



**Plas Coch
Campus -
Revised Option 2
Design**

**Heritage Impact
Statement**

Prepared by:
**The Environmental
Dimension
Partnership Ltd**

On behalf of:
**Wrexham Glyndwr
University**

May 2019
Report Reference:
edp4846_r006a

Contents

Section 1	Introduction.....	1
Section 2	Legislation and Planning Guidance.....	5
Section 3	Methodology.....	11
Section 4	Relevant Heritage Assets	15
Section 5	The Baseline Position	21
Section 6	Impact Assessment	35
Section 7	Conclusions.....	45
Section 8	References.....	49

Images

Images EDP 1 - 41

Appendices

Appendix EDP 1	Email Correspondence with Mark Walters at CPAT
Appendix EDP 2	Plans and Elevations of the Proposed Development
Appendix EDP 3	Listing Citation for Plas Coch (former Denbighshire Technical College)
Appendix EDP 4	Original Drawings for the Gymnasium and Music Block (including the Refectory)
Appendix EDP 5	Original Drawings for the Kitchen and Gymnasium
Appendix EDP 6	Original Plan of the Electrical Engineering Department
Appendix EDP 7	Historic Photograph of the Mold Road Elevation

Plans

Plan EDP 1	Relevant Heritage Assets (edp4846_d014b 20 May 2019 GY/RS)
-------------------	---

Plan EDP 2	Aerial Photograph dated 25 November 1951 (edp4846_d008a 14 June 2018 PD/AC)
Plan EDP 3	OS Map (1958) (edp4846_d009a 14 June 2018 PD/AC)
Plan EDP 4	Aerial Photograph dated 22 April 1956 (edp4846_d010a 14 June 2018 PD/AC)
Plan EDP 5	OS Maps 1967 and 1968 (edp4846_d011a 14 June 2018 PD/AC)
Plan EDP 6	OS Map (1975) (edp4846_d012a 14 June 2018 PD/AC)
Plan EDP 7	Aerial Photograph dated 21 August 1974 (edp4846_d013a 14 June 2018 PD/AC)
Plan EDP 8	Relative Chronology of Buildings on Site (edp4846_d022a 20 May 2019 GY/RS)

This version is intended for electronic viewing only

	Report ref: edp4846_r006			
	Author	Formatted	Peer Review	Proofed by/Date
006_DRAFT	RS	GL	ES	-
006a	RS	FD	RS	GL 290519

This page has been left blank intentionally

Section 1 Introduction

- 1.1 This Heritage Impact Statement (HIS) has been prepared by The Environmental Dimension Partnership Ltd (EDP), on behalf of Wrexham Glyndwr University, to support the submission and subsequent determination of applications for planning permission and Listed Building Consent (LBC) covering the proposed redevelopment of the Plas Coch Campus.
- 1.2 The locations and extents of the different applications are depicted on **Plan EDP 1**, which should be consulted in this respect.
- 1.3 This HIS has been prepared in accordance with current Cadw guidance (May 2017), which outlines the appropriate approach to be adopted where development proposals could have an adverse impact on historic assets.
- 1.4 The site includes one Grade II listed building, *Plas Coch (Former Denbighshire Technical College) [ID 1851]* whilst a scheduled monument, *Wat's Dyke at Crispin Lane [DE 286]* is positioned circa 10 metres east of the Campus on the opposite side of Crispin Lane, so that its setting could potentially be affected by development.
- 1.5 This report presents an assessment of the potential impacts of (1) the proposed alterations to the Grade II listed building within the site, in terms of its special architectural or historic interest, (2) the proposed development of the wider Campus and the way in which it could potentially affect the Grade II listed building's setting and the setting of non-listed buildings of heritage interest, and (3) the proposals with respect to the contribution that the site makes to the significance of the scheduled monument on the east side of Crispin Lane.
- 1.6 It also provides (4) commentary on the heritage significance of the unlisted buildings within the Plas Coch Campus which are proposed for demolition and (5) a brief assessment of the potential for non-designated archaeological remains to survive below ground, in light of consultation with Mark Walters at Clwyd-Powys Archaeological Trust regarding the need for a full desk-based assessment to support the planning proposals (**Appendix EDP 1**).
- 1.7 In so doing, this HIS addresses the requirements of current legislation and both national and local planning policies which cover the conservation and management of the historic environment.

Location and Boundaries

- 1.8 The site focuses on the Plas Coch Campus of Glyndwr University, which is situated on the north eastern periphery of Wrexham town centre.
- 1.9 The Campus is centred on National Grid Reference (NGR) 332743, 351213 and is defined to the south by Mold Road, to the west by Plas Coch Road, to the east by Crispin Lane and

to the north by a mixture of property boundaries, separating it from adjacent houses and the tennis centre.

- 1.10 The location and layout of the site are illustrated on **Plan EDP 1**, which also identifies the principal aspects of the built environment.

Proposed Development

- 1.11 The proposed development of the site comprises the following inter-linked applications for planning permission and LBC:

'Detailed planning and Listed Building Consent application for demolition of student union, refectory and other redundant buildings, and redevelopment of academic campus to provide new Learning Gateway Building, new Engineering Building, new Sports Hall Extension, redevelopment of multi-use games area, refurbishment of social learning and academic tuition space, together with new car parking, infrastructure, landscaping and public realm works.

Demolition of redundant student halls and construction of up to 410 apartments with access from B5101, together with car parking, site landscaping and associated infrastructure on surplus land within the overall Plas Coch academic Campus.

Outline planning application for student accommodation facility of up to 197 bed spaces, with parking and landscaping'.

- 1.12 Plans and elevations of the proposed development are included here in **Appendix EDP 2**, which should be consulted for further information.

Consultation

- 1.13 Pre-application consultation regarding heritage matters was carried out with Anna Irwin, Conservation and Environment Lead at Wrexham County Borough Council (CBC). Meetings were held on 28 February 2019 and 20 March 2019.

- 1.14 It was agreed that, in terms of the Grade II listed building *Plas Coch (Former Denbighshire Technical College)*, the façade fronting onto Mold Road is a key aspect across the overall listing (of the building's significance). This discursive point is elucidated later in this report at **Section 5**. Given this consideration, it was considered that a previous application (P/2018/0667) which proposed the Learning Gateway building fronting onto Mold Road was not considered to be acceptable by the LPA in terms of the effect on the identified key façade.

- 1.15 Potential solutions were discussed which removed any development from the important Mold Road façade. Two development options were debated, both of which provided for a centrally located Learning Gateway building and thus the preservation of the Mold Road

frontage of the listed building. Of these, Option 2 was decided upon in opposition to Option 1.

1.16 Option 1 proposed the following:

- *A new build / part refurbishment Learning Gateway Building at the heart of the Campus at the junction of A and D Block.*
- *This option leaves the Mold Road Listed primary facade of the Campus untouched with only public realm upgrade works proposed to enhance this elevation.*
- *A solution which only demolishes D Block and the existing Student Union Building leaving the Listed Refectory Building.*
- *A solution which integrates the existing Refectory Building into a hybrid new build / refurbishment solution.*
- *A solution that opens up the central landscaped quadrant to the wider Campus.*

1.17 Whereas Option 2 aimed to deliver:

- *A new build Learning Gateway Building at the heart of the Campus at the existing junction of A and D Block.*
- *This option leaves the Mold Road Listed primary facade of the Campus untouched with only public realm upgrade works proposed to enhance this elevation.*
- *A solution which demolishes D Block, the existing Student Union Building and the Refectory Building (elements of which form part of the listed structure).*
- *A solution that opens up the central landscaped quadrant to the wider Campus in a more successful way than Option 1 by giving better ground and first floor transparency into the space from the Gateway Building.*
- *A purer architectural new build form that directly responds to the proportions and fenestration of adjacent Listed facades.*
- *A complete new build form that sits better against the proposed adjacent new build Engineering Building.*

1.18 Option 2 was considered preferable as, from an architectural design perspective, the Option 1 scheme was compromised by the retention of the Refectory, and it was considered that the new building would 'sit uncomfortably' adjacent to the retained Refectory, which would require the addition of a first floor. Option 2 allows for an 'architecturally purer' new build, that responds better to retained adjacent buildings.

- 1.19 It is notable that the preferred option included provision for the demolition of two parts of the listed Plas Coch building, with no strong objection to this eventuality raised by the LPA's Conservation Officer.
- 1.20 No further formal response has been received from Wrexham CBC, however an additional meeting was held at the University with Anna Irwin on 8 May 2019. At this meeting, her position was that a robust assessment of the building's significance and of the impact of the development proposal on it, was required in order to make her decision, but she did not convey any *in principle* objection to the demolition of the parts of the listed building as proposed.

Section 2

Legislation and Planning Guidance

- 2.1 This section sets out relevant legislation and planning policy, governing the conservation and management of the historic environment.

Legislation

- 2.2 In March 2016, the *Historic Environment (Wales) Act* came into force, although many of its provisions will not commence until a later date. Whilst they provide a number of new provisions to existing legislation, the changes do not specifically affect the way in which historic assets (such as listed buildings) are assessed throughout Wales.
- 2.3 The *Ancient Monuments and Archaeological Areas Act 1979* covers the designation and management of scheduled monuments.
- 2.4 This 1979 Act provides for a schedule of monuments (and archaeological remains) which are protected. The designation of archaeological and historic sites as scheduled monuments applies only to those that are deemed to be of national importance, and it is generally adopted only if it represents the best means of protection.
- 2.5 The 1979 Act does not address the concept of 'setting', just the physical remains of scheduled monuments and, therefore, for scheduled monuments the protection of 'setting' is a matter of planning policy and not one of statute.
- 2.6 In Wales, the written consent of the Welsh Minister is required for development that would impact upon a scheduled monument, and applications for Scheduled Monument Consent are submitted to Cadw, the Welsh Government's Historic Environment Service.
- 2.7 The *Planning (Listed Buildings and Conservation Areas) Act 1990* is the primary legislative instrument addressing the treatment of listed buildings through the planning process in both England and Wales.
- 2.8 Section 66(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* sets out the statutory duty of the decision-maker, where proposed development would affect a listed building or its setting:

'...in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

- 2.9 The 'special regard' duty of the 1990 Act has been tested in the Court of Appeal and confirmed to require that '*considerable importance and weight*' should be afforded by the decision maker to the desirability of preserving a listed building along with its setting. The

relevant judgement is referenced as *Barnwell Manor Wind Energy Ltd v East Northants DC, English Heritage and National Trust* (2014) EWCA Civ 137.

2.10 However, it must be recognised that Section 66(1) of the 1990 Act does not identify that the local authority or the Secretary of State must preserve a listed building or its setting; and neither does it indicate that development that does not preserve them is unacceptable and should therefore be refused.

2.11 This point is made very clearly in Paragraph 54 of the High Court judgement in respect of *Forest of Dean DC v Secretary of State for Communities and Local Government* [2013] EWHC 4052 (Admin), which sets out that:

'...Section 66 (1) did not oblige the inspector to reject the proposal because he found it would cause some harm to the setting of the listed buildings. The duty is directed to 'the desirability of preserving' the setting of listed buildings. One sees there the basic purpose of the 'special regard' duty. It does not rule out acceptable change. It gives the decision-maker an extra task to perform, which is to judge whether the change proposed is acceptable. But it does not prescribe the outcome. It does not dictate the refusal of planning permission if the proposed development is found likely to alter or even to harm the setting of a listed building.'

2.12 In other words, it is up to the decision maker (such as a local authority) to assess whether the proposal which is before them would result in 'acceptable change'.

National Planning Policy

2.13 National planning guidance, concerning the treatment of the historic environment across Wales, is detailed in Section 6.1 of Chapter 6 *Distinctive and Natural Places* of Planning Policy Wales Tenth Edition, published in December 2018 (PPW, 2018).

2.14 At Paragraph 6.1.2, it identifies the historic environment as comprising individual historic features, such as archaeological sites, historic buildings and historic parks, gardens, townscapes and landscapes, collectively known as 'historic assets'.

2.15 At Paragraph 6.1.6 the Welsh Government's specific objectives for the historic environment are outlined. Of these, the following are of relevance to the current assessment. These seek to 'conserve archaeological remains, both for their own sake and for their role in education, leisure and the economy' and to, 'safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved'.

2.16 At Paragraph 6.1.7, it is stated that:

'It is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.'

