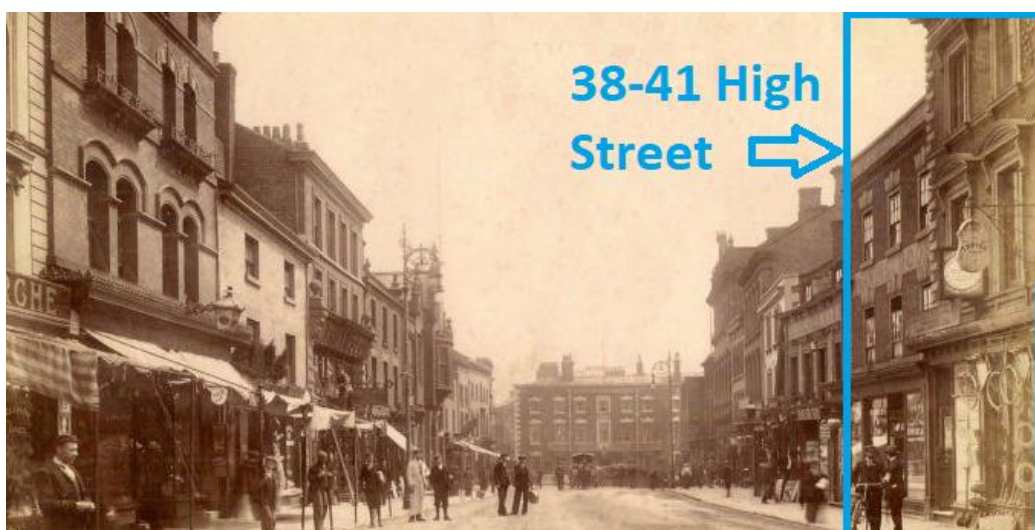


Figure 5.3 Wrexham High Street, 1907



Figure 5.4 Wrexham High Street, 1913



- 5.9 On 2nd September 1924, the deeds show the conveyance of the freehold premises 38-39 High Street and 2 & 2a Temple Row, and this document refers to a Fred Chadwick living at number 39 High Street. There is a memorandum attached to the conveyance which shows that on 3rd January 1962 2 & 2a Temple Row (later known as 10,12,14,16) were sold and the unit split.
- 5.10 Numbers 38-39 High Street were listed in 1980 and in 1981 a letter from the Local Planning Authority states that number 38 was occupied by a travel agency and number 39 was vacant but most recently used as a retail shop. The letter also stated that

Heritage Impact Statement

planning permission had been granted for the change of use of number 39 from a shop to banking / offices on 30th July 1981 but at the time the letter was written had not been implemented (15th October 1981).

- 5.11 The deeds show that there were a number of leases during the 20th Century for numbers 38 and 39 High Street and one of these from 1992 relates to the ground floor only and includes plans and a specification or works from this time. It shows that by this time the internal layout had changed considerably.
- 5.12 The deeds for 38-39 High Street show that the properties were in the late 1700s in the ownership of Mr John Marsh as his will in 1793 shows (Appendix B). He left these properties referred to as 'certain messuages or dwellinghouses and shops situate on the south side of High Street' in the holding of himself, Mrs Robinson and Stephen Rodenhurst, his five seats in Wrexham Church in the holding of Edward Jones and himself and also all his other messuages, lands and tenements to his three sisters, Elizabeth, Mary and Sarah. This shows that he was a man of money and importance in the local area and is dated 20th September 1793.
- 5.13 On 20th August 1806 there was an indenture between William Jones (saddler), John Jones, surgeon (eldest son of William Jones by Elizabeth his wife, sister of John Marsh), Richard Browne of Wrexham, gent and Richard Denson of the City of Chester, currier, on the marriage of John Jones and Jane, the daughter of Richard Denson.
- 5.14 A transcript on the deeds reads as follows:

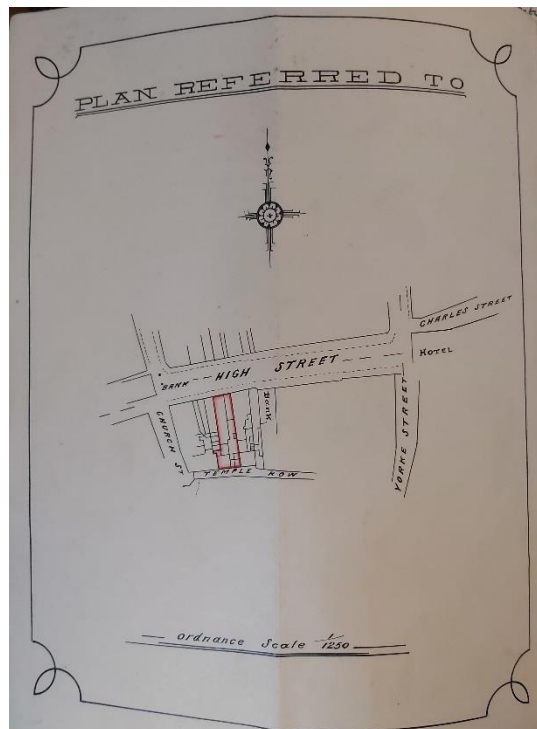
Table 5.1 Deed transcript

1795	Burial of John Marsh
November 1806	Marriage of John Jones and Jane Denson
1823	Sarah Marsh died unmarried
10 th February 1824	Probate of John Jones where he left his surgical books and instruments to his eldest son Richard, and left all the remainder of his personal estate to his wife, and upon her death it was to be shared between his younger children, William Denson Jones, Henry Denson Jones and John Marsh Jones
1826	Mary Marsh died without issue having married William Ross
11 August 1836	Elizabeth Jones died

Heritage Impact Statement

- 5.15 In 1924, 38 and 39 High Street were in the ownership of a Mr Arthur Hampden Ronald Wastell Poyser when they were conveyed, along with 2 and 2a Temple row, to Johnson Brothers (Dyers) Limited (Johnsons Cleaners). They retained 38 and 39 High Street but in 1962 sold 2 and 2a Temple Row – which later became 10, 12, 14, and 16 Temple Row. Figure 5.5 below shows the plan relating to this conveyance.

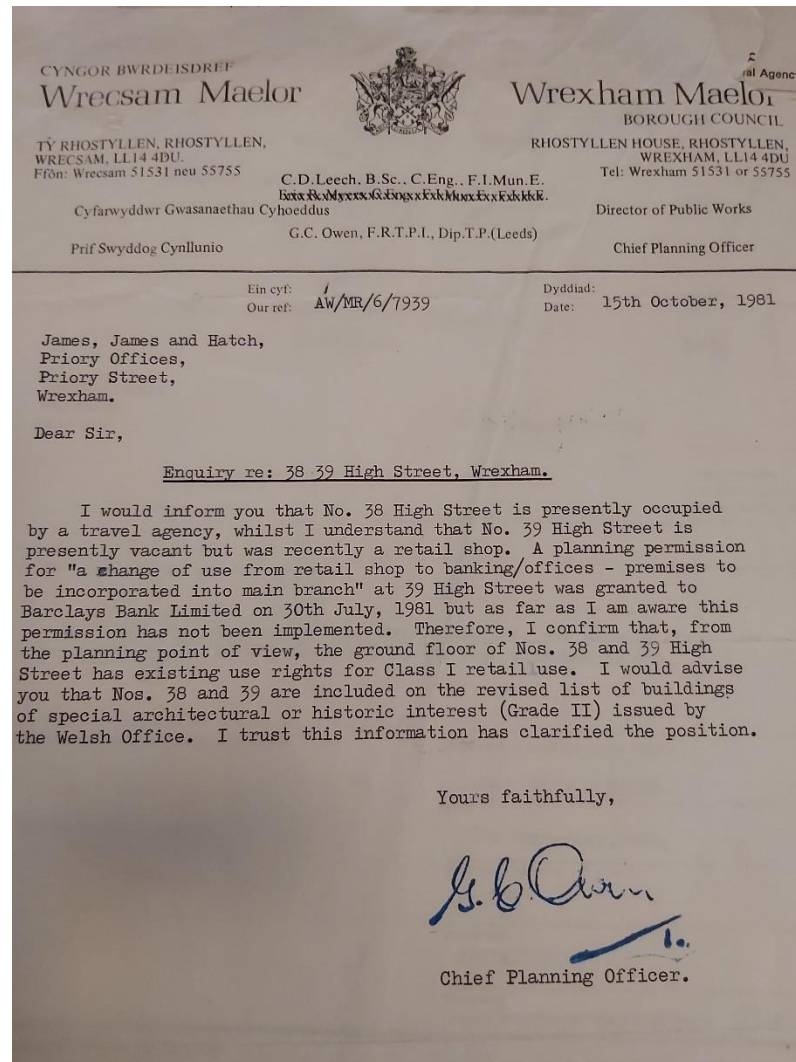
Figure 5.5 Plan relating to 1924 conveyance of 38 & 39 High Street and 2 & 2a Temple Row