- 2.17 As such, with regard to decision making, it is stated that: *'Any decisions made through the planning system must fully consider the impact on the historic environment and on the significance and heritage values of individual historic assets and their contribution to the character of place.'*
- 2.18 Regarding listed buildings PPW (2018) states, at Paragraph 6.1.10, that:
- '...there should be a general presumption in favour of the preservation of a listed building and its setting, which might extend beyond its curtilage'* and then adds that *'For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses'.*
- 2.19 It then adds that: *'The aim should be to find the best way to protect and enhance the special qualities of listed buildings, retaining them in sustainable use'.*
- 2.20 Regarding archaeological remains, PPW states at Paragraph 6.1.23, that: *'The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not.'*
- 2.21 It then adds at Paragraph 6.1.24 that:
- '...Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in a direct adverse impact on a scheduled monument (or an archaeological site shown to be of national importance).'* At Paragraph 6.1.25 it states that: *'In cases involving less significant archaeological remains, planning authorities will need to weigh the relative importance of the archaeological remains and their settings against other factors, including the need for the proposed development.'*
- 2.22 Paragraph 6.1.26 recommends that:
- '...Where archaeological remains are known to exist or there is a potential for them to survive, an application should be accompanied by sufficient information, through desk-based assessment and/or field evaluation, to allow a full understanding of the impact of the proposal on the significance of the remains. The needs of archaeology and development may be reconciled, and potential conflict very much reduced, through early discussion and assessment.'*
- 2.23 In situations where planning approval would result in archaeological remains being destroyed, at Paragraph 6.1.27, PPW (2018) states the following regarding the planning authorities' obligations:

'If the planning authority is minded to approve an application and where archaeological remains are affected by proposals that alter or destroy them, the planning authority must be satisfied that the developer has secured appropriate and satisfactory provision for their recording and investigation, followed by the analysis and publication of the results and the deposition of the resulting archive in an approved repository. On occasions, unforeseen archaeological remains may still be discovered during the course of a development. A written scheme of investigation should consider how to react to such circumstances or it can be covered through an appropriate condition for a watching brief. Where remains discovered are deemed to be of national importance, the Welsh Ministers have the power to schedule the site and in such circumstances scheduled monument consent must be required before works can continue.'

- 2.24 Finally, also of relevance to the current application, Paragraph 6.1.28 is concerned with Historic Environment Records (HERs). This states that:

'The statutory historic environment records for each local authority area are managed and kept up-to-date by the Welsh Archaeological Trusts on behalf of the Welsh Ministers. These records must be used as a key source of information in making planning decisions affecting the historic environment. Advice on their use in decision making should be sought from the Trusts.'

Technical Advice Note 24 (TAN 24)

- 2.25 Additional guidance covering archaeology and heritage matters across Wales is set out in *Technical Advice Note 24: The Historic Environment* (TAN 24) (Welsh Government, 2017).
- 2.26 TAN 24 states that it provides *'guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning and Listed Building Consent applications'*.
- 2.27 As well as providing general advice regarding the assessment of development impacts on the historic environment, the new Welsh Government guidance also provides more specific advice in respect of the approach which should be taken to:
- World Heritage Sites;
 - Scheduled monuments;
 - Archaeological remains;
 - Listed buildings;
 - Conservation areas;
 - Historic parks and gardens;

- Historic landscapes; and
- Historic assets of special local interest.

2.28 Of relevance to the current application is Section 5; concerned with listed buildings, and specifically Paragraphs 5.9, 5.12, 5.13 and 5.14 which discuss listed building consent. Paragraph 5.9 clearly states the following:

'The Planning (Listed Buildings and Conservation Areas) Act 1990 requires any works of demolition, alteration and/or extension which would affect the character of a listed building to be authorised through the process of listed building consent. It is a criminal offence to carry out such works without consent, which should be sought from the local planning authority. When considering any applications for listed building consent, the local planning authority or the Welsh Ministers must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Consent is not normally required for repairs, unless they involve changes that would affect the character of the listed building. If in any doubt owners are advised to contact their local planning authority to seek clarification on whether or not consent is needed.'

2.29 Paragraph 5.12 states that:

'Applicants for listed building consent are required to provide a heritage impact statement. This presents the results of a heritage impact assessment, which is a process designed to ensure that the significance of the building is taken into account in the development and design of proposals for change. Heritage impact assessment should be proportionate both to the significance of the listed building, and to the degree of change proposed, and the statement should provide enough information to allow the local planning authority to judge significance and impact when considering applications for listed building consent.'

2.30 Paragraph 5.13 states that:

'When determining a listed building consent application, the local planning authority should consider the following issues:

- *The importance and grade of the building and its intrinsic architectural or historic interest.*
- *The physical features of the building which justify its listing and contribute to its significance, (for example its form and layout, materials, construction and detail) including any features of importance such as the interior, which may have come to light after the building's inclusion on the list.*
- *The contribution of curtilage and setting to the significance of the building, as well as its contribution to its local scene.*
- *The impact of the proposed works on the significance of the building.*

- *The extent to which the proposed works would bring substantial community benefits for example, by contributing to the area's economy or the enhancement of its local environment.*

The listing grade may be a material consideration, but is not in itself a reliable guide to the sensitivity of a building to alteration or extension. For example, many grade II buildings are humble, once common building types, listed precisely because they are relatively unaltered examples of their kind and their special interest can be damaged by inappropriate alteration or extension.'

2.31 Paragraph 5.14 states that:

'Many listed buildings can sustain a degree of sensitive alteration and extension to accommodate continuing or new uses. Past changes that reflect the history of use and ownership may themselves be aspects of the special interest of the listed building. When applicants and the local planning authority assess the heritage values and significance of a listed building, which is the subject of a consent application, they must consider the sensitivity of that building to the proposed changes. Sustaining the special interest and significance of a listed building through the process of alteration, extension or re-use is exacting, and should always be based on specialist knowledge and skill in order to realise the benefits that well-designed interventions can bring.'

2.32 As such, TAN 24 clearly recognises that the requirements with regard to listed buildings can be exacting, although it also clearly advises that the level of assessment and approach to decision making should be proportionate to the proposed changes.

Local Planning Policy

2.33 The relevant Development Plan for the site comprises the *Wrexham Unitary Development Plan 1996-2011*; adopted by Wrexham CBC on 14 February 2005. The Plan includes the following policy addressing statutorily listed buildings:

Policy EC9: *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.*

2.34 In due course, these adopted Policies will be replaced by new (currently emerging) policies in the *Wrexham Local Development Plan 2 (LDP2) 2013-2028*, which will be a long-term land use and development strategy focused on achieving sustainable development.

2.35 The legislation, plans and policies identified in the paragraphs above have been considered properly in the preparation of this report.

Section 3 Methodology

- 3.1 This section of the HIS outlines the methodology which was employed in the identification and assessment of potential impacts.

General Methodology

- 3.2 This assessment employs the current methodology outlined in Cadw's publication *Heritage Impact Assessment in Wales* (Cadw 2017a).

- 3.3 The identification and assessment of 'significance' for the various historic assets draws on the four '*heritage values*' defined by Cadw in *Conservation Principles* (Cadw, 2011). These values consist of:

- The asset's *evidential value*, which is defined as those elements of the historic asset that can provide evidence about past human activity, including its physical remains or historic fabric;
- The asset's *historical value*, which is defined as those elements of an asset which might illustrate a particular aspect of past life or might be associated with a notable family, person, event or movement;
- The asset's *aesthetic value*, which is defined as deriving from the way in which people draw sensory and intellectual stimulation from the historic asset; and
- The asset's *communal value*, which is defined as deriving from the meanings that a historic asset has for the people who relate to it, or for whom it figures in their collective experience or memory.

- 3.4 A broad range of background sources were obtained, from relevant repositories, following instruction, in order to investigate and understand the origins and development of the site and the buildings within it. These repositories included:

- The National Monuments Record for Wales (NMRW);
- The Clwyd-Powys Archaeological Trust (CPAT) Historic Environment Record (HER);
- The Wrexham Archives;
- The Central Register for Aerial Photography in Wales (CRAPW);
- The University Archive (c/o Mike Hamer);

- The 'Historic Wales' website; and
 - Wrexham Council's Planning Files.
- 3.5 Having collected, collated and considered the background sources, the site and buildings were visited by an experienced surveyor; specialising in the investigation and assessment of standing buildings; on three occasions during May 2018 and May 2019.
- 3.6 In each case, the objectives were to understand the buildings' special interest, identify any features of special interest which they possess and consider any evidence for chronological change which might affect that special interest; in order to understand the likely impact of the development proposals.
- 3.7 At the same time, the site visits gathered information on the setting of the listed building within the proposed development site, and of other buildings deemed to represent non-designated heritage assets; specifically, the contribution that the other buildings and spaces located within the Campus boundary make to their special interest.
- 3.8 Finally, the site visit assessed the contribution which the buildings and spaces of the site make currently to both the setting and significance of the section of *Wat's Dyke Scheduled Monument* located on the east side of Crispin Lane, some 10 metres east of the campus.

The Assessment of the Buildings' Special Interest

- 3.9 This HIS has been produced in line with the *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (ClfA, 2014).
- 3.10 These best practice professional guidelines provide a national standard for the completion of assessments addressing the built aspects of the historic environment.

The Assessment of 'Setting'

- 3.11 When assessing the 'indirect' impact of proposals on historic assets, it is important to ascertain whether change within their 'setting' would lead to a loss of 'significance'. This assessment is made through the application of Cadw's guidance *Setting of Historic Assets in Wales*, which was published on 31 May 2017.
- 3.12 In simple terms, it states that setting '*includes the surroundings in which it is understood, experienced and appreciated, embracing present and past relationships to the surrounding landscape*' (Cadw, 2017b). It must be recognized from the outset that 'setting' however is not a historic asset, and cannot itself be harmed. The guidance states that the importance of setting '*lies in what it contributes to the significance of a historic asset.*'

- 3.13 As such, when assessing the indirect impact of proposals on historic assets, it is not a question of whether their setting would itself be affected, but rather a question of whether change within the asset's 'setting' would lead to a loss of its 'significance'.
- 3.14 Set within this context, where the objective is to determine the potential for development to have an indirect impact on designated assets, it is first necessary to first define the significance of the asset in question - and the contribution made to that significance by its wider 'setting' - in order to establish whether there would be a loss, and therefore harm. In particular, the guidance states that change within an asset's setting need not necessarily cause harm - it can be positive, negative, or indeed neutral.
- 3.15 Cadw's guidance (Cadw, 2017b) sets out a **four-stage** approach to the identification and assessment of potential setting effects:
- **Stage 1:** Identify the historic assets which might be affected;
 - **Stage 2:** Define and analyse the setting, to understand how it contributes to the asset's heritage significance;
 - **Stage 3:** Evaluate the potential impact of development; and
 - **Stage 4:** Consider options to mitigate or improve that potential impact.
- 3.16 Accordingly, this HIS has been prepared using best practice professional guidance and is therefore considered to provide a robust basis for an evaluation of the development which is proposed at the site, in respect of heritage matters.

This page has been left blank intentionally

Section 4

Relevant Historic Assets

- 4.1 The following section identifies the historic assets which are capable of being affected by the site's proposed redevelopment.

Listed Buildings Within the Site

Plas Coch (Former Denbighshire Technical College)

- 4.2 The southern third of the site is dominated by this Grade II listed building [ID 1851], where the citation summarises its history as follows:

'Built as the Denbighshire Technical Collage in 1950-53, to designs of Saxon, Smith and Partners of Chester, with R.R. Jennings and Partners as consulting engineers and Holland, Hanner and Cubitt as contractors. In 1956, the architects were awarded the RIBA architectural bronze medal in the Liverpool Architectural Society's area for this building. At the time, the building was said to include many new features in its design and engineering, and particular attention was drawn to its planning, heating, lighting and acoustics.'

- 4.3 The listing citation provides a summary description of the building's exterior, as well as the aspects of it which underpin its special interest:

'Welsh sand-faced brick with artificial stone dressings over concrete frame with steel frame to assembly hall, gymnasium, workshops and tower; flat (concrete) and low pitched roofs. The design set out to clearly separate and articulate different areas especially with a view to noise limitation, and so divided administrative and teaching areas, and provided accommodation for the building department, and the gymnasium and music department in separate blocks. The building encloses 3 sides of a courtyard, with the separate blocks located outside the main area. The entrance is towards the east of the building, in a long advanced 2-storyed wing of rusticated brickwork. Alongside but of less height, to the SE is the projecting block of the main lecture theatre and former exhibition hall. This block has a shallow curve to its southern elevation, which is decorated with Portland stone low relief panels representing the crafts, by Darsie Rawlins. Running at right angles to the east of the entrance range (and set back from the lecture theatre wing) is the William Aston Hall (a 5-window range) with lower ancillary blocks (green room, dressing rooms etc) to the east; low reliefs (also by Darsie Rawlins) on its blind eastern elevation represent music and the dramatic arts. Rear range continuing the line of the entrance hall originally housed student common rooms with offices and library to first floor. Internal layout modified c1992, when the single storyed rear range was also raised in height in similar style (the original design had allowed for such an addition). Refectory and canteen in short wing running west of this range. Gymnasium and music department off-set to NE, linked to the main building by a covered way. Main teaching block in long SW wing, with rooms opening off a central corridor on each floor, terminating in clock tower off-set over subsidiary entrance and stair hall. Running north of this is the science wing, with single storeyed laboratory block

projecting to west. Construction department housed in separate block to NW beyond. The building is characterised by continuous bands of fenestration on each floor, with simple projecting concrete cornices, thrown forward as canopies over entrances, and with glass-brick lights to stairs, and as side and overlights to side and rear entrances' .