- 5.16 In 1953, a lease for the property showed that the rent of £600 per annum had been increased by £60 to £660 per annum. By 1969, and after 2 and 2a Temple Row had been sold, the documents show that the rent had increased to £1339 per annum.
- 5.17 Numbers 38 and 39 High Street were listed in 1980 and in 1981 a letter from the Council (Figure 5.6) below refers to number 38 being a travel agency and number 39 having had planning permission for a change of use from a shop to banking / offices. On 5th February 1982, no's 38 and 39 were conveyed from the Johnson Group to Barclays Bank.

Heritage Impact Statement

Figure 5.6 Letter from Council regarding planning permission – 1981



- 5.18 In relation to 40 and 41 High Street, the deeds include the will of John Marsh, an indenture from 1806 between Mr Robert Perrott and others to Mr John Price for the consideration of £115, and a number of other historic papers from the 19th Century such as a mortgage in 1828 of two thirds of the premises between Mr Richard Jones and Mr Richard Browne. These show how the premises were handed down and sold over the years and are an invaluable historic resource. An indenture from 5th September 1845 between Mrs Jane Jones (widow,) William Denson Jones, gent, and Mr Joseph Edward Price to H W Meredith Esq et al includes the following schedules:

Figure 5.7 1845 Indenture schedules

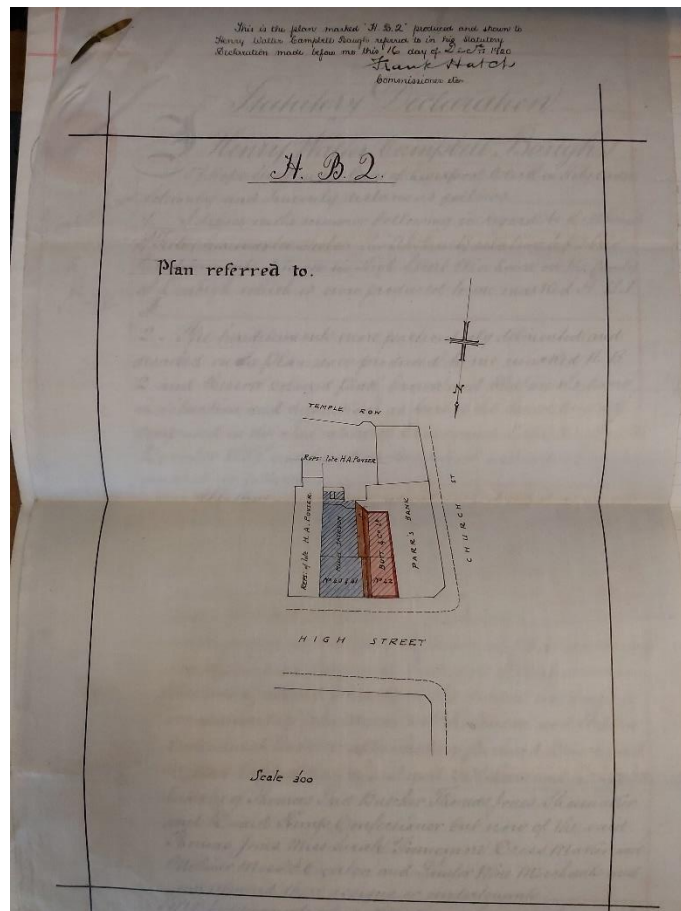
The first schedule above referred to -
 19th and 20th August 1806 - Indentures of lease and Release the latter being made between William Jones of Wrexham aforesaid, Gutterer of the first part John Jones of Wrexham aforesaid, Surgeon thereof further described of the second part Richard Browne of Wrexham aforesaid, Gentleman of the third part and Richard Tenson of the city of Chester Carrier of the fourth part -
 30th October 1830 - Indenture between Same Jones of Wrexham aforesaid, widow and William Tenson Jones one of the sons of the said Same Jones of the one part and the said Richard Browne of the other part -
 10th February 1824 - Probate of the will of John Jones late of Wrexham aforesaid, Surgeon deceased -
 The second schedule above referred to -
 20th February 1793 - Original Will of John Marsh late of Wrexham aforesaid, Stationer deceased -
 11th and 12th August 1828 - Indenture of lease and Release the latter being made between Elizabeth Jones, Widow thereof further described of the first part Richard Jones of Wrexham aforesaid, Surgeon thereof further described of the second part the said Richard Browne of the third part and Richard Jones of Wrexham aforesaid, Gentleman of the fourth part -
 17th September 1828 - Indenture between the said Richard Jones Surgeon of the one part and the said Richard Browne of the other part -
 17th September 1829 - Indenture between the said Richard Jones of the one part and the said Richard Browne of the other part -
 2nd February 1831 - Indenture between the said Richard Jones described as late of Wrexham but then of the Boro' of Southwark Surgeon of the one part and the said Richard Browne of the other part -

part -
 February 1837 Indenture between the said Richard Jones of the one part and Charles Bowen Tice of Shrewsbury in the County of Salop Gentleman and Thomas Edgworth of Wrexham aforesaid Gentleman of the other part

Heritage Impact Statement

- 5.19 There are also a number of documents relating to the property from the 20th Century and a statutory declaration dated 16th December 1920 includes a plan which shows no's 40 & 41, and number 42, along with the owners of the adjacent properties, including 38/39. In 1921 no's 40 and 41 (as shown in Figure 5.8) were conveyed from Mr E Price and others to the Misses J and C Jackson for the consideration of £5,000. (The brown area shown between the blue and red is a right of way.)

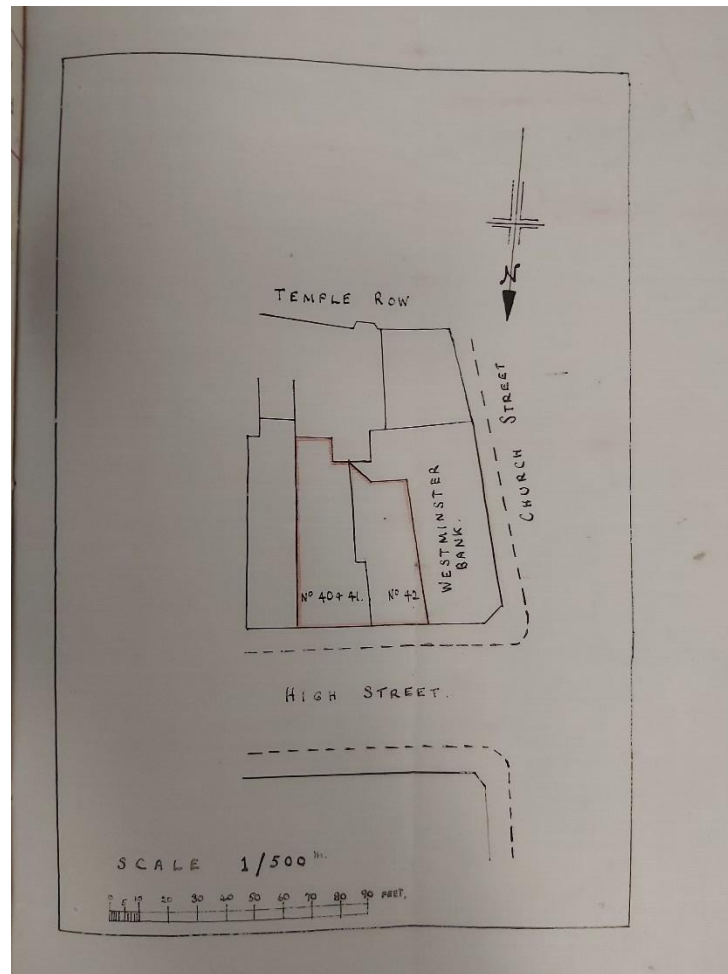
Figure 5.8 Plan from 1920



- 5.20 In 1944 no. 42 High Street was sold by Butt & Company to J & C Jackson so that it was then in the same ownership as no's 40 & 41, and by this time Parr's Bank had become the Westminster Bank. On 31st December 1954 all three properties, 40-42, were sold to Barclays Bank with the holding as shown in Figure 5.9 below.