- 4.4 The listing citation provides a summary description of the building's interior, as well as the aspects of it which underline its special interest:

'Decorative finishes are largely confined to the entrance hall, which has tiled walls with stylised dragons, leeks and abstract representations of Welsh countryside, designed by Peggy Angus. William Aston Hall retains its original fittings with sloping floor and adjustable seating, and walls panelled in European ash and African walnut, to give resonance. Elsewhere, the building originally relied on the use of colour as decoration. Main corridors in teaching areas have built-in lockers, provided as part of the original design, as were the suspended ceilings concealing service ducts, and the use of acoustic tiles. Other internal details (the iron staircase balustrades, for example), are characteristic of their period'.

- 4.5 Finally, the citation sets out the reasons for the designation of the former Technical College as a building of special architectural or historic interest:

'The building represents a landmark...in the provision of technical education in Wrexham (the college was built to serve the wider N-Wales region) and in design for education, providing a highly functional plan, articulated for a precise use, together with innovative services. It is an excellent, little-altered example of the architecture of the early 1950s, and was considered outstanding at the time'.

- 4.6 A copy of the listing citation for Plas Coch (former Denbighshire Technical College) can be found in this HIS at **Appendix EDP 3**.

- 4.7 The Denbighshire Technical College was originally housed in the Regent Street Campus of what is now Glyndwr University, where it took on the 19th century buildings vacated when the Infirmary moved to its new premises on Rhosddu Road.

- 4.8 Taking ownership of the premises in 1927, the College instigated a significant programme of improvement and enlargement which finally opened in 1932. In spite of that investment, the popularity of the College was sufficient to require the drive for appropriate new premises even before war broke out, but naturally plans were put on hold until 1945 witnessed the cessation of hostilities.

- 4.9 Whilst the plans were put on hold by the war, they were dusted off thereafter. Whilst the original intention was to build on the Nurseries site between the General Station and Grosvenor Road, this *'was changed to a 30-acre site on the Mold Road, alongside the racecourse (covering part of the area of the original horse racing course). Designed by Saxon, Smith & Partners of Chester, and built by Holland, Hanner and Cubitt, work began on the new college in 1949'*. These buildings subsequently became the Plas Coch Campus.

- 4.10 Although they are not reproduced in this assessment, pre-war Ordnance Survey (OS) maps show the site undeveloped and labelled as a 'race course' beside the football ground. Aerial photographs dated 20 February 1945 and 2 May 1946 also show the site as undeveloped; comprising what appear to be essentially agricultural fields on the edge of town and beside the stands and grassy embankment of the football stadium.
- 4.11 The University holds digitised versions of the original drawings for the new College Campus; those of particular relevance to the current development proposals are included with this report as **Appendices EDP 4, 5 and 6**.
- 4.12 Of interest is the fact that there are two sets of drawings for what is now the Student Union building; the first was for a 'gymnasium and music block', whereas the second was drafted for an architecturally less sophisticated proposal identified as a 'kitchen and gymnasium', where the kitchen was contained at the end of the main College complex and connected to the gymnasium through the provision of a covered walkway. It is possible that this change of focus may reflect the reduced architectural aspirations for the functions of the building. It is also noted that only this second set of drawings (**Appendix EDP 5**) specifically proposes a covered walkway connecting the Student Union building to the main Technical College quad. It is assumed that the original intention was a freestanding building.
- 4.13 An air photograph taken on 25 November 1951 shows the College under construction, but not yet complete. Notably, the main (two storey) southern range facing Mold Road and the two one storey projecting ranges at either end are largely finished, but the gymnasium has not progressed beyond a footprint, whilst the remainder of the site is little more than a mix of earthworks, huts and an agricultural field to the north (see **Plan EDP 2**).
- 4.14 The *Encyclopaedia of Wrexham* (Williams 2002) outlines the early history of the Plas Coch Campus, the former Denbighshire Technical College site:
- 'The foundation stones were laid in October 1950 by the Chairman of the Denbighshire Education Committee, County Councillor T.P. Roberts, and the Chairman of the Board of Governors, Alderman William Aston...The completed building was officially opened by HRH the Duchess of Gloucester on 11 November 1953...and provided facilities for nearly 3,000 students studying art, building, commerce, food technology, general education, science, mathematics, engineering and mining (the latter two subjects taught at Regent Street).'*
- 4.15 On Page 29 of *'100 Years of Technical Education in Wrexham'* (1987), it is stated that:
- '...the College departments moved in piecemeal, with the Building Department leading the way while the old premises were retained for the use of the engineering and mining departments. The new college was fully occupied by September 1953 and was proof of the major faith shown in Technical Education in Wrexham'.*
- 4.16 It is then added that:
- '...the accommodation included a multipurpose Assembly Hall, aptly named the William Aston Hall in view of his previous patronage of music and drama, equipped with a stage*

and seating capacity for 890 people. In addition, there was an Art Exhibition Hall and spacious accommodation for various departments in the college’.

- 4.17 The 1958 edition of the OS map (see **Plan EDP 3**) and an aerial photograph taken on 22 April 1956 (see **Plan EDP 4**) show the College site in its original form shortly following completion and before its later 20th century expansion. The buildings present within the site are identified according to the date of their construction on **Plan EDP 8**.
- 4.18 These depictions show a compact and rectilinear, grid-like arrangement of buildings in the southern third of the site, with the football stadium to the east and a grassy field given over to sports provision running to the northern boundary.
- 4.19 The buildings are shown as being separated from Mold Road by a small, neat car park at the south eastern corner and an elongated landscaped space. No other car parking can be discerned within the site. The aerial photograph is also noteworthy for the fact that it shows the two northern ranges still in their single-storey original form, as well as the central quad being entirely open on its north side.
- 4.20 Williams (2002) notes that *‘in 1956 the RIBA architectural bronze medal of the Liverpool Architectural Society area was presented to the architects for the design of their design for the college and the building, regarded by many as a fine example of post-war British architecture, has been Grade II listed’.*
- 4.21 No ‘new’ permanent buildings are visible on an air photograph dated 6 June 1962, but a strange arrangement of presumably temporary ‘barrack block-style’ structures is present to the west, north and east of the gymnasium. Their functions are not apparent, although it is possible that they relate to the phase of development and expansion which was about to take place throughout the 1960s.
- 4.22 As far as the subsequent growth and development of the Technical College is concerned, Williams (2002) provides the following information: *‘By 1960, the college was desperately short of teaching accommodation and new blocks were added to house the mining and engineering departments’.*
- 4.23 It is recorded that plans for new hostel accommodation (for up to 50 girls) in the grounds of the College were approved. It is also recorded that the hostel was designed by Robert Macfarlane, the county architect for Denbighshire, and built by H. Roberts of Coedpath. It was opened on 21 November 1967.
- 4.24 In 1967 plans were also approved for a new *‘domestic science and catering block’*, which was to address the College’s increasing popularity and the growth of the student intake to some 3,800 (Williams 2002).
- 4.25 The OS map editions of 1968 and 1975 (see **Plans EDP 5 and 6**) show this development taking place during the 1960s and early 1970s, and so does an air photograph which is dated 21 August 1974.

- 4.26 The latter (see **Plan EDP 7**) shows a substantial and isolated building in the north west of the site, close to the edge of Plas Coch Road; as well as the construction of the Yale Sixth Form College Campus buildings in the north east of the site adjacent to Crispin Lane, the latter being illustrated for the first time on the 1968 OS map.
- 4.27 The OS map editions are interesting in the way that they show (a) the progressive enclosure of the northern frontage of the quad and (b) the two-phase development of the Engineering Block progressing from west to east during the mid 1960s.
- 4.28 An air photograph dated 1 June 1985 shows some expansion of the building stock at the north west corner of the original College quad, but otherwise it remained a compact Campus separated from the buildings of the Yale Sixth Form College by sports fields.
- 4.29 The increased provision of student accommodation, in the north west of the site, is clearly discernible on an aerial photograph held by CRAPW and dated 1 March 1995. This image is, however, also notable for illustrating that the central-northern swathe of the site remained as an undeveloped sports field. This situation clearly changed radically soon afterwards, a photograph taken the following year (on 14 September 1996) illustrated the construction of substantial car parking provision across the western fringe.
- 4.30 A vertical air photograph (dated 9 June 2013) shows Plas Coch Campus in its current form, with two MUGA (Multi-Use Games Area) pitches in the north and south east, extensive car parking around the teaching complex in the south, the student accommodation situated to the north-north west and modern buildings around the western fringes.

The Scheduled Monument Outside the Site

Wat's Dyke at Crispin Lane

- 4.31 A single scheduled monument, Wat's Dyke at Crispin Lane, Wrexham [DE 286], is aligned north-south on the eastern side of Crispin Lane 10 metres east of the eastern boundary of the proposed development site; where the citation sets out the following:

'The monument consists of a linear earthwork, a substantial bank and ditch forming a major boundary between two adjacent landholdings. These two sections of Wat's Dyke are bounded to the west by Crispin Lane where it is probable that the modern road overlies the original western ditch. The northern section measures some 80m long x 10m wide x 1.5m high. The southern section measures some 75m long x 8m wide, increasing in height from 1.0m at its southern end to 2.0m at its northern terminal. The monument is of national importance for its potential to enhance our knowledge of early medieval defensive organisation and settlement. It retains significant archaeological potential, with a strong probability of the presence of associated archaeological features and deposits. A linear earthwork may be part of a larger cluster of monuments and their importance can further be enhanced by their group value. The scheduled area comprises the remains described and areas around them within which related evidence may be expected to survive'.

- 4.32 No further information on the date and function of this monument is available, but it is of significance that a further three sections of Wat's Dyke are designated in a broadly north-south arrangement at Wrexham.
- 4.33 The two most southerly sections are situated south of Ruthin Road [DE 165] and south of Wrexham Road [DE 173], but it is the section situated south of Mold Road, to the west of the mainline railway beyond the Premier Inn [DE 286], that is potentially of interest for the way in which the scheduling citation states that the scheduled monument '*consists of the remains of a length of Wat's Dyke, a presumed 8th century AD defensive bank and ditch*'.
- 4.34 The evidence for this 'presumed' 8th century date is not disclosed, but the assumption is that this nationally important feature parallels other substantial 'bank and ditch' systems across England and Wales (e.g. Offa's Dyke, the Wansdyke, etc.) where investigations have either identified evidence for foundation during the early medieval period or evidence that pre-existing prehistoric boundary features were re-excavated and enhanced sometime over the course of the early medieval (Dark Age) period.

Unlisted Buildings Within the Site

- 4.35 A total of 12 unlisted buildings within the site are proposed for demolition, in order to bring forward and implement the proposals; see **Plan EDP 1**.
- 4.36 The site includes the non-designated Edward Lloyd building, located to the north of Plas Coch (**Image EDP 31**). This modern building was constructed in the early-1980s with designs produced by the Clwyd County Council design office under G.G. Tomlinson. Additional works, extending it to join with the building to the north were carried out in the 2000s.
- 4.37 The building has a degree of architectural interest and aesthetic value. At its southern end the building has a distinctive stepped form, widening up to three storeys, and is finished in dark glass cladding covering all elevations, with concrete edge beams. This form lends the building a degree of prominence in its southern end and it is evident that it was intended to possess a striking appearance and for the southern end to be experienced from across the campus area to the south. In this way, the building is representative of a 21st century phase in the architectural development of the University campus, and of the universities' recent aspirations.

Non-designated Archaeology Within the Site

- 4.38 Prior consultation with CPAT has established that no previously known archaeological sites, features or remains are present within the boundary, but there are recorded sites on land to the west and east.

Section 5 The Baseline Position

- 5.1 This section of the report sets out the baseline position against which the impact of the proposed development will be assessed.
- 5.2 It therefore aims to identify the *special interest* of the listed building, including any features of special interest situated within those areas of the listed building which have potential to be affected by the proposed development, and any contribution that the listed building's setting makes to that special interest (or 'significance').
- 5.3 It also describes the significance of non-designated buildings within the site, which are considered to represent historic assets, and any contribution made to this significance by their settings.
- 5.4 In addition, this section summarises the 'significance' of the scheduled monument east of the site's eastern boundary; i.e. the aspects underpinning its national importance; similarly identifying any contribution which is made by its current setting.
- 5.5 Consideration will also be given to (1) the architectural and historic interest of the unlisted buildings proposed for demolition as part of the development and (2) the potential nature and condition of any below ground archaeology.

Listed Building Within the Site

- 5.6 The following paragraphs describe the special interest of the listed building including an assessment of the contribution made by the elements/areas of the building proposed for alteration, so that an informed assessment can then be made (in **Section 6**) of the likely impact arising from the proposed development.
- 5.7 In line with current guidance (see Cadw 2017b), appropriate consideration is also given to the current contribution made by the setting of the listed building to its *special interest*, in order that the nature and magnitude of any change can be established.

Plas Coch (Former Denbighshire Technical College)

- 5.8 The listing citation for Plas Coch provides the following observations in respect of the main entrance:

'Welsh sand-faced brick with artificial stone dressings over concrete frame with steel frame to assembly hall, gymnasium, workshops and tower; flat (concrete) and low pitched roofs.'