Heritage Impact Statement

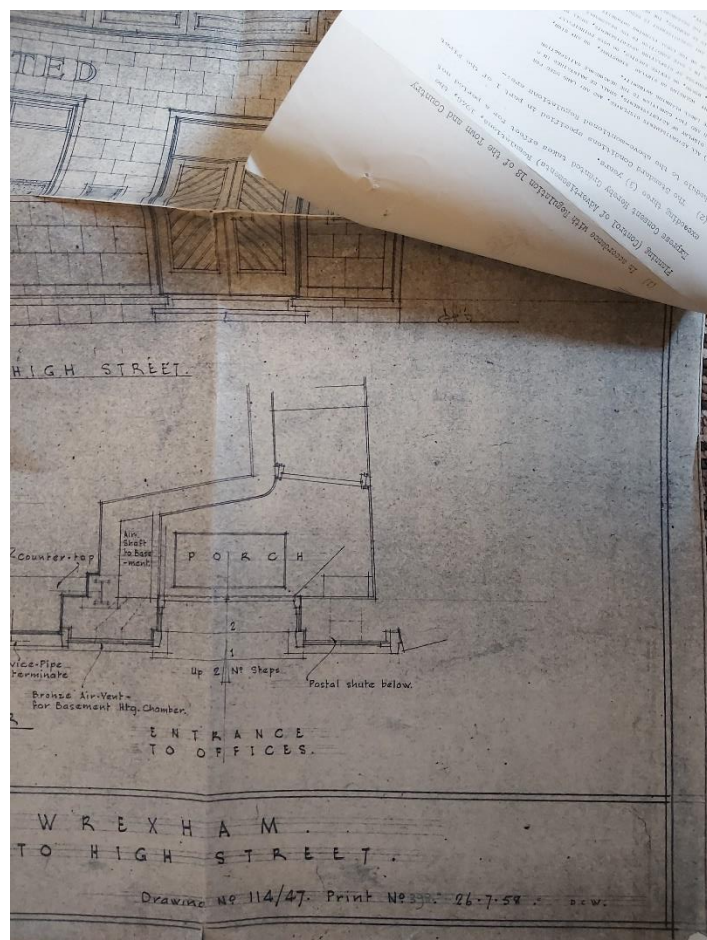
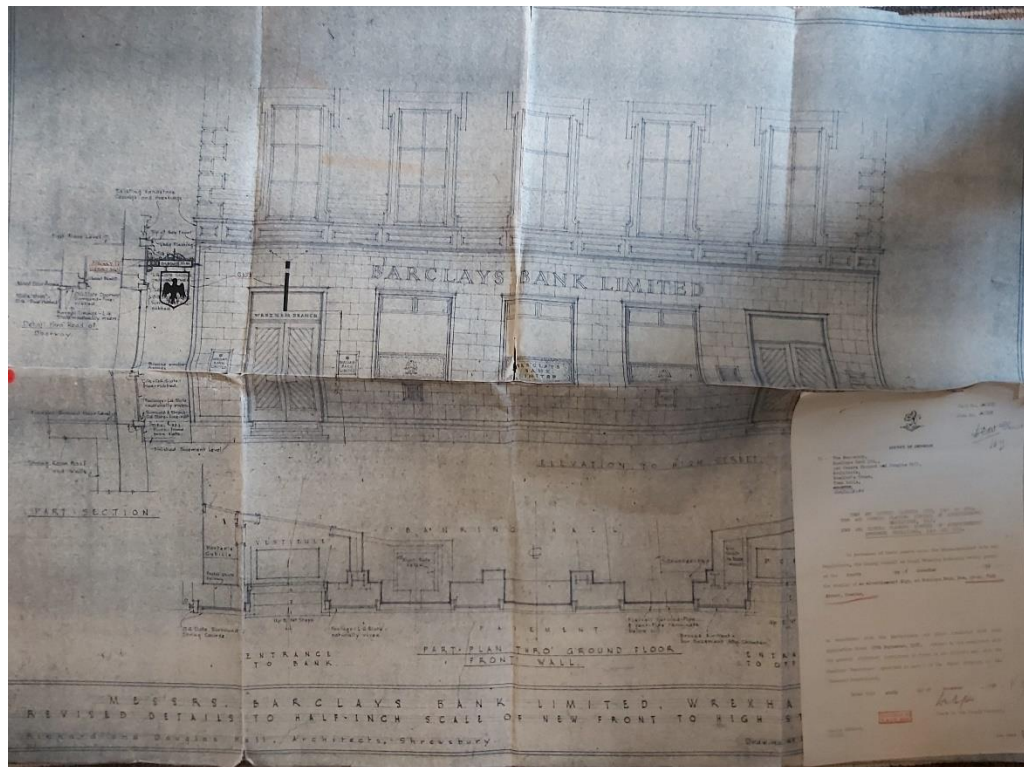
Figure 5.9 Plan showing no's 40-42 at the time of sale to Barclays Bank



- 5.21 A planning application was made by Barclays Bank in 1958 for the display of an advertisement sign and the plans for this are in Figure 5.10, showing the front elevation and part of the ground floor. Subsequent to this, the paperwork includes a sketch plan from 1968 showing the proposed diversion of drainage through Westminster Banks' yard and this also shows part of the ground floor layout at this time (Figure 5.11).