The entrance is towards the east of the building, in a long advanced 2-storeyed wing of rusticated brickwork. Alongside but of less height, to the SE is the projecting block of the main lecture theatre and former exhibition hall. This block has a shallow curve to its

southern elevation, which is decorated with Portland stone low relief panels representing the crafts, by Darsie Rawlins'.

- 5.9 Aside from the tower at the north-west end of the north-west to south-east range (see **Image EDP 1**), or possibly the decorated gable of the William Aston Hall with its characteristic Portland stone low relief panels (see **Image EDP 2**), it is considered that the main entrance on Mold Road is the most characterful and instantly recognisable element of the listed building (**Image EDP 3**).
- 5.10 This projecting range largely retains and exhibits the same architectural form it was built with in the early 1950s (see **Image EDP 4** and **Appendix EDP 5**), with the only significant change or addition being the DDA access ramp which rises up from the west and provides access to the entrance foyer (see **Images EDP 3** and **6**).
- 5.11 Perhaps being more publicly accessible, the main building range retains one or two original window frames, but in most cases the more standard units have been replaced with upvc; thereby leaving mainly the non-standard, decorative elements intact (**Images EDP 6** to **8**). Although the change to upvc windows is not in any way positive, it has a relatively limited effect on the external character of the main ranges.
- 5.12 The main Mold Road entrance is assessed as making a strongly positive contribution to the special interest of the Grade II listed building, given the fact that it undoubtedly illustrates those elements of the building's history and design which underpin its statutory listing. The internal space retains many original features (see **Images EDP 9** and **10**).
- 5.13 Of particular interest are the low relief panels to the right of the entrance, but the gliding simplicity of the stone steps, as well as the original doors providing access to the expansive foyer, are equally characteristic of the architects' design aspirations for this Campus.
- 5.14 However, whilst the architecture of the main entrance remains relatively unchanged from its design and construction in the 1950s, its inter-relationship with its surroundings clearly does not, meaning that it offers a less obvious access point for the Campus.
- 5.15 Historic photographs (see **Appendix EDP 7**) and air photographs (see **Plan EDP 7**) clearly show the car park situated wholly to the right of the main entrance and an unobstructed view from the road to the building's stone steps and doorway beyond. There was a narrow belt of planting along the southern edge of the Campus, but otherwise the ground in front of the main entrance comprised a small landscaped roundabout and a footpath.
- 5.16 The modern need to control and manage traffic, both within the Campus and on the roads outside, has changed the relationship between the entrance and its surroundings, clearly reducing its prominence, pre-eminence and legibility (see **Image EDP 11**).
- 5.17 Whilst the whole of the listed building possesses an integral degree of heritage significance on account of its historic value in relation to the provision of technical education in Wexham, and the evidential value inherent in its innovative and functional plan, it is possible to identify a hierarchy of significance within the building. As outlined above, the most

significant part of the building is the distinctive main entrance. Part of the prominent Mold Road frontage, which has been described above, the entrance hall retains its internal plan and displays original decorative finishes such as its tiled walls, designed by Peggy Angus. A similar, high level of significance is derived from the adjacent William Ashton Hall lecture theatre which contains original fittings and wooden wall panels. As described above, the external parts of this building display decorated Portland Stone panels on its gable end.

- 5.18 Also possessing a high degree of significance is the clock tower at the north-west end, which represents a prominent and distinct part of the Mold Road frontage, marking the north-western end of the building, and which is also visible from across the Quad to the east.
- 5.19 The north-west to south-east block (Block B) is also a prominent aspect of the Mold Road elevation, with a strong continuous fenestration. Internally the block consists of single corridor with classrooms either side (**Image EDP 32**), albeit compartmentalised by fire doors, which contains original internal doors, glass display cabinets and lockers. By comparison, the two blocks perpendicular to Block B (Blocks A and C), that run from south-west to north-east, whilst containing some original internal features at their south-west ends, at the north-east ends, only the ground floor dates from the original build in the 1950s. These ranges have been subject to a great degree of internal and external modification resulting from the extension in height of the north-eastern extents of these two parts of the listed building that occurred in the 1990s, which included an internal refit, resulting in the loss of many original internal features.
- 5.20 As such, given their modern modification, which is clearly evident in the appearance of their external elevations (i.e. **Image EDP 33**), these two ranges are considered to possess less of the evidential and aesthetic value inherent to the listed building, than the parts to the south-west. However, as described, it was an original design intention for the building to be extended in this way, and thus these parts, although modified in the 1990s, retain a degree of significance related to the building's historic value, illustrating the architect's original design intentions.
- 5.21 Also low in the scale of significance, is the building to the north-west, described in the listing citation as the 'construction department'. This building is of the same brick construction as the rest of the listed building and its original part dates from the 1950s, with additional, later extensions on its north-east and south-east sides. However, this part has a different character due to its function, consisting of a series of large workshops, with a tall industrial chimney and is built in a plain, functional style, with brick elevations with continuous top-lights in glass (**Image EDP 34**). Whilst this building shares the historic value of the wider listing, and has a degree of evidential interest in its functional design, albeit modified by later extensions, it has limited aesthetic value.
- 5.22 The quad area also possesses a degree of interest, both in its relationship to the original design of the Plas Coch building, representing an open space for recreation, enclosed originally on three sides by the building and, as a part of its setting, by which it makes a strong contribution to its significance. From the quad, the original, 1950s parts of the Plas Coch building are highly prominent and certain features, such as the clock tower, are

experienced clearly from this space, whereas from further to the north-east, views of the building's elevations and tower are less easy to appreciate, being screened from many locations by intervening buildings.

- 5.23 The sections below provide a greater degree of detail on the significance of the parts of the listed building that are proposed for demolition.

Students Union

- 5.24 The listing citation for the original College building sets out the following information in respect of the Student Union building:

'Welsh sand-faced brick with artificial stone dressings over concrete frame with steel frame to assembly hall, gymnasium, workshops and tower; flat (concrete) and low pitched roofs. The design set out to clearly separate and articulate different areas especially with a view to noise limitation, and so divided administrative and teaching areas, and provided accommodation for the building department, and the gymnasium and music department in separate blocks.

Gymnasium and music department [now housing the Student Union] off-set to NE, linked to the main building by a covered way.

The building is characterised by continuous bands of fenestration on each floor, with simple projecting concrete cornices, thrown forward as canopies over entrances, and with glass-brick lights to stairs, and as side and overlights to side and rear entrances'.

- 5.25 The Student Union building is situated at the north east corner of the main College complex, where it is attached by a covered walkway aligned east-west (**Image EDP 12**). Access to the internal spaces is through double-doors in the western elevation.
- 5.26 Arranged east-west, the building comprises (1) a double-height gymnasium in the north and (2) ranges of lower, single storey spaces to the west, south and east accessed via two long corridors running off the principal entrance.
- 5.27 The external appearance of the building is illustrated in **Images EDP 13 to 16**, whilst the internal spaces are illustrated in **Images EDP 17 to 19**. These latter photographs illustrate that the general form and arrangement of the internal space reflect the reduced aspirations outlined in **Appendix EDP 5**, even if their functions have clearly switched to meeting rooms and offices around a hall and bar from originally being intended for changing rooms, stores and practice spaces for music.
- 5.28 As **Images EDP 12 to 19** illustrate, aside from (1) the conversion and re-decoration of the interior, (2) the replacement of the original metal windows with modern upvc units across all of the external elevations and (3) the provision of additional rooflights on the southern, one storey range, the Student Union building closely reflects the revised design intentions outlined in the drawings of Saxon, Smith & Partners (the project architects) for a gymnasium attached by a covered walkway to a purpose built kitchen/dining room complex.

- 5.29 Whilst it is evident that the existing building does not represent the original intention for the gymnasium and music block, and may illustrate some value engineering around the edges of the quad through the reduced amount of fenestration across the principal elevations and a greater focus on functionality (i.e. the projecting stores with roller blind doors to the north); it still remains the case that it was designed by Saxon, Smith & Partners, who won an award for the College complex, and exhibits a number of the principal features which are identified in the citation as underlining Plas Coch's special architectural or historic interest.
- 5.30 It is therefore assessed that the Student Union building and adjoining section of the main College range (Block C) both possess strong 'evidential' value, not least because the form of the latter clearly illustrates that the main north-south range was originally single-storey, before being heightened in the 1990s (**Image EDP 20**).
- 5.31 More particularly, whilst the available air photographs show that the gymnasium and music block was amongst the last elements of the original Plas Coch Campus of the Denbighshire Technical College to be built; and was ultimately not built to the architects' original design; the similarities in form and architecture are still pronounced and readily identifiable, such that its contribution to the comprehensive layout of 1950s Campus accommodation behind its designation, can still be recognised, understood and appreciated.
- 5.32 As well as possessing/exhibiting strong evidential value, this element of the listed building is also assessed as having some (albeit less) aesthetic and communal value due to (a) the innovative architecture employed in the external elevations and (b) its use and enjoyment by the student community, initially as a gymnasium/music block, and then recently as the Student Union, thus representing one of the key elements in a University or College Campus and a focus of activity within an educational establishment of this nature.

Refectory building

- 5.33 The Refectory building is given limited consideration in the listing citation, its mention being restricted to a statement that the refectory and canteen are located in a short wing running west of the north-east to south-west range. The building was constructed at the same time as the main part of the Plas Coch building, being depicted under construction on the aerial photograph of 1951 (**Plan EDP 2**). It is evident that the building conforms to the general appearance of the wider building (as defined in the listing citation) in that it displays a concrete cornice on the roofline and another above the fenestration on the south-west elevation (**Image EDP 35**).
- 5.34 A comparison of the original plan of the building (**Appendix EDP 4**) with the modern layout indicates that it retains its original design function as a refectory, with a dining hall to the south-west of the servery and kitchen, with offices and storage rooms to either side, albeit modernised and equipped with modern equipment and fixtures.
- 5.35 The south-west elevation is characterised by a long fenestration (detailed in **Image EDP 36**) looking out from the dining hall, comprising four windowed panels either side of two sets of double doors, with two panels in between, opening onto a wood-decked, modern elevated platform used for outdoor seating. The fenestration is evidently an original

design feature, as a fenestration and entrance are shown in this position on the original plans of the building (**Appendix EDP 4**), with the same arrangement of window panels and doors. However, as for much of the wider listed building, the windows, casements, frames and doors have been replaced with white upvc units.

- 5.36 The building has windows on its north-east elevation (**Image EDP 37**), representing lights at the rear of the kitchen area and in storage rooms. These, like those on the south-west elevation are also in their original positions although they have also been replaced with upvc window units. The north-western side of the building is entirely remodelled, as it is shown as extended on a 1967 Ordnance Survey Map (**Plan EDP 5**). The original design does not suggest that any attachment or extension was ever originally intended or anticipated, as the plans (**Appendix EDP 4**) and the Ordnance Survey Map of 1958 (**Plan EDP 3**), show a loading platform accessed by steps on this side of the building, as well as windows, both along the side elevation of the dining hall, and as light for an office and lavatory, all of which were removed .
- 5.37 It is evident that the outdoor terrace has been subject to a complete modern re-build constructed in wood, with a wood decking surface. The 1958 Ordnance Survey Map (**Plan EDP 3**) and aerial photograph (**Plan EDP 4**) both indicate that originally the outdoor area was larger, extending in an L-shape to the south west. The original plans suggest that this was not as highly raised as the present structure, as a series of steps are depicted accessing it from the doors to the dining area. These steps are no longer visible, although they might be present under the decking of the present terrace.
- 5.38 As described above for the adjacent connecting part to the Student Union, the refectory also possesses evidential value, in that its single-storey form also illustrates that the adjacent, C-Block range was originally single-storey, prior to its upwards extension in the 1990s with a clear distinction in the brickwork between the older ground floor and the extended first floor evident in the elevation in views from the south-east (**Image EDP 33**).
- 5.39 In a similar vein to the Students Union, as well as possessing/exhibiting evidential value in terms of its surviving plan form and the legibility of its original intended use (its function as a refectory), the refectory is also assessed as having some (albeit limited) aesthetic and communal value due to its retention of an external architecture employed across the listed building, albeit with its fenestration updated with upvc, and in its use and enjoyment by the student community as a refectory, which has been retained as its function to the present-day.

Summary of significance

- 5.40 Having discussed its different components, it is possible to draw the following conclusions regarding an overall 'hierarchy of significance' possessed by the listed building:
- The most significant parts are those which form part of the Mold Road frontage. Particularly significant is the prominent entrance block which contains original decorative features, and which epitomises the building's design intentions, thus, in addition to a general evidential, historic and communal value shared by the whole building, this part possesses a high degree of aesthetic and evidential value;

- Also, of significance for their evidential and aesthetic value (as well as their contribution to the building's overall historic and communal values) are the clock tower at the north-west end and the William Ashton Hall lecture theatre;
- Of slightly less aesthetic value, but still an important aspect of the Mold Road frontage is the north-west to south-east range, which also contains many original internal features, reflecting its evidential value;
- The next most significant parts of the building are considered to be the south-west to north-east ranges which were extended upwards by a storey at their north-east ends and internally modernised in the 1990s. These form essential features of the building's plan, and, albeit modified, retain a degree of evidential value, as well as some limited aesthetic value in their long elevations which display a striking, continuous fenestration; and
- Subsidiary parts of the building are considered the least significant, such as the Students Union, the refectory and the construction department. These parts, whilst containing a degree of evidential and historic value, related to the overall design intentions of the building, do not possess the degree of significance, especially of aesthetic value, contained in the south-western parts of the building, especially those which front onto Mold Road, and which were designed to be visually prominent, nor do they contain the same frequency of original internal features or high-quality decorative features.