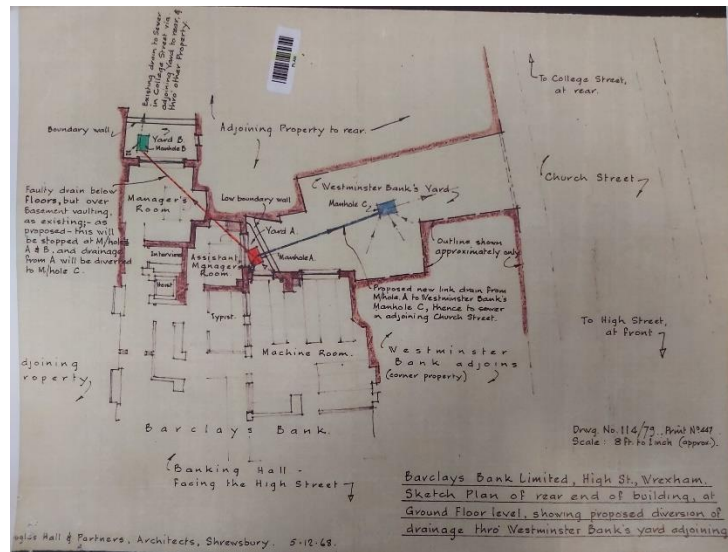
Heritage Impact Statement

Figure 5.10 1958 Planning application drawing



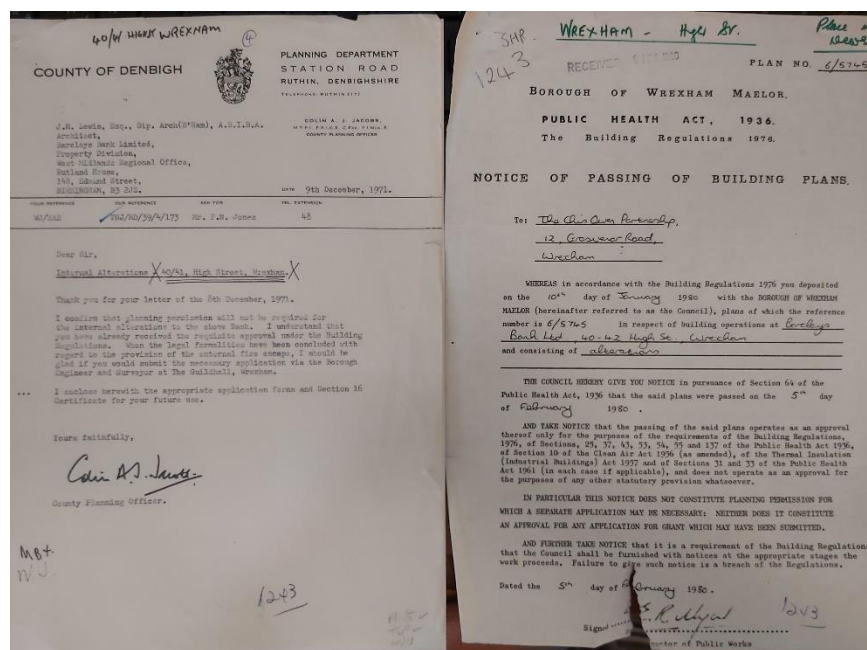
Heritage Impact Statement

Figure 5.11 1968 Plan



5.22 Internal alterations were carried out in both 1971 and 1980 as the planning and building control documents in Figure 5.12 show. Planning permission was granted for the installation of a cash dispenser in 1982 and further internal alterations were approved and carried out to the bank premises in 1983. Number 40-41 High Street were listed in 1994 and listed building consent was granted in 2004 for the installation of five external condensers to the rear lightwell and associated internal works. The associated plans show the layout of the ground floor at this time and the location of the condensers (ref P/2004/1349).

Figure 5.12 Internal alteration documents



Heritage Impact Statement

- 5.23 A lease document from 2006 contains a photographic survey and a schedule of condition of the building and has been included within Appendices C and D as it shows the condition of the interior and exterior of the building at the time, and the extent of the internal works that had been carried out by this time.
- 5.24 Census returns for the properties are contained within Appendix E and show the use of the buildings as containing both dwellings and commercial use on the ground floors. They also show the wide area that the inhabitants came from originally.

6. Significance and contribution of setting

- 6.1 The site contains a several listed buildings that now form one larger combined building and have done for some time.
- 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 38-41 High Street has been evaluated as follows:

- **Evidential value – Medium**

Externally, the site retains features and detailing that show the historic nature of building and the use as retail / business on the lower floor and residential on the upper floors. Internally however, the many inappropriate alterations that were carried out before it was listed resulted in the majority of the historic and significant features, along with the original plan form, being lost. It is therefore considered to have medium evidential value.

- **Historical value – Medium**

The buildings that make up 38-41 High Street have been linked to a number of families and businesses historically. The original deeds and many historic papers remain and are in the possession of the current owner. Given this fact, and the evidence that remains relating to the history of the buildings there is considered to be medium historical value.

- **Aesthetic value – Medium**

38-41 High Street is an attractive property that forms part of the wider run of historic buildings on the southern side of the High Street and retains a definite and prominent presence in the streetscene in terms of its architectural character and detailing.

Heritage Impact Statement

- **Communal value – Medium**

The property is highly visible to many people and has for many years provided banking and retail services, as well as jobs, to the local community. The lower floors are now used as a bar / restaurant and are still therefore accessible to the general public. It is therefore considered to have medium 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 medium significance with the buildings, layout and features telling the story of its domestic and social heritage and the changes that have occurred throughout its history.
- 6.6 Whilst the proposal does involve sub-division of the upper floors of the property to a number of apartments, this does not impact on the original plan form of the property or involve the loss of original features as these have already been lost over the years. It does however return the upper floors to a residential use as they have been historically, with a business use below and in this respect to proposal relates well to the original use of the building/s.

Setting

- 6.7 The setting of an historic asset includes the surroundings in which is understood, experienced and appreciated embracing present and past relationships to the surrounding landscape. The nature of the proposals are such that externally few changes are required, as outlined above, and those that are proposed do no detrimentally impact on the setting of this historic asset, any adjacent historic assets or the wider streetscene in any way.

Summary

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

Evidential value	Minimal negative impact – the proposed alterations will not have a detrimental impact on the fabric of the historic assets
Historical value	Neutral impact – the proposed alterations have a minor detrimental impact on the historic value of the site by its sub-division into apartments, but this is balanced by the use of the upper floors being returned to a residential use
Aesthetic value	Neutral impact – there will be no negative impact on the aesthetic qualities of the property. The repair and maintenance of the windows etc will improve the aesthetic value of the property
Communal value	Neutral impact – due to the nature of the proposals, the use of the rest of the building and its prominent location on the High Street, there will be no impact on the communal value of the property

7. Summary and conclusion

- 7.1 As outlined above, and reflected in the list descriptions, the buildings that make up 38-41 High Street are important historic assets that are now in one ownership and have over the years been combined physically and through their use and function. Internally much of the original detailing and historic fabric has been lost over time.
- 7.2 The proposals relate mainly to the interior of the building on the first and second floors and due to the previous inappropriate alterations, it is considered that there will be minimal impact on any historic fabric. In addition to this, the historic residential use of the upper floors is reinstated.
- 7.3 For the reasons set out above, it is considered that the proposals are in line with policies PS2, EC7, EC9 and EC11 of the adopted development plan. The proposals are also considered to be in line with Policy SP16 Historic Environment and Cultural Environment of the deposit version of the LDP which only permits development where it conserves, protects and enhances historic and cultural assets including listed buildings.
- 7.4 It is therefore considered that the proposals are acceptable and appropriate from a historic environment perspective.

APPENDIX A

List descriptions

Heritage Impact Statement

Heritage Impact Statement

Full Report for Listed Buildings



Summary Description of a Listed Buildings

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
1791	38	II	Designated	16/06/1980	31/01/1994

Name of Property	Address
NO 38 HIGH STREET (S SIDE),,,,,,CLWYD,	38 High Street

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Wrexham	Offa			333549	350200

Street Side	Location

Description

Broad Class	Period
Commercial	

History

Heritage Impact Statement

Exterior

Built as a single house but at one time subdivided. Now once again a single commercial unit to ground floor, with separate offices (part of 40-42) above. First noted as a shop in 1757, the present building is probably late C18, though extensively renewed. Brick with some stone dressings and slate roof. 3 storeys, 3 window range, with C20 shop fronts to ground floor, and 12-pane sash windows above, with painted stone heads with stressed voussoirs. Modillion cornice below parapet. End wall stacks.

Interior

Reason for designation

Part of an important group of commercial buildings on High Street.

Heritage Impact Statement

Full Report for Listed Buildings



Summary Description of a Listed Buildings

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
16482	39	II	Designated	16/06/1980	31/01/1994

Name of Property	Address
NO 39, HIGH STREET (S SIDE),,,,,CLWYD,	39 High Street

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Wrexham	Offa			333546	350201

Street Side	Location

Description

Broad Class	Period
Domestic	

History

Heritage Impact Statement

Exterior

Built as a single house but at one time subdivided. Now once again a single commercial unit to ground floor, with separate offices (part of 40-42) above. First noted as a shop in 1757, the present building is probably late C18, though extensively renewed. Brick with some stone dressings and slate roof. 3 storeys, 3 window range, with C20 shop fronts to ground floor, and 12-pane sash windows above, with painted stone heads with stressed voussoirs. Modillion cornice below parapet. End wall stacks.

Interior

Reason for designation

Part of an important group of commercial buildings on High Street.

Heritage Impact Statement

Full Report for Listed Buildings



Summary Description of a Listed Buildings

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
1792	40	II	Designated	31/01/1994	31/01/1994

Name of Property	Address
NO 40, HIGH STREET (S SIDE),,,,,CLWYD,	40 High Street

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Wrexham	Offa			333538	350200

Street Side	Location
	Part of a continuous building line on the S side of the street, next to No 43 (Trustee Savings Bank) and near the corner with Church Street.