The Asset's Setting

- 5.41 Analysis of historic sources illustrates that the landscape around the Grade II listed building has changed dramatically since it was laid out and built in the early 1950s.
- 5.42 Early air photographs show that the tightly defined rectilinear arrangement of buildings that comprised the original Campus was (1) open to the north and (2) adjoined by an expansive sports ground to the north and areas of open space to the west and east. There was limited car parking provided (3).
- 5.43 The subsequent half century or so of development has seen the enclosure of the courtyard forming the heart of the main Campus quad; the development of the sports grounds to the north for a mixture of student accommodation, teaching facilities and all-weather surfaces for sports; and a dramatic increase in the amount of car parking provision, reflecting the growth in ownership and use of the private motor car.
- 5.44 Nevertheless, it is recognised and acknowledged that the setting of the listed building still remains one of a modern educational establishment, thereby maintaining the aspirations of the College's architects; who were highly commended for the quality and sophistication of the composition and the completeness of the facilities.
- 5.45 Hence, it is assessed that the setting of the listed building continues to make a positive contribution to its special interest or significance, albeit that contribution has been reduced

and eroded by the intensification of development within the Campus and the loss of open spaces from within its boundaries.

5.46 Nevertheless, there are aspects of the Campus which continue to make a strong, positive contribution to the listed building's significance; these being:

- The inter-relationship between the former College buildings and Mold Road, where it contributes strongly to the streetscene and creates a positive impression of the town on this key transport corridor;
- The inter-relationship of the principal south-west facing range with the landscaped grounds which characterise the main entrance; and
- The inter-relationship between the building ranges of the former Technical College and the landscaped space at its heart; i.e. the courtyard quad.

5.47 However, the increased expanse of tarmac car parks around the principal elements of the listed building is seen as a negative aspect of its setting because it serves to create a hostile environment for pedestrians and a sense of isolation for the structures themselves.

The Scheduled Monument Outside the Site

Wat's Dyke at Crispin Lane

5.48 A single scheduled monument, Wat's Dyke at Crispin Lane, Wrexham [DE 286], is aligned north-south on the eastern side of Crispin Lane 10 metres east of the eastern boundary of the proposed development site. It is of relevance to the development by virtue of the fact that it could potentially be affected (indirectly) by changes within its setting.

5.49 In terms of Step 2 of the Cadw guidance (2017b), the asset's 'significance' is assessed as deriving from its evidential and historic values; with there being no contribution drawn from aesthetic or communal values.

5.50 This assessment reflects the fact that the monument is inaccessible, and covered in scrub and trees, hidden from view behind metal railings because it is located on railway land. The strong likelihood is that the people of Wrexham are quite probably blissfully unaware of the monument's presence, let alone its significance.

5.51 In any event, the bank and ditch were both created to fulfil a wholly practical aspiration to demarcate land ownership and territory, and so there is no reason to believe that there was any intention for them to exhibit an aesthetic aspiration.

5.52 Whilst the ability to experience them might currently be limited, it is clear that the asset's significance derives from the evidential and historic values that highlight its ability to inform and enhance our understanding of territorial areas and ownership of land during both the prehistoric period and the Dark Ages.

- 5.53 As a minimum, archaeological investigation of the monument has the strong potential to enhance our understanding of when these massive boundary features were constructed and why they became so important to ruling elites in the early medieval period. At the same time, archaeological deposits associated with these monuments could potentially enhance our understanding of the surrounding environments at the time of their excavation, as well as how it changed during subsequent phases of use.
- 5.54 However, it is assessed (also as per Step 2 of Cadw, 2017b) that the asset's setting makes no contribution to its significance as an asset.
- 5.55 This assessment is made on the basis that it is all but impossible to experience the asset in the contemporary landscape, where it is sandwiched between (and possibly overlain by) Crispin Lane to the west and the course of the railway to the east. Insofar as it is possible to experience Wat's Dyke, it generally appears as a tree and scrub covered embankment at the edge of the railway land north of Wrexham General Station. It is all but impossible to experience the monument from the west.
- 5.56 The monument is an isolated feature of the historic landscape, which is now marooned and isolated within the modern landscape, where it is divorced from other sections of the same massive, linear boundary feature and all other features of the historic landscape. There is nothing about its surroundings which provides any context to its creation, or which enables an understanding of its national importance. It is a relict fragment of a once more extensive landscape that has been subsumed and destroyed by subsequent development.
- 5.57 Photographs showing the surroundings and typical 'experience' of the asset are included here as **Images EDP 21** and **22**.

Non-designated Buildings Within the Site

Buildings proposed for demolition

- 5.58 A total of 12 unlisted buildings within the site are proposed for demolition, in order to bring forward and implement the proposals.
- 5.59 These buildings are all shown on **Plan EDP 1** (with a developmental chronology shown on **Plan EDP 8**) and illustrated clearly in a series of photographs reproduced here as **Images EDP 23** to **27**, in order to highlight their significance.
- 5.60 None of the unlisted buildings proposed for demolition relate to the original Denbighshire Technical College, or the design aspirations of its architects. Indeed, none of the non-designated buildings that are proposed for demolition pre-dates 6 June 1962 and the first stage of development following the College's establishment.
- 5.61 The earliest unlisted buildings proposed for demolition comprise 'E Block', situated just to the north of the main quad, as per **Plan EDP 1**. This elongated block was built in two stages between 1964 and 1967 (western half) and between 1967 and 1968 (eastern half); these

two phases of construction remain clearly legible on the ground today. These two phases of construction are clearly depicted on **Plan EDP 5**.

- 5.62 However, the building which displays the greatest architectural pretension or sophistication is the Electrical Engineering Department, erected on the north side of the then enclosed quad between 1967 and 1968.
- 5.63 As **Images EDP 28 to 30** show, the pre-cast concrete construction and projecting window pods conjure up images of a central African airport of the late 1960s, but plans held by Glyndwr University clearly show that it was designed by the Wrexham County Architect, R.O Macfarlane (who also designed the 1960s girls' hostel).
- 5.64 The original drawing, showing the plan form (as well as the uses of the internal spaces), is held by the University and a copy is included here as **Appendix EDP 6**.
- 5.65 It possesses some (albeit 'low') level of evidential and aesthetic value, but no historical or communal value; other than to current and former students who have used it during the 50 or so years since it was erected.
- 5.66 Also proposed for demolition is the non-listed D-Block. Although it is directly connected to the listed building (the refectory part) it is not considered to be curtilage listed, a fact confirmed through correspondence with Anna Irwin at Wrexham City Council.
- 5.67 The building is in three blocks that are interconnected by narrower parts containing corridors. Directly adjacent to the refectory is the smallest part, which effectively represent a connecting element between the refectory and the two larger parts to the north-west. This small part is single-story with a flat roof and is set slightly lower in height than the refectory. It is a plain brick-built structure with its two, outward elevations; to the south-west and north-east (i.e. **Image EDP 38**) only broken up by fenestration and a painted white band low down on the building. The fenestration is different in appearance to that on the 1950s Plas Coch building, with window panels set in a recess, extended to the roofline, with the lower panel infilled with white plastic rather than glazing. The smaller block is the earliest part, being depicted on an Ordnance Survey Map of 1967 (**Plan EDP 5**).
- 5.68 The two larger blocks (**Image EDP 39**) were constructed simultaneously, being both depicted as completed on an Ordnance Survey Map of 1968. It is likely that, given the sequence of development depicted on the maps, that the blocks were intended to follow the smaller extension, and that all three represent phases of the same development.
- 5.69 The two blocks share the same architecture; flat roofed with plain brick construction and with the same white banding on the smaller, earlier block. Part of the elevation onto the quad to the south-west includes fenestration of a very similar design to that of the smaller block, with window panels set in full-height recesses, with white panels above and below the glazing.
- 5.70 The main variation is in the elevations facing to the north-east and the western end of the south-west elevation. These elevations display a continuous fenestration, with windows set in well-defined casements that protrude from the wall (in contrast to the recesses of the

other window design). The window casements are framed by a strongly protruding, white banded siding above minimally-decorative, ridged panels set between vertical elements below. These prominent elevation treatments are distinct from any employed on any part of the listed building and give D-Block a distinctive appearance, albeit as a minimalist building in a Modern style, reflecting its function as a series of classroom blocks.

- 5.71 D-Block is considered to possess limited heritage significance. It has minimal evidential and historical value, being unconnected to the architectural history and original design associations and aspirations possessed by the main listed building. The building possesses a small degree of aesthetic value in its minimalist, Modernist design, exemplified by its prominent fenestration, but this is not sufficient for it to be considered a historic asset in its own right.
- 5.72 It is also proposed to demolish two single storey buildings located within the central quad, known as the 'Bungalows' (**Image EDP 40**). These two, small, single-classroom buildings have little architectural interest although they are of a similar age to E-Block being first depicted on the Ordnance Survey map of 1967.
- 5.73 None of the other unlisted buildings proposed for demolition are considered to possess any significance warranting consideration in the planning process; principally based on the fact that they are of comparatively recent construction, do not exhibit any outward architectural sophistication, are built of a restricted range of relatively basic materials and bear little or no evidential or aesthetic relationship to the original form and appearance of the College.

Edward Llwyd Centre

- 5.74 As noted above, the glass fronted Edward Llwyd Centre is considered of some architectural merit and reflects the history of post-1960s high-quality development within the campus. As such, the building is considered to represent a non-designated historic asset possessing a degree of aesthetic and historical value. This building is not proposed for demolition.
- 5.75 The prominent building was designed to sit in alignment with the building line of the north-western range of the listed Plas Coch building and this relationship is perceptible (**Image EDP 41**) although appreciating this design aspiration is hindered to some degree by the haphazard placement of the 1960s buildings to the south-west. These adjacent buildings also restrict the degree to which the architecturally distinctive glass fronted elevation of the building is visible in views across the campus from the south-west, and the intended prominence of this building is not fully facilitated by its present situation and setting.

Non-designated Archaeology Within the Site

- 5.76 The presence of Wat's Dyke 10 metres outside the site, east of (and partially beneath) the modern-day course of Crispin Lane suggests there is potential for the site to contain below ground archaeological remains of possibly prehistoric and early medieval date.

- 5.77 However, whilst the construction of this substantial linear feature clearly demonstrates the existence of a human population somewhere around the site in the prehistoric and/or early medieval periods, its likely function as a territorial boundary between tribes or communities does not necessarily indicate the presence of associated archaeological activity which will have left identifiable traces in the surrounding landscape.
- 5.78 So, for instance, it is entirely possible that the landscape adjoining this proposed boundary could have comprised open grassland or farmland, rather than settlement; because of the need for it to represent a recognisable and enforceable boundary for those communities either side of it. Therefore, it is more likely that any archaeological features or deposits that may be associated with this scheduled monument would relate to the management of the wider agricultural landscape rather than either settlement or industrial production.
- 5.79 Within that context, the identification of Roman settlement remains during archaeological work across on the west side of Plas Coch Road [HER 13092] potentially indicates the possibility both of associated archaeology within the site and also remains from earlier and later periods (see above). Nevertheless, there is no recorded evidence to suggest that the Roman settlement found west of Plas Coch was sufficiently substantial to extend east into the site, and there is a paucity of related finds or remains in the wider area to indicate that this was anything more than a localised and isolated community.
- 5.80 Either way, the various walkovers highlighted that there is no demonstrably 'natural' ground surface present within the site, as a result of the extensive development which has taken place during the last sixty years or so. It is evident that significant groundworks were needed to construct the many buildings that occupy the southern, north eastern and north western areas of the site. It is also clearly apparent that the intervening spaces within the Campus comprise a mixture of car parking areas and amenity landscape, both of which illustrate an associated degree of ground remodelling. It is highly likely that the two MUGAs in the north and south east of the site similarly occupy land which was at least levelled in advance. The site's potential to contain undisturbed archaeology is minimal.
- 5.81 A small area of currently open and derelict land sits outside the existing Plas Coch Campus, but is nonetheless proposed for new student accommodation and therefore forms part of the proposed scheme. This land has not been subject to the same developmental impacts as the adjacent areas of the Plas Coch Campus, but the available historic maps do however demonstrate that it was historically occupied by a number of standing buildings, which will have had an adverse effect on any pre-existing archaeological remains.
- 5.82 The form and appearance of the ground in this area of the site is clearly the result of some significant re-modelling work over time. However, it is not known to what extent this reflects downwards truncation or upwards consolidation to create a level platform, and so therefore it is concluded that this area has a slightly higher potential to contain hitherto unrecorded archaeological remains than the adjacent Campus.
- 5.83 Even so, whilst the possibility that below ground archaeological features and/or deposits could be present within the areas of the site which have experienced the least damage or disturbance, it is highly unlikely that they will be anything other than disturbed or truncated,

as well as both disparate and localised. There is nothing to suggest that the site contains areas where significant archaeological remains could be encountered and therefore it must be concluded that this matter warrants no further consideration until at least the planning application is determined and approved.