Description

Broad Class	Period
Commercial	

History

Heritage Impact Statement

According to Palmer, a building on this site was recorded by 1780, but the property was rebuilt to form a single block in the late C19.

Exterior

Painted brick with painted stone dressings and slate roof. 3 storeys, 5 window range. Ground floor entirely renewed c1970, but upper storeys are virtually unaltered. Tall wood mullioned and transomed windows in moulded architraves with deep panelled sill band to 1st floor and segmental pediments carried on brackets over each window. Bracketted sill band to upper storey, with entablature hoods above each window. Angle quoins. Deep eaves band with modillion brackets carrying projecting cornice. Although the original internal planning and ground floor elevation have been altered, the building represents an interesting example of late C19 commercial development, and forms part of an important group of buildings on High Street.

Interior

Reason for designation

Cadw : Full Report for Listed Buildings

[Records 1 of 1

Heritage Impact Statement

Full Report for Listed Buildings



Summary Description of a Listed Buildings

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
16483	41	II	Designated	31/01/1994	31/01/1994

Name of Property	Address
NO 41, HIGH STREET (S SIDE),,,,,CLWYD,	41 High Street

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Wrexham	Offa			333539	350194

Street Side	Location
	Part of a continuous building line on the S side of the street, next to No 43 (Trustee Savings Bank) and near the corner with Church Street.

Description

Broad Class	Period
Commercial	

History

Heritage Impact Statement

According to Palmer, a building on this site was recorded by 1780, but the property was rebuilt to form a single block in the late C19.

Exterior

Painted brick with painted stone dressings and slate roof. 3 storeys, 5 window range. Ground floor entirely renewed c1970, but upper storeys are virtually unaltered. Tall wood mullioned and transomed windows in moulded architraves with deep panelled sill band to 1st floor and segmental pediments carried on brackets over each window. Bracketted sill band to upper storey, with entablature hoods above each window. Angle quoins. Deep eaves band with modillion brackets carrying projecting cornice. Although the original internal planning and ground floor elevation have been altered, the building represents an interesting example of late C19 commercial development, and forms part of an important group of buildings on High Street.

Interior

Reason for designation

Heritage Impact Statement

Full Report for Listed Buildings



Summary Description of a Listed Buildings

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
16484	42	II	Designated	31/01/1994	31/01/1994

Name of Property	Address
NO 42, HIGH STREET (S SIDE),,,,,CLWYD,	42 High Street

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Wrexham	Offa			333532	350197

Street Side	Location
	Part of a continuous building line on the S side of the street, next to No 43 (Trustee Savings Bank) and near the corner with Church Street.

Description

Broad Class	Period
Commercial	

History

Heritage Impact Statement

According to Palmer, a building on this site was recorded by 1780, but the property was rebuilt to form a single block in the late C19.

Exterior

Painted brick with painted stone dressings and slate roof. 3 storeys, 5 window range. Ground floor entirely renewed c1970, but upper storeys are virtually unaltered. Tall wood mullioned and transomed windows in moulded architraves with deep panelled sill band to 1st floor and segmental pediments carried on brackets over each window. Bracketted sill band to upper storey, with entablature hoods above each window. Angle quoins. Deep eaves band with modillion brackets carrying projecting cornice. Although the original internal planning and ground floor elevation have been altered, the building represents an interesting example of late C19 commercial development, and forms part of an important group of buildings on High Street.

Interior

Reason for designation

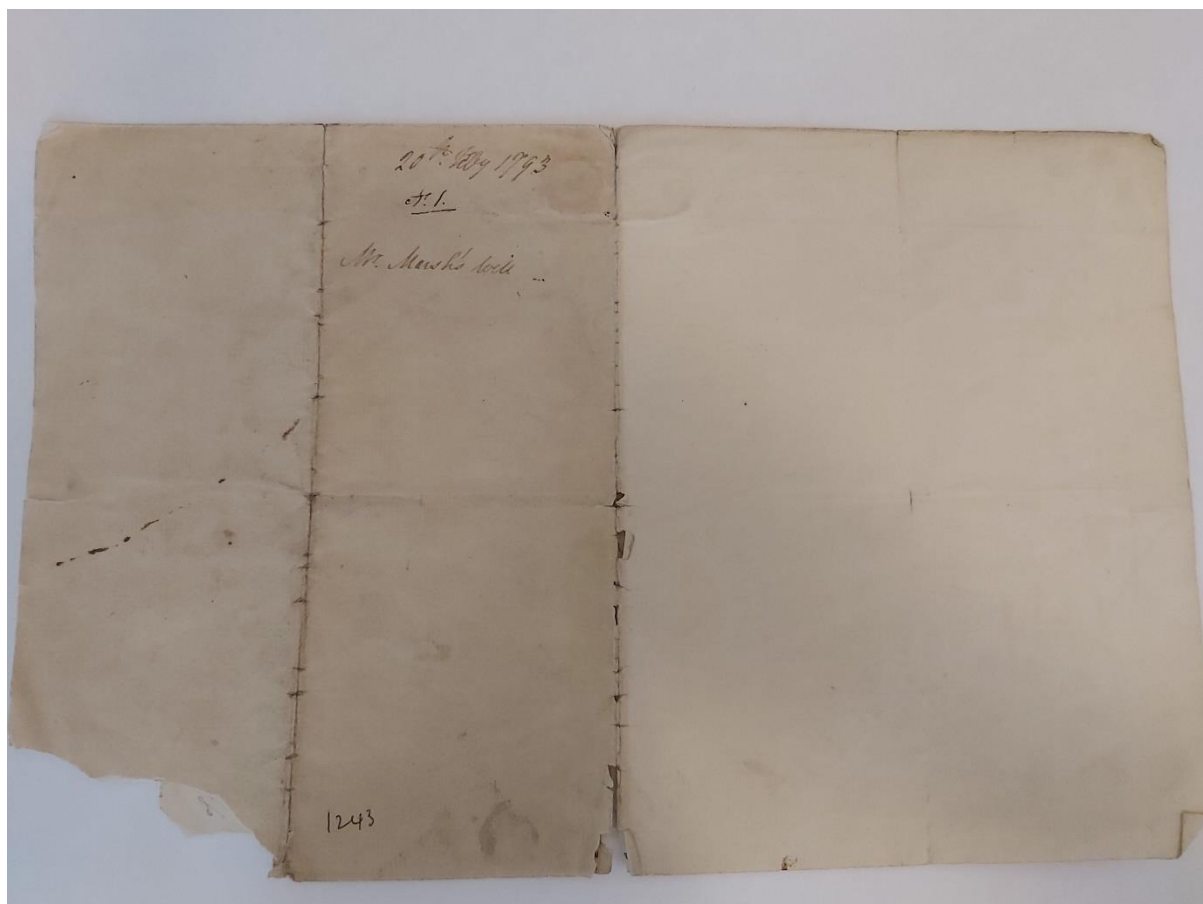
Cadw : Full Report for Listed Buildings

[Records 1 of 1

APPENDIX B

Will of Mr John Marsh

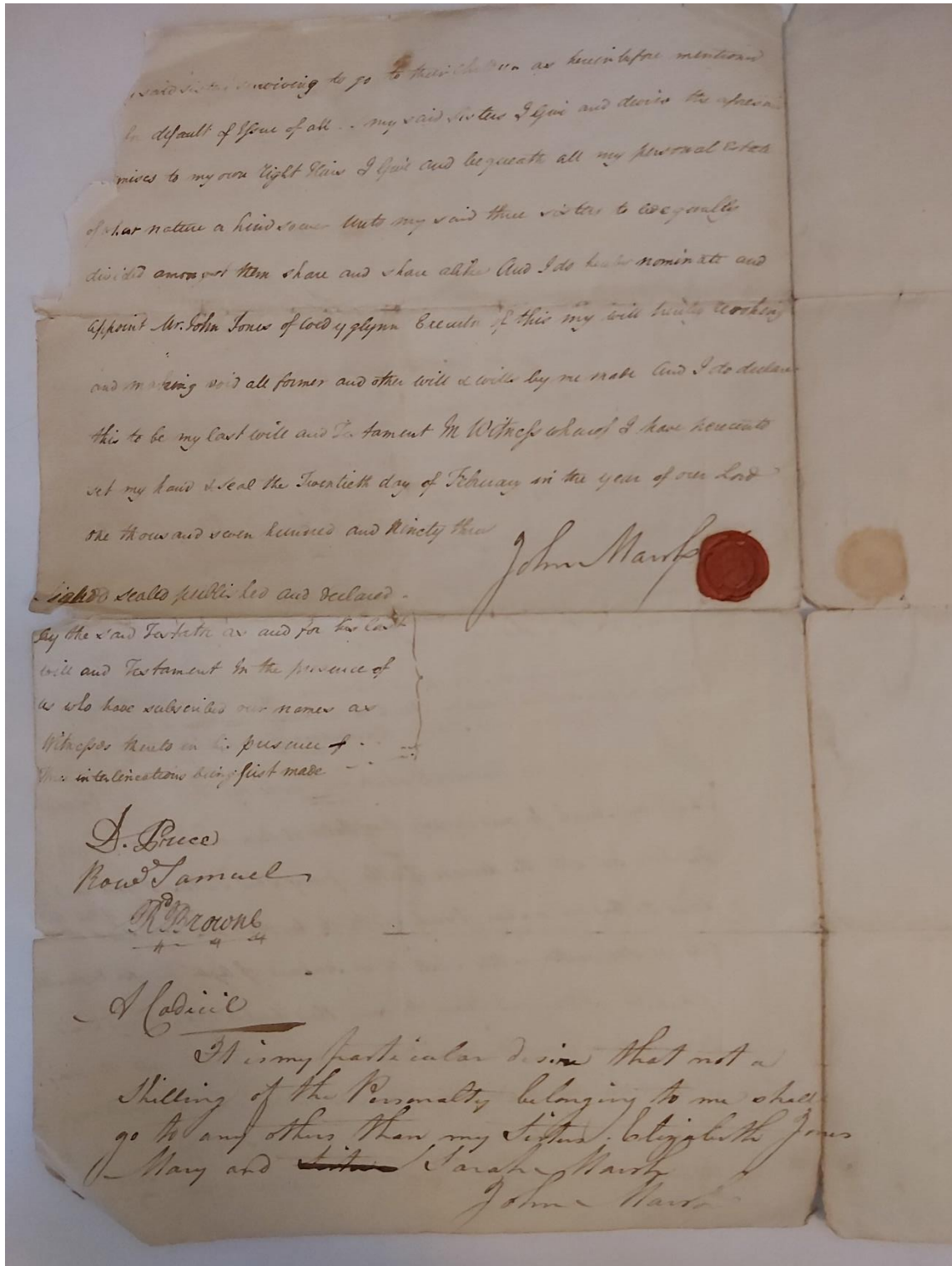
Heritage Impact Statement



Heritage Impact Statement

In the name of God Amen I John March of Wexham in the
County of Northampton being of sound and disposing mind memory and
so make and assign this my last will and Testament I give and
all that my house or dwellinghouse with its appurtenances
situate in Great Boughton in the County of Northampton in the holding of Thomas
Esq. hereafter all that my other house or dwellinghouse with its
appurtenances situate in Great Boughton aforesaid called the Butcher
in the holding of Richard Gidding hereafter all that my other house or
dwellinghouse with its appurtenances situate in Little in Great Boughton
aforesaid in the holding of — hereafter also all that my other house or
dwellinghouse with its appurtenances called the Royal Oak situate in
Wexham aforesaid in the holding of Robert Ingham hereafter
and also all these three other houses or dwellinghouses with their
appurtenances situate in Wexham aforesaid in the holding of
also my two seats in Wexham church in the holding of the same
and also the two seats in Wexham church in the holding of the same
I give and assign unto my three daughters Elizabeth
Mary and Sarah for and during their natural lives as tenants in common
and after the decease of either of my said daughters I give and
devise the third part or share of such estate to her first and other sons
take one after another as they shall be in succession of age for default
of such son I give and devise the same third part or share of my said
premises to her daughters equally as tenants in common and the heirs
of their bodies and in case any of my said daughters shall die without
leaving issue then I give and devise the share of such dying daughter to
the survivors or survivors of her for their lives as aforesaid and ^{such} share

Heritage Impact Statement



APPENDIX C

Condition schedule 2006

Heritage Impact Statement

LOCATION	ELEMENT	DESCRIPTION	CONDITION
External Front Elevation Photos 001 – 010	External Finishes	The premise includes two separate buildings in a neighbouring terrace. The main ground floor Barclays entrance to the banking hall and first and second storey offices via is the right hand side property of the terrace. The neighbouring Mortgage World premises at ground floor level which, we understand, is currently sub-let with Barclays occupying the first and second floor office premises above. The external elevations of both buildings to first and second storey levels are generally facing brickwork finishes with the right hand side premises having external masonry paint finishes to the first and second storey upper levels. This premises has decorative quoin stone detailing at the junction of neighbouring properties. The ground floor of the main bank premises has facing slate type finishes with integral ATM, entrance doorway and 3 no aluminium framed single glazed aluminium casement windows. The first and second storey windows to both premises are timber single glazed sliding sash windows. They appear to have been recently redecorated to the main right hand side office premises only. The upper storey windows above the Mortgage World premises including the protecting parapet cornice detail have not been redecorated recently. The brickwork to first and second storey levels above Mortgage World are in a poor condition with poor mortar pointing external brickwork and delaminating finishes to projecting high level parapet cornice.	The brickwork and projecting parapet detail to first and second storey levels of the left hand property above Mortgage World is in poor condition and requires repointing, repairs and general making good. The ground floor slate finishes to the main Barclays Bank entrance and ATM area is soiled and dirty. The upper section of the pitched slate roof covering to the left hand property appeared to be in reasonable condition with minor slipped and replaced slates below the lead ridge detail, observed from ground level. The gable end of the left hand property above first floor level brickwork appears to be in reasonable condition.

38-41 High Street
WREXHAM

1 of 7

LOCATION	ELEMENT	DESCRIPTION	CONDITION
External Rear Yard Areas Photos 011 – 015	External Land Locked Rear Hardstanding Areas	There are two separate areas of hard standing located at the rear of the property which we understand are landlocked with access only available to these areas with prior approval of neighbouring landowners. There is a concrete hard standing area to the rear left hand side of the property; there is also a further small narrow yard to the rear right corner of the premises.	Generally, the areas are in a reasonable condition considering they are external, some of the concrete was 'dusting up' in isolated areas.
Internal Internal Basement Area Photo 016 – 029	General Surface Finishes	The basement is accessed from behind the secure back office behind counter area. The staircase has bare concrete steps with timber handrail, plaster emulsion painted perimeter walls and ceiling. The basement area has some areas of vaulted brickwork projecting beyond the front elevation external walls under High Street. There is also a pre-cast concrete beam structure within the plant room area. The basement was generally dry at the time of inspection with no obvious damp staining or pooling to floor or surfaces. Separate archive storerooms, plant areas and secure safe areas are provided. Finishes are generally bare concrete floors with some isolated areas of vinyl floor finishes and facing brickwork walls.	Generally the basement area is in dry condition with limited decorative finishes throughout, the area is functional with various storage, plant and corridor areas, all appeared to be reasonable.