This page has been left blank intentionally

Section 6 Impact Assessment

- 6.1 This section of the report summarises the nature of the development proposed, and then assesses its likely impact on those historic assets identified in **Section 4** and described in detail in **Section 5**.

Summary of the Development Proposals

- 6.2 The following paragraphs provide a summary of the development proposals, which has been provided by the architects for the project.

Plas Coch Academic Campus

- 6.3 Campus 2025 represents a major redevelopment of the Plas Coch Campus, which is in need of extensive backlog maintenance in addition to investment into new facilities. This major redevelopment consists of a number of individual projects connected by extensive infrastructure and public realm works focused on enhancing the student experience within the Campus and, as importantly, assisting in the delivery of state-of-the-art academic tuition and study.
- 6.4 The planned works within the Academic Campus allow the currently disjointed parking provision to be consolidated towards the east of the Campus, releasing land to the north west for redevelopment as Private Rented Sector (PRS) keyworker accommodation. All capital receipts from land sales will be invested back into Academic Campus improvement works, including refurbishment of the Plas Coch listed building.
- 6.5 The existing student accommodation within the Northern Quarter area will be demolished as the University takes ownership of the existing Wrexham Student Village accommodation to the north of the Racecourse Stadium. A further 197 new build student bedrooms are also proposed adjacent to the 323 already constructed bedrooms.
- 6.6 Within the Academic Campus, several new build structures and refurbishments are proposed as follows:
- ***New Learning Gateway Building:*** A striking, contemporary new build flexible space as a gateway into the redeveloped Campus, and prominent feature of the re-designed spaces to the north-east of the Plas Coch building;
 - ***New Engineering Building:*** A contemporary new build state of the art Engineering Building at the heart of the Campus;
 - ***Sports Hall Extension:*** A two storey extension containing academic space and elevated spectator seating;

- **Refurbishment of social learning and academic tuition space within the existing Listed and non-Listed Buildings on Campus:** *Although not detailed within the application package, a series of internal refurbishment and reconfiguration works will move forward over the coming years and will be subject to individual applications as and when required;*
- **Extensive parking, infrastructure and public realm works:** *Consolidation of parking to create a pedestrian and cycle friendly, attractive green Campus including improvements to the landscaping at the Mold Road entrance; and*
- **Demolition of several redundant buildings:** *Following redevelopment, a number of buildings will be surplus to requirement and will be demolished to make way for improved public realm works.*

- 6.7 The Plas Coch Campus has been subdivided into three main areas of planning application submission, the Academic Campus redevelopment, the additional 197 new build student bedrooms adjacent to the existing Wrexham Student Village and 410 new build PRS keyworker apartments to the Northern Quarter of the Campus. This subdivision is required for funding purposes, but all three applications have been developed in parallel with a consolidated Green Travel Plan and integrated design masterplanning.

Wrexham Student Village Phase 2

- 6.8 Through discussion with the Local Planning Authority, the agreed approach to external elevational treatment and materiality is to continue the architectural language established through the completion of the existing 323 student beds on Campus. The proposed external elevational treatment would be brickwork to match Phase 1 with the only real difference being that the Phase 2 windows would have full height bedroom windows rather than the square ones currently constructed.
- 6.9 External architectural elevational treatment is not included within this outline application, but a 3D massing model is included within the Design and Access Statement to indicate overall building form and maximum AOD heights. However, indicative design sketches are included of the intended architectural treatment as and when this Phase 2 accommodation is constructed.
- 6.10 Full detail of elevational design and materiality would be resolved as part of any future detailed planning application prior to construction.

Northern Quarter Residential Development

- 6.11 External architectural elevational treatment is not included within this outline application, but a 3D massing model is included within the Design and Access Statement to indicate overall building form and maximum AOD heights.
- 6.12 However, indicative design sketches are included of the intended architectural treatment as and when this accommodation is constructed.

- 6.13 The proposed material pallette is similar to that for Wrexham Student Village Phase 2 accommodation, with brickwork and full height windows. Full details of elevational design and materiality would be resolved as part of any future detailed planning application prior to construction.

Identification and Assessment of Impacts

Plas Coch (Former Denbighshire Technical College)

- 6.14 The Student Union and Refectory buildings form part of the Plas Coch listed building, and therefore there is a statutory presumption against development which would affect the special interest or any feature of special interest which the asset possesses.

Demolition of the Student Union (Former Gymnasium) and Refectory

- 6.15 In this case, the proposed development requires the demolition of the Student Union and Refectory parts of the Plas Coch building, and therefore part of a Grade II listed building.
- 6.16 Whilst this demolition would not result in the *complete* loss of significance from the asset as a whole, it is still the case that the development would undoubtedly result in the loss of some of its significance (and therefore *harm* to the building).
- 6.17 This harm therefore requires justification to satisfy planning policy and Cadw guidance, in view of the fact that the Student Union and Refectory buildings form part of a nationally important historic asset. This justification will be outlined in **Section 7** overleaf.
- 6.18 It should be noted that no internal modifications are proposed for the range adjacent to the Refectory (A-Block), which will connect with the new building through existing doors.

Changes to the Listed Building's Setting

- 6.19 As a general point, following development, the asset's surroundings would remain an educational establishment, comprising a broad mix of buildings, landscaped spaces and car parks. Some of the existing non-designated buildings would be demolished to make way for better quality new buildings, whilst some of the car parks and intervening spaces would be reconfigured to create a more modern and fit for purpose 21st century University Campus.
- 6.20 The areas of existing University Campus which would be redeveloped for new buildings are mainly concentrated on the Northern Quarter, circa 125 metres north of the northern extent of the Plas Coch listed building. This aspect of the development is well-removed from the Plas Coch building, being at least partially screened from it by the intervening Edward Llwyd Centre.
- 6.21 The Northern Quarter buildings would not be experienced in conjunction with the listed building's Mold Road elevations. Spatially, they would be located to the rear of the building,

visible only from the north-east facing elevations of the Plas Coch building, across the Quad, as distant modern buildings, in an area currently occupied by older modern buildings. In this respect the buildings would not represent a change to the character of the setting of the listed building as an educational establishment and, given their distance from the building, and lack of presence in views, in which its significance is best appreciated and experienced, would result in no effect on its heritage significance.

- 6.22 A similar conclusion is drawn in relation to the Wrexham Student Village building. This represents the tallest (up to seven-storey) element of the proposals, but it would be positioned on the opposite (eastern) side of the football stadium from the listed building, and therefore separated from the Plas Coch Campus spatially and visually. Given this separation, this aspect of the development would have no effect on the setting of the listed building, or its significance.
- 6.23 Likewise, the proposed extension to the modern Sport Centre, is on its north-east side, and would not be visible from the listed building, would not change its setting or have any effect on its significance.
- 6.24 The most profound changes to the setting of the listed building would be in two areas, (1) dramatic change to the spaces to the north-east, and (2) lesser degree of change to the spaces to the south-west, immediately adjacent to the Mold Road façade and entrance. These are discussed below.

Change to the spaces to the north-east of the listed building

- 6.25 A total re-design of the space to the north-east of the listed building is proposed. As noted above, this would involve the demolition of two parts of the listed building itself, the Students Union and the Refectory and five non-listed buildings all of which date from the 1960s (see **Plan EDP 8**). Two new buildings are proposed in this area; the Learning Gateway Building, which will be sited at the north-east end of the southernmost south-west to north-east range (A-Block) of the listed building, centred on the site of the present Refectory and the Engineering Building, which will be sited to the north east, opposite the Learning Gateway Building.
- 6.26 The Design and Access Statement (Day Architects, 2019) describes how the proposal will create the following changes to the spaces to the north-east of the listed building:
- Creation of a new central pedestrian boulevard linking the student accommodation at the east of the campus with the resources (such as the library) to the west;
 - Linking of the new route to an existing south-west to north-east route from the Mold Road entrance, which would be opened up;
 - The introduction of the Learning Gateway Building and Engineering Building as high-quality prominent modern buildings on these routeways;
 - Creation of a central amenity space to the north-east of the existing Quad;

- The opening-up of the north-east side of the Quad, allowing for a connection between the Quad and the newly open amenity area to the north-east, facilitating views across these spaces; and
 - Consolidation of car parking facilities to the east of the campus, leaving the central area free of cars.
- 6.27 As described previously, whilst the listed building's setting reflects its design intentions as a modern university building, its surroundings, especially to the east and north-east are crowded with later development that replaced previously open spaces, and tarmacked car parking areas. These aspects are considered to detract slightly from the generally positive contribution to the assets' significance made by its setting.
- 6.28 The proposals would redesign the central part of the campus, creating an open space in the area currently occupied by 1960s buildings. This would serve to allow for a higher degree of visibility at ground level than is available at present. The space would be experienced as a 'plaza' with a central pedestrian route crossing it from north-west to south-east. In this respect, the setting of the listed building to the north-east would become much more open than it is at present.
- 6.29 The space would directly link to the Quad, which was effectively blocked off in the 1960s by the construction of D-Block. This would enable a greater integration of this space with the newly designed central area of the campus, which would make the space easier to use for students. In terms of the setting of the listed building the following effects would be apparent:
- A return to the building's original setting, and design intentions, with an open edge on the north-east side of the Quad;
 - Facilitation of views across the quad from space to the north-east in which the inner elevation of the listed building would be prominent, allowing for an enhanced appreciation of the visual effect of their fenestration;
 - Facilitation of wider views of the clock tower from the north-east than are presently available, enabling a greater appreciation of this key aesthetic, land-mark aspect of the listed building; and
 - Removal of the wooden 'bungalow' huts within the Quad which would further open up views within and across this space.
- 6.30 The proposed central space would be bounded by the Universities' high-quality modern buildings, including the two new proposed buildings and the existing south-east elevation of the prominent Edward Llwyd Centre, which would gain a greater degree of prominence as buildings to the south-east are removed and its setting opened up. In this respect, the facilitation of views to the south-west towards the listed building and Quad would enable the listed building to be experienced as a feature of this group of high-quality buildings, representing the earliest structure in the story of the University's development. This

association would be extenuated by an increased ability to appreciate the spatial association between the Plas Coch building and the Edward Llwyd building, as the alignment of these two buildings (**Image EDP 41**) would be much more apparent, with the two effectively forming a long, north-west edge to the central open space (including the Quad).

- 6.31 The Learning Gateway building has been designed with sensitivity and respect to the function and appearance of the adjacent listed building, and the part thereof that it would replace. These aspects of its design, and how they relate to the significance of the listed building and its setting, are described below.
- 6.32 The new building has been designed to replicate the existing function of the Refectory and the Students Union, with a food hall at its north-west end (opening up onto outside seating in the Quad) and Student Union facilities at the south-east end, albeit providing facilities better suited to the modern function and demands of the University.
- 6.33 As described, 'function' is an important aspect of the design intentions (and evidential significance) of the Modernist listed building, especially of the ancillary parts represented by the Student Union and Refectory, which lack the aesthetic intentions and value attributed to other parts (such as the south-west range on Mold Road). The Universities' future development stresses a need for this function to evolve to accommodate greater student numbers and to provide higher quality, modern facilities. If the desired accommodation is no longer being provided by out-dated facilities, then these parts of the building are no longer efficiently carrying out their intended function for which they were designed, i.e. the provision of this function is not sustainable.
- 6.34 As such, it is considered that by providing a continuation of these functions within spaces which meet modern standards, the development allows for a preservation of the design intentions of the Plas Coch building in relation to its ancillary parts. The historic function of the Refectory and Student Union would be sustained and, although the original building would be removed, its function, as an element of the original design of the wider Plas Coch building, and the general character and function of the spaces around it (i.e. the Quad as a space for student to eat) would continue.
- 6.35 The Design and Access Statement describes how the Learning Gateway building respects the Plas Coch building in terms of its alignment and massing. The building sits perpendicular to A-Block and is aligned with the taller element of the William Aston Hall to the south-west. In this respect the building mirrors the form of the listed building, with its perpendicular ranges, and maintains a symmetry with the respective, south-western part of the building and its extent.
- 6.36 The new building's mass is aligned with the south-west range of the listed building (B-Block). Aside from its three-storey, central entrance hall the building is of the same height as the adjacent listed building, and thus does not compete with it. The entrance hall also extends to the north-east and in doing so, and in its elevated height, is designed to reflect the plan of the entrance area at the south-west end of the listed building, and the height of its tower.

- 6.37 Although designed in modern materials, the new building's elevations would also reflect the appearance of the adjacent listed building, with the use of long blocks of fenestration, and colours that reflect the brick colours of the listed building.
- 6.38 These design considerations reflect an intention for the Learning Gateway building to represent a modern phase in the evolution of the Plas Coch building, which is influenced by the character, appearance and design intentions (including functional intentions) of the existing listed building. The proposals described above outline how the building would achieve this, however it is also apparent that the Gateway building would represent a second entrance to the Plas Coch building and would thus 'compete' with the design intentions for the Mold Road entrance, which was intended as the 'main' entrance and designed with aesthetic quality in this respect.
- 6.39 Nevertheless, following development, the Mold Road entrance would continue to function as the University's main entrance, with particular relevance with regard to accessing the William Aston Hall, to which it is adjacent. The Gateway building would provide a second entrance, but one that is only accessible internally within the campus, as opposed to the Mold Road entrance which would retain its external prominence and primacy as the main entrance to the campus as a whole. In this regard, the two entrances would have differing functions, and it is not considered that the original main entrance would lose any of its efficacy as an entrance, nor cease to contribute in this way to the significance of the building.
- 6.40 It is proposed to demolish the buildings of the existing engineering department, which would be replaced with a new range, sited further to the north-east. The new building would be of a higher quality design and materials palette and would be separated from the Grade II listed building by an expanse of amenity landscape. As described, the new building would represent one of several high-quality buildings set around the central 'plaza' area and would be a prominent but sympathetic feature in views across this space.
- 6.41 Set back from the listed building, the Engineering building would not compete with the prominence of it, nor affect any views to it across the newly formed open space, or the existing Quad. It would be visible from the north-east side of the listed building but, as a modern university building situated in an area currently populated by older, modern university buildings, its presence would not change the character of this area, and its two-storey height would be in keeping with the scale of the ranges of the Plas Coch building and the new Gateway building, with which it would not compete. Given these factors, it is considered that the Engineering building would change the setting of the listed building but in such a way that would not result in any adverse effect on its significance.
- 6.42 In conclusion, it is considered that the proposed changes to the setting of the Plas Coch listed building on its north-east side would preserve the positive contribution made by its current setting. Furthermore, the following factors should be taken into consideration:
- The improved experience of the listed building from, to and across the adjacent Quad, considered to reflect a positive enhancement of the asset's setting;

- An improved experience of the listed building as one of a group of high-quality modern buildings set around an open, central space, in particular in relation to an appreciation of the spatial relationship between it and the Edward Llwyd Centre, also considered to reflect a positive enhancement of the asset's setting;
- The loss of clustered, 1960s modern buildings and unsightly car parking from the asset's setting, considered to result in a loss of the negative influence that these aspects have on the listed building's significance; and
- The sensitive design of the Learning Gateway building in relation to the significance of the listed building in terms of its form and function, ensuring that this building does not have a negative influence on the setting of the listed building, and thus is considered neutral in this regard.

6.43 As such, it is considered that the design proposals, as they relate to the setting of the Plas Coch building on its north-east side, would result in an improvement to its setting, resulting in a loss of negative influences and an overall increase to the degree to which it makes a positive contribution to its significance.

Changes to the Spaces to the South-west of the Listed Building

- 6.44 The space to the immediate south of the entrance hall is proposed to be subject to landscaping improvements. These would consist of the removal of car parking and boundary hedges in front of the entrance. A vehicular entrance would still exist at this location but with traffic diverted to the east, to a less extensive car parking facility including disabled parking.
- 6.45 It is considered that, following development, the Mold Road entrance would be slightly more prominent than it is at present. The car parking and boundary hedges located to the south would no longer be present, and thus views to the entrance block would be across a grassed open space with less hinderance than at present.
- 6.46 For reasons described previously, the open, park-like grassed spaces to the south-west of the façade of the building, adjacent to Mold Road are an aspect of its setting that contribute highly to its significance. By removing car parking and reducing the screening effect of hedges in the area to the south of the entrance, this park-like character is extended further to the south-east than at present. Accordingly, the aesthetic value of the south-west facing elevation of the building is easier to appreciate and thus the positive contribution to the significance of the listed building, from this aspect of it setting would be increased by a small degree.

Wat's Dyke at Crispin Lane

- 6.47 The setting of the section of Wat's Dyke to the east of the site is assessed as making no contribution to the significance of this nationally important monument.

- 6.48 The proposed development would introduce a new block of student accommodation into the surroundings of this monument, where it would reach up to seven storeys high. Whilst this would represent a change to the surroundings of the asset, it would not result in a loss of significance from the scheduled monument, especially given that it would stand immediately south of an existing block of student accommodation reaching a similar height and which is a peripheral element in the asset's setting that makes no contribution to it.
- 6.49 It is worth re-stating that the setting of a scheduled monument is a planning policy matter, not a matter of statute. Here, it is concluded that the contribution which the setting of this nationally important archaeological asset makes to its significance would be preserved. It is concluded that there would be no harm.

Unlisted Buildings Within the Site

- 6.50 Only one unlisted building within the Campus, and proposed for demolition, is assessed as possessing or exhibiting any heritage significance warranting consideration in the planning process. This is the electrical engineering department, which displays some degree of aesthetic sophistication and pretension in spite of the fact that it dates from 1967-1968.
- 6.51 Even so, it is concluded that, whilst the impact of development on the Electric Engineering Department and the other unlisted buildings would be their total and irreversible loss, their general lack of significance is considered to be such that the impact of development would be negligible in heritage terms.
- 6.52 As described above, it is considered that the proposed development would increase the prominence of the south-east facing elevation of the Edward Llwyd Centre, as adjacent buildings would be removed, and replaced with an open space. The building would be experienced as a focal point along the south-east to north-west route that would be installed across the newly designed open space.
- 6.53 In this respect, the building's architecture and thus its aesthetic value, would be more readily experienced than it is at present, with the building reposing one of the key, modern buildings that would line the boundaries of the central space within the campus. As previously described, the building's designed spatial relationship with the line of the Plas Coch building to the south-west would also be easier to appreciate following the removal of D-Block.
- 6.54 Considered to represent a non-designated historic asset on account of its aesthetic and historical value, it is considered that the proposed development would enhance the setting of the building resulting in a small positive contribution to its significance.

Non-designated Archaeology Within the Site

- 6.55 It is assessed that the potential for the site to contain below ground archaeology of more than low or local importance is very limited, given the extent and intensity of development within the Technical College Campus. It is highly unlikely that significant archaeological remains will be encountered, when little or nothing of the 'natural' pre-development ground

surface has apparently survived the mid-late 20th century provision and growth of buildings, car parks and areas of amenity landscaping.

- 6.56 Development within the site would be concentrated in the north and east, with only modest construction proposed in the centre and south. Whilst it is not impossible that groundworks in these areas will encounter areas of below ground archaeology, it is considered that any that are present would be very likely to be disparate and localised. Accordingly, the impact of the proposed development in this respect is assessed as being limited and unworthy of further investigation and evaluation prior to the determination of a planning application.

Section 7 Conclusions

7.1 This Heritage Impact Statement (HIS) has been researched and drafted in line with current guidance from Cadw, and in doing so assesses the following impacts:

- i) The direct physical loss of fabric from the former Denbighshire Technical College, thus adversely affecting its *special architectural or historic interest*;
- ii) The indirect impact of development within its setting, and the potential enhancement or loss of significance as a result;
- iii) The indirect impact of development on the contribution which the setting of the Wat's Dyke Scheduled Monument east of Crispin Lane makes to its significance;
- iv) The direct loss of unlisted buildings from within the Plas Coch Campus and the harm which would be caused as a consequence; and
- v) The direct loss of, or damage to, non-designated archaeological remains which may be preserved within the site and in areas subject to development.

7.2 Within the full spectrum of that assessment, this HIS has identified harm only through the following aspects of the proposals:

1. The direct loss of fabric from the Grade II listed former Denbighshire Technical College, thus affecting its *special interest*; in this case comprising the demolition of the Student Union and Refectory buildings from the eastern corner of the Plas Coch Campus; and
2. The direct loss of, or damage to, any non-designated archaeological remains that may be present within the site and within the footprint of the proposed development, such that the Council's archaeological advisor (CPAT) might recommend the imposition of a condition securing further investigation and recording.

7.3 With regard to **Paragraph 7.2(1)**, Paragraph 5.15 of TAN 24 (2017) provides the following commentary in respect of the demolition of a listed building:

'An application for the demolition of a listed building should be made in exceptional circumstances and only as an option of last resort. Consent for demolition should not be given simply because redevelopment is economically more attractive than the repair and re-use of a historic building. The following factors need to be considered:

- *The condition of the building, the cost of repair and maintenance in relation to its importance and the value derived from its continued use. Where a building has been deliberately neglected, less weight will be given to these costs.*

- *The efforts made to keep the building in use or to secure a new use, including the offer of the unrestricted freehold of the building for sale at a fair market price that reflects its condition and situation; and*
- *The merits of the alternative proposals for the site, including whether the replacement buildings would meet the objectives of good design and whether or not there are substantial benefits for the community that would outweigh the loss... from demolition’.*

- 7.4 As far as the Student Union’s current condition is concerned, aside from the replacement of the original window frames with upvc units, and quite possibly the provision of additional skylights on the single-storey elements; the building is considered to essentially be in the same structural condition that it was when built in the 1950s. It has not been altered much from the original architects’ design.
- 7.5 Having said that, information provided by the University indicates that the building requires extensive backlog maintenance and additional future planned maintenance to bring it up to a ‘fit for purpose standard’. However, in view of the restricted usage of the building, due to its peripheral position on the north eastern edge of the main college quad, it is clear that the allocation of the University’s scarce resources to this building to achieve the scale of improvement necessary would be wholly disproportionate to its amenity value.
- 7.6 A similar situation is apparent in relation to the Refectory. However, as well as having had its windows replaced with upvc units and an internal re-fit, the building has had its former north-eastern elevation completely altered, and thus its structural condition differs from when it was built in the 1950s.
- 7.7 For the most part, though, the justification for demolition of the Student Union and Refectory buildings is provided by the University’s desire to deliver a comprehensive masterplan which releases surplus land for sale, to generate the funding necessary for ‘Campus 2025’ improvements, bring the facilities at the Campus into the 21st century, and enable the University to attract the student numbers necessary within a very competitive marketplace.
- 7.8 Within that comprehensive masterplan, the demolition of the Student Union building allows better connectivity between the Wrexham Student Village accommodation and the heart of the Campus via the proposed new central pedestrian boulevard, which would run across this current footprint. Its demolition also enables improved north-south pedestrian connectivity between the Mold Road entrance and the Learning Gateway building within the reconfigured consolidated parking area.
- 7.9 Furthermore, the proposed new Learning Gateway building (forming part of the proposals) covers off a number of the uses currently offered by the existing Student Union building, so it is seen as being surplus to requirements.
- 7.10 The demolition of the Refectory allows for the Learning Gateway building to be positioned adjacent to the central landscaped area, and to adopt a form which responds to the

proportions of adjacent listed facades. It is also possible to take on the traditional function of this building as a refectory within the new building, in the same location.

- 7.11 A number of possible design options have been explored in the process of achieving the current scheme. Initially the Learning Gateway building was proposed at the Mold Road entrance, however consultation advice from the Wrexham CBC Conservation Officer highlighted the importance of the listed building's Mold Road façade and deemed a new building in this location likely to be unacceptable, an opinion expressed in a letter of October 2018 and again at the meeting held on the 28 February 2019.
- 7.12 Following on from this, a scheme was developed (Day Architects, 2018) which would reconfigure and extend the Refectory and relocate the Students Union building into D-Block. Whilst this would result in the retention of the Refectory, it was deemed at the Meeting on the 28 February that the new building would 'sit uncomfortably' adjacent to the Refectory, and that for the development to succeed in creating a well-designed space at the heart of the campus the building with a better proportional relationship to the main ranges of the listed building would be preferred, even at the expense of losing the Refectory.
- 7.13 Ultimately, it should be considered that the parts of the listed building proposed for demolition are of less significance than most other parts of the listed building, and thus comprise a limited aspect of its overall evidential and aesthetic values. The primary loss would be in relation to the historic plan form of the building, and its current completeness, as well as the evidential value of these parts in terms of their design function. However, as described previously, the ongoing future function of these parts is compromised and made unsustainable, as they do not meet the needs of the modern University and its future aspirations. The inability to effectively provide their functions within the modern university potentially compromises the future sustainability of the whole listed building, with a risk that it becomes redundant in the face of current economic pressures on the University.
- 7.14 The proposed new building allows for an evolution of the Plas Coch building's design intentions and Modernist ethos as it retains their functional uses, in line with the original design intention, albeit provided in new buildings which better respond to the University's needs and those of its students.
- 7.15 Whilst the partial demolition of a listed building is a serious matter, and one which requires *considerable importance and weight* to be afforded to the decision to grant Listed Building Consent, it is evident that the former gymnasium and music block is a peripheral aspect of the former Technical College Campus, and apparently one of the last of the main elements to be built in the early 1950s. Its demolition would undoubtedly be regrettable, but it would bring forward improvements to the Campus which would secure the viable long-term future of the original core buildings.
- 7.16 Likewise, the Refectory whilst part of the original building, was a small service area and one which contains a minimal degree of evidential and aesthetic value when compared with other parts of the building.