38-41 High Street
WREXHAM

2 of 7

Heritage Impact Statement

LOCATION	ELEMENT	DESCRIPTION	CONDITION
Ground Floor Back Office and Counter Area Photos 030 – 037	Internal Finishes	Carpet tiled floor finishes throughout with embossed perimeter wallpaper finishes and 600 x 600 exposed grid suspended ceiling system with flush mounted louvred light fittings. There is a secure counter within the boundary of the public banking hall with metal framed heavy duty glazed screen up to ceiling level.	Generally the back office and secure counter areas appeared in good decorative order with some minor impact damage to the corner of the goods lift architraves providing access between ground and basement floors.
First Floor Customer Area and Offices Photos 038 – 049	Internal Finishes	The first floor is accessed via a staircase with intermediate landing and further steps up to the main first floor customer meeting area. The customer facing areas have carpet tiled floor finishes, demountable plasterboard partitioning with integral glazed screens and blinds to form cellular offices. 600 x 600 mineral fibre exposed grid suspended ceilings with 1200 x 600 flush fitting louvred light fittings. Perimeter walls are a mixture of embossed wallpaper and emulsion plasterboard finishes. Bank staff cellular offices are also formed at first floor level with 300 x 300mm suspended ceiling system with flush fittings 1200 x 600 louvred light fittings, plaster emulsion perimeter walls and carpet tiled floor finishes. There is a separate boardroom/training area, which we were unable to access at the time of inspection.	Generally the surface finishes to the first floor customer and staff office areas are in reasonable decorative order with some general wear and tear noted to the carpet tiled floor finishes. Perimeter decorations to walls are in good condition. It was noted that some ceiling tiles were missing and/or dislodged in places at the time of inspection. Generally the first floor area is in reasonable decorative order.

38-41 High Street WREXHAM

LOCATION	ELEMENT	DESCRIPTION	CONDITION
First Floor Lightwell Photos 050 – 056	External Finishes	A central lightwell is formed between upper storey office areas which has external rendered walls with white masonry paint finishes. There is an asphalt roof deck with integral concrete and glass roof lights installed to the narrow flat roof area with metal and UPVC rainwater and soil pipes. External air conditioning condenser units are located within this lightwell area, they are assumed to serve internal Barclays office areas.	The external decorations to the masonry are in good condition having been redecorated within the last 12 – 18 months. The asphalt roof deck appeared to be in reasonable condition with some splits and warps noted. The metal single glazed casement windows located to the walls throughout this lightwell have also been extensively redecorated and generally appeared to be in good condition. Pigeon netting is installed to enclose this central lightwell area from eaves level to the rear elevation.
First Floor Staircase – Gents Toilets Photos 057 – 061	General Surface Finishes	The toilets are accessed off the landing area of the staircase accessing from ground floor entrance to first floor customer service area. The toilets are accessed via a gloss painted timber doorway with separate manager's toilet facility. This includes separate WC, wash hand basin inset within vanity unit and metal single glazed casement window and emulsion painted perimeter walls. The main gent's toilet area has 2 separate WC cubicles separated by laminate partitions. There is 1 wall mounted urinal with tiled splash back area. There are 3 wash hand basins supported via a laminate vanity support unit. Ceilings to the room are plastered emulsion finishes with fluorescent surface mounted strip lighting. Flooring throughout the facility is provided via non-slip laminate floor with timber gloss painted skirtings.	Generally the toilets appeared to be in reasonable condition albeit dated. The vinyl floor finishes are dirty and the wall tiling splash backs have defective grouting. Decorations to internal walls are in a reasonable condition throughout.

38-41 High Street WREXHAM

4 of 7

Heritage Impact Statement

LOCATION	ELEMENT	DESCRIPTION	CONDITION
Second Floor Photos 062 – 077,	Internal Finishes	The second floor has a staff room area with separate kitchenette located towards the rear elevation. Ceiling and wall surface finishes are plastered emulsion with a mixture of carpet tiled and vinyl floor finishes. Surface mounted fluorescent light fittings are installed to all ceilings. There are two separate offices overlooking the front High Street Elevation with wallpapered walls and ceiling finishes.	The surface finishes to the front elevation High Street facing offices are generally poor with water ingress noted around the window reveals and at ceiling level, wallpaper finishes are damp and are hanging off in these locations. The main staff room area is in reasonable condition with marked and worn carpet and vinyl finishes. There are damp marks at the junction of the valley gutter to the staff room ceiling area. The separate kitchen area has standard worktops formed with dishwasher, sink, over counter microwave, etc. Vinyl floor finishes are installed adjacent to the kitchen units. Wall finishes are plastered emulsion and in reasonable condition.
Roofs Photos 056, 078 – 082	Finishes	The roof finishes to the property are predominantly pitched; slate roof finishes with a small section of asphalt roof with integral concrete and glass roof lights to the central lightwell. There are metal and UPVC rainwater goods and soil pipes installed throughout.	Small areas of rear elevation slated pitched roofs (which were viewed from internal office areas) were in a poor condition with loose and/or missing slates to these low level roofs. The upper level of the second floor slated pitched roofs when viewed to the rear elevation appeared to be in reasonable condition.
Second Floor Staircase – Ladies Toilets Photos 083 – 086,	Finishes	The ladies toilets have similar surface finishes to the gents with vinyl floor finishes, plastered emulsion painted perimeter walls, white china sanitary goods including 2 no WC's, 4 no wash hand basins in a laminate vanity unit with mirrors behind. Emulsion plasterboard ceiling finishes with flush mounted fluorescent light fittings. A third WC cubicle has a cleaners sink installed; the tenant is currently using this as a cleaners store area.	Generally the surface finishes within the ladies toilets are in good condition. The vinyl floor finishes are dirty.

38-41 High Street
WREXHAM

5 of 7

LOCATION	ELEMENT	DESCRIPTION	CONDITION
Second Floor Separately Accessed Staircase and Storage Area above First Floor Training Room Photos 087 – 094	Finishes	Timber staircase with vinyl treads and metal stair nosings provide access to a separate second floor storage area with 2 separate rooms. One overlooks the High Street to the front elevation and a second overlooks the rear landlocked yard area. Surface finishes include emulsion plasterboard walls and ceilings with some artex textured finishes. Woodwork is painted gloss work to handrails, stair treads, architraves, etc. The front archive area overlooking the High Street has suffered significant historic water ingress at the junction of the front parapet gutter with damp stained and damaged plastered ceiling finishes and debris to the floor.	Water ingress noted to front elevation storage area. All of the surface finishes including bare floor board finishes, emulsion painted perimeter walls and ceilings are in reasonable decorative order.
First Floor to Ground Floor Front Elevation Fire Escape Staircase Photo 095	Finishes	At the base of the staircase providing access to the dedicated second floor storage area a separate fire escape staircase provides egress to the ground floor front elevation onto High Street. This has emulsion plaster painted walls and ceilings, timber staircase with vinyl treads and metal stair nosings. There is a timber handrail to the staircase.	Generally the surface finish to the staircase appeared in reasonable decorative order to floor, wall and ceiling finishes.
Ground to First Floor Retail Staircase Photo 096	Finishes	A staircase provides access from the ground floor retail banking entrance lobby to the first floor customer area. Surface finishes include carpeted stairs with metal trim stair nosings. There is a metal balustrade and handrail, plastered emulsion perimeter wall and ceiling finishes with surface mounted 2D lighting to the walls and ceilings.	Generally the decorative condition of the staircase is good as it is a prime customer retail area with good quality floor, wall and ceiling finishes.

38-41 High Street
WREXHAM

6 of

Heritage Impact Statement

LOCATION	ELEMENT	DESCRIPTION	CONDITION
Ground Floor Banking Hall Photos 097 – 0103	Surface Finishes	The retail banking hall has carpet tiled floor finishes throughout including embossed wallpaper finishes to perimeter walls and 600 x 600 exposed grid mineral fibre suspended ceiling system with flush fitting louvred lighting and air conditioning cassette units. There is various marketing, retail and queue control systems installed by the occupier. Similar to other areas of the premises, it would appear that the premises have been redecorated in the past 12-18 months. END OF SCHEDULE	Generally the finishes throughout the banking hall are of good quality including the various glazed customer interview rooms and the open plan low height partitioned desk units. Carpet finishes are in good condition generally the ground floor retail banking area is in good decorative repair. The ceiling is in reasonable condition albeit dated.

APPENDIX D

2006 Photographic survey

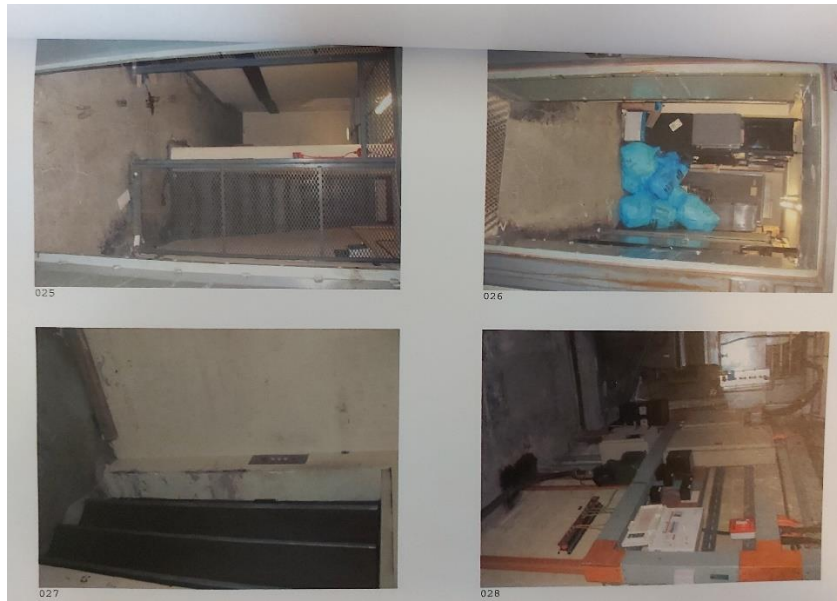
Heritage Impact Statement



Heritage Impact Statement



Heritage Impact Statement



Heritage Impact Statement



Page 11 of 26



Page 12 of 26

Heritage Impact Statement



Heritage Impact Statement



Heritage Impact Statement



Heritage Impact Statement



Heritage Impact Statement



APPENDIX E

Census returns

Heritage Impact Statement

1841 – n/a

1851 – no street numbers so not possible to identify the properties

1861 Census – no entry for 38 High Street

39	Robert Peters	Head	Unmarried	41	Linen and woollen draper	Mold
	Evan Rowlands	"	"	42	"	Montgomeryshire
	John Jones	Servant	"	16	Drapers apprentice	Mold
	Richard Wilcox	"	"	13	"	Forden, Mont.
	Eleanor Thomas	Servant	"	33	General servant	Ffestiniog

40	Fanny Hawkes	Servant	Unmarried	35	Milliner	Kensington, Middlesex
	Fanny Parsons	"	"	36	"	Chester
	Martha Lewis	"	"	22	General servant	Salop

41	Thomas Jones	Head	Married	59	Bootmaker	Hope, Flintshire
	Ann Jones	Wife	"	60		Rossett
	Harriet Jones	Daughter	Unmarried	21		Wrexham
	Mary J Bradley	Visitor	"	22		Manchester
	Margaret Gough	Servant	"	21	Domestic servant	St Martins, Salop
	Elizabeth Griffiths	Servant		15	Domestic servant	Wrexham

42	Frederick Fraser	Head	Married	34	Watchmaker & jeweller employing 2 men and 1 boy	Chelsea, Middlesex
	Catherine Fraser	Wife	"	32		Wrexham
	Francis Fraser	Daughter		7	Scholar	"
	William F Fraser	Son		5	"	"
	Henry S Fraser	Son		4	"	"

Heritage Impact Statement

	John Fraser	Nephew		14	Apprentice	Aylesbury
	Mary A Arkinsale	Servant	Unmarried	19	Domestic servant	Llay

1871 Census - no entries for 38 & 41 High Street - noted as uninhabited

39	Robert Peters	Head	Unmarried	52	General drapers employing 2 assistants	Montgomery
	Evan Rowlands	Partner	"	51	"	Flint
	John Lewis	Boarder	Widower	61	Retired clothier	Bersham
	Elizabeth Peters	Niece	Unmarried	17	Scholar	Montgomery
	Catherine Williams	Servant	"	25	Housekeeper domestic servant	Llanewydd
	Ann Lloyd	"	-	12	General domestic servant	Rhosllanerchg.

40	Edward Jones	Head	Married	32	Clothier employing 1 apprentice	Ysbyty Ifan
	Maria Jones	Wife	"	27	Clothier's wife	Kingswinford, Stafford
	Gwen Davies	Servant	Unmarried	7	General domestic servant	Ysbyty Ifan
	Edward Jones	Apprentice	-	12	Clothier's apprentice	Wolverhampton

42	Thomas Coleman	Head	Married	29	Surgeon dentist	Lincoln
	Susannah Coleman	Wife	"	29		Stanley, Staffs
	Joseph James Coleman	Visitor	"	32	Analytical chemist	Lincoln
	Jane Jeffries	Servant	Unmarried	27	General domestic servant	Wrexham

Heritage Impact Statement

1881 Census – no entries for 38 & 41 High Street as noted as uninhabited.

39	Evan Rowlands	Head	Unmarried	62	Draper	Montgomery
	Robert Peters	"	"	61	"	Flint
	Elizabeth Peters	Niece	"	27	Housekeeper	Montgomery
	Mary Peters	"	"	24	Cook	"
	Samuel Lloyd	Apprentice	"	18	Draper	Erbistock
	Henry Evans	"	"	15	"	"
	Mary Jones	Servant	"	41	Domestic servant	Minera

40	Edward Jones	Head	Married	41	Tailor and draper	Ysbyty
	Maria Jones	Wife	"	36	Draper's wife	Worcester
	Margaret E Jones	Daughter	Unmarried	9	Scholar	Wrexham
	Maria A Jones	"	"	7	-	"
	William H Jones	Son	"	2	-	"
	Edward L Jones	"	"	1	-	"
	Edith M Jones	Daughter	"	Under 2 months	-	"
	Martha Griffiths	Servant	"	21	General servant domestic	Llanfair Dyffryn
	Kate Wynne	"	"	13	General servant nurse	Chirk

42	William Fraser	Head	Unmarried	25	Jewellers assistant	Wrexham
	Ann Davies	Servant	"	25	Domestic servant	Penycae

1891 Census – also names those living in Temple Row. 38, 41, 42a were uninhabited

39	John Rowlands	Head	Married	63	Master draper	Llanfyllin	Both
	Mary E Rowlands	Wife	"	30		Abermule, Mont	"
	John F Rowlands	Son		3		Wrexham	English

Heritage Impact Statement

	William G Rowlands	Son		7 months		“	
	Sarah J Thomas	Boarder	Single	28	General servant domestic	Abermule, Mont	English
	Claudia Lloyd	“	“	27	Milliner's shop woman	Halkyn	Both
	Mary E Jones	“	“	19	General servant domestic	Carreglefn	English
40	Thomas E Green	Head	Single	32	Bank manager	Chester	English
	Sarah Morley	Housekeeper	“	42	Housekeeper	Melton Mowbray	“
42a	Louisa Whiting	Head	Single	56	Postal? agent	Liverpool	English
	Harriet Whiting	Sister	“	46	Stamp distributor	Liscard, Cheshire	“
	Edith Povah	Servant		11	Domestic servant	Coedpoeth	“

1901 Census 38 and 39 considered as 1 dwelling along with 37. 42/42a also as one

38/39	Robert J Jones	Head	Married	37	Confectioner	Gresford	English
	Mary E Jones	Wife	“	42		Wrexham	“
	6 children aged 5 to 15						
	Fanny Jones	Assistant	Single	23	Shop assistant	Gresford	English

40	Mary Morgan	Wife	Widow	63	Caretaker	Newtown	English
	William Lewis	Nephew	Single	30	District traffic agent	Chester	“
	Sarah Jones	Servant	“	16	Domestic - general	“	“

41	Annie Roberts	Servant	S	24	Domestic - general	Marford Hill	English
42/42a	Louisa Whiting		Single	66	Stamp and agency office	Liverpool	English
	Harriet Whiting	Sister	“	“	Stamp distributor	Liscard, Cheshire	“
	Edith Povah	Servant		11	Domestic servant	Coedpoeth	“

CADNANT

PLANNING

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

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

www.cadnantplanning.co.uk