- 7.17 It is clearly a 'next best alternative', but, subject to Listed Building Consent being granted, it is expected that a condition will be attached to secure the completion of an appropriately detailed record of the building prior to its demolition, therefore mitigating its loss.
- 7.18 No further commentary is provided in respect of **Paragraph 7.2(2)**, other than to conclude that this does not represent a significant constraint to the delivery of the proposals, rather more it is a question of whether a condition should be imposed to secure the completion of further archaeological investigation and recording.
- 7.19 It should also be considered that in terms of the setting of the listed building the loss of significance incurred by the loss of the two building parts proposed for demolition should be compared with the gains to be made from improvements to the building's setting. As outlined already, these include improvements to the appearance of the Mold Road façade, which contributes highly to the building's significance. The re-design of the space to the north-east of the listed building would remove negative elements from this part of the campus in the form of car parking and clusters of 1960s buildings, as well as opening up views of the listed building, its closely associated Quad and key design elements such as the continuous fenestration of its main ranges and the clock tower.
- 7.20 As such, at the expense of the loss of two parts of the listed building which contain a minimal part of its significance, the proposed development would deliver benefits in terms of securing the long-term preservation and refurbishment of the parts of the listed building which contain the majority of its significance. In addition, the new design of the central part of the campus would, as well as improving the student experience, allow for a greater appreciation of the remaining, highly significant parts of the listed building, which would be experienced as the original building in a sequence of high-quality building provision within the campus, with key buildings set around a well-designed central arena.
- 7.21 It is concluded that the site has low archaeological potential and it is highly unlikely that the site contains archaeological remains which would be of such significance as to warrant physical preservation *in situ*. It is therefore a case of addressing the relevant policies of PPW Edition 10 and TAN 24 regarding the necessity for a decision maker to weigh the importance of the *potential* archaeological remains against the benefits that the Campus's development would deliver.

Section 8

References

Bodessa, D 1987 *100 Years of Technical Education in Wrexham*

Cadw 2011 *Conservation Principles, Policies and Guidance for the Sustainable management of the Historic Environment in Wales*

Cadw 2017a *Heritage Impact Assessment in Wales*

Cadw 2017b *The Setting of Historic Assets in Wales.*

Chaloner, J 2005 *Wrexham Hospitals: A Pictorial History*

Chartered Institute for Archaeologists (CIfA) 2014 *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*

HMSO 1990 *Planning (Listed Buildings and Conservation Areas) Act*

Welsh Government 2018 *Planning Policy Wales Tenth Edition*

Welsh Government 2017 *Technical Advice Note 24 The Historic Environment*

Wrexham County Borough Council 2005 *Wrexham Unitary Development Plan 1996-2011*

Williams, W.A. 1990 *Old Wrexham: A Collection of Pictures*

Williams, W.A. 2002 *The Encyclopaedia of Wrexham*

This page has been left blank intentionally

Images



Image EDP 1: View of the Mold Road elevation of the Plas Coch Campus, showing the prominence of the tower as a landmark.



Image EDP 2: Close-up of the end wall of the William Aston Hall and showing the decorative finishes which bring such character.



Image EDP 3: View of the main entrance looking north from the vehicular access.



Image EDP 4: View of the main entrance to the Plas Coch Campus, viewed looking north-west from within the car park.



Image EDP 5: Close-up of the main entrance to the Plas Coch Campus, here showing the architectural finishes and the DDA ramp.



Image EDP 6: View of the Mold Road frontage of the Plas Coch Campus, looking north-west and showing the nature of the fenestration.



Image EDP 7: Close-up of an original window frame (one of just a few surviving examples).



Image EDP 8: Close-up of the eastern elevation of A-Block, showing the original decorative fenestration around the doorway.



Image EDP 9: Internal detail of the main entrance foyer, looking back towards the doorway.



Image EDP 10: Internal detail of the main entrance foyer, looking towards the William Aston Hall.



Image EDP 11: Typical view of the main entrance to Plas Coch Campus, here looking north across Mold Road from the service station.



Image EDP 12: View of the Student Union building looking east along the covered walkway towards the main door opening.



Image EDP 13: Representative view of the northern elevation of the Student Union building, here looking south east towards the football stadium.



Image EDP 14: Representative view of the northern elevation of the Student Union building, here looking south and enabling comparison with the 'as built' drawings.



Image EDP 15: Representative view of the southern elevation of the Student Union building, here looking south and enabling comparison with the 'as built' drawings.



Image EDP 16: Representative view of the eastern elevation of the Student Union building, here looking south-west from the car park.



Image EDP 17: View of the interior of the main hall (former gymnasium) looking north-east.

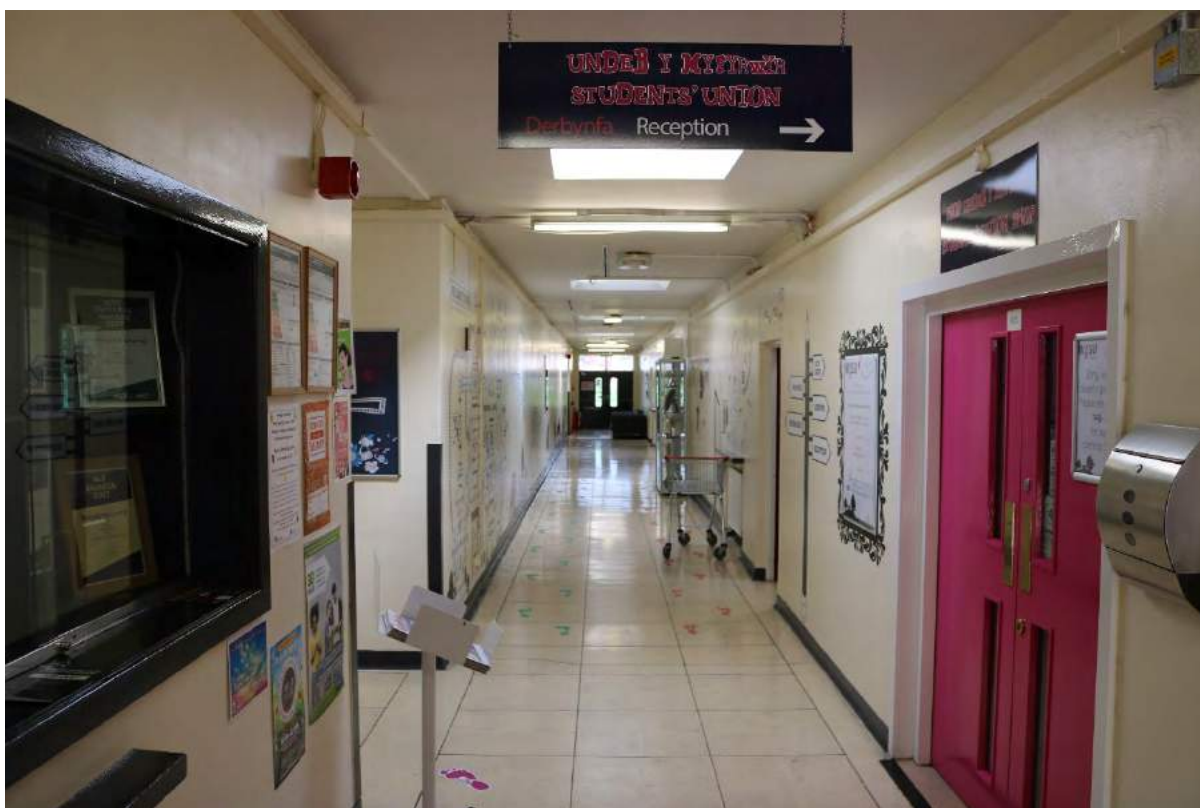


Image EDP 18: View looking east along the main corridor inside the Student Union building.



Image EDP 19: View of the interior of the main hall (former gymnasium) looking south-east.



Image EDP 20: View of the north end of A-Block and the former kitchen/dining room range, here highlighting the addition of a second storey to the former.



Image EDP 21: View looking south along Crispin Lane, with the Plas Coch Campus on the right, the existing student accommodation in the background and the scheduled monument behind the railings and underneath the trees and scrub on the left.



Image EDP 22: View looking north from the platform at Wrexham General Station and illustrating the nature and character of the environment around the scheduled monument.



Image EDP 23: Typical view of the Health Centre looking south-west.



Image EDP 24: Typical view of the Techniquist building.



Image EDP 25: Typical view of the Human Performance Lab, viewed looking south-west.



Image EDP 26: Typical view of the Student Village, looking south.



Image EDP 27: Typical view of the Goldstein Library, looking north-east.



Image EDP 28: Typical view of E-Block (from the south-west) and illustrating the two separate structures and differing forms of construction.



Image EDP 29: The later element of E-Block, viewed looking north-west and showing the characteristic form of construction.



Image EDP 30: The later element of E-Block, viewed looking south-east and with the football stadium in the background.



Image EDP 31: The Edward Llwyd Centre illustrating the glass part dating from the 1980s and the rear building dating from the 1990s/2000s.



Image EDP 32: B-Block corridor illustrating the original doors and glass cabinets.



Image EDP 33: The side elevation of A-Block illustrating the second floor extension in the 1990s with the Refectory adjacent.



Image EDP 34: The construction department workshops to the north-west of the main part of the listed building.



Image EDP 35: The south-west facing fenestration of the Refectory and adjacent terrace.



Image EDP 36: The south-west facing doors to the Refectory.



Image EDP 37: The north-east facing rear elevations of the Refectory.



Image EDP 38: The north-east elevation of the 1960s extension to the Refectory at D-Block illustrating the join between the two buildings.



Image EDP 39: The north-east facing elevations of D-Block.



Image EDP 40: One of the two Bungalow buildings within the Quad.



Image EDP 41: The building line between the listed building and the Edward Llwyd Centre viewed from the Quad.

This page has been left blank intentionally

Appendix EDP 1

Email Correspondence with Mark Walters at CPAT

From: Mark Walters <mark.walters@cpat.org.uk>

Sent: 10 May 2018 09:30

To: Rob Skinner <robs@edp-uk.co.uk>

Subject: RE: Glyndwr University Wrexham

Hi Rob

Yes, this is all correct.

Thanks

Mark

Mark Walters

Development Control Archaeologist / Swyddog Rheoli Datblygiad

Ffôn / Tel: 01938 553670/552035 Mobile: 07736 163148

E-bost / E-mail: markwalters@cpat.org.uk

Ymddiriedolaeth Archaeolegol Clwyd-Powys, 41 Stryd Lydan, Y Trallwng, SY21 7RR Swyddfa Gofrestredig fel yr uchod. Rhif Cwmni 1212455, Rhif Elusen 508301, Sefydliad Cofrestredig IfA, Rhif 6.

Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, SY21 7RR Registered Office as above. Company No 1212455, Charity No 508301. Chartered Institute for Archaeologists Registered Organisation No 6.

Please note that I do not work Fridays

From: Rob Skinner [<mailto:robs@edp-uk.co.uk>]

Sent: 10 May 2018 09:26

To: Mark Walters <mark.walters@cpat.org.uk>

Cc: Andrew Crutchley <andrewc@edp-uk.co.uk>; Charlotte Bellamy <charlottebe@edp-uk.co.uk>

Subject: Glyndwr University Wrexham

Hi Mark

Would you please be able to confirm the details from our conversation yesterday afternoon, regarding the archaeological scope for the sites at Glyndwr University?

As I understand it the following is the case:

No archaeology DBAs are required for any of the four sites – CPAT have all the information needed to understand the potential for these sites already, and in terms of informing the developer, will pass their info on during consultation. No short statements or validation documents are required although it might be prudent to acquire HER data to incorporate into the HIAs and to provide background for any fieldwork reports.

Plas Coch

Evaluation is required across any open areas (such as the playing fields, MUGA....) due to the Roman site to the north, however given the current land use this can be restricted to geophysics, no pre-determination trenching is required. A WSI is required for the geophysics.

Regent Street

No archaeological work is required to support the application for this site – just a HIA to inform setting effects.

Gatewen and Holt Road

No archaeological work is required to support either of the applications to develop these sites, they are considered to have no archaeological potential.

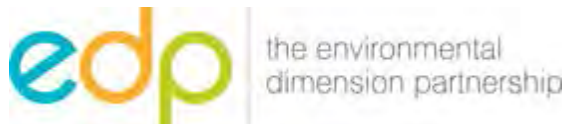
HIAs are required for Plas Coch and Regent Street and we should consult with the CO, Anna Irwin on these matters.

Please can you let me know if this is correct,

Best regards,

Rob

Rob Skinner MA, ACIfA
Senior Archaeology and Heritage Consultant



The Environmental Dimension Partnership Ltd
First Floor, The Bonded Warehouse, Atlantic Wharf, Cardiff CF10 4HF
t 029 21671900 m 07557 021709 w www.edp-uk.co.uk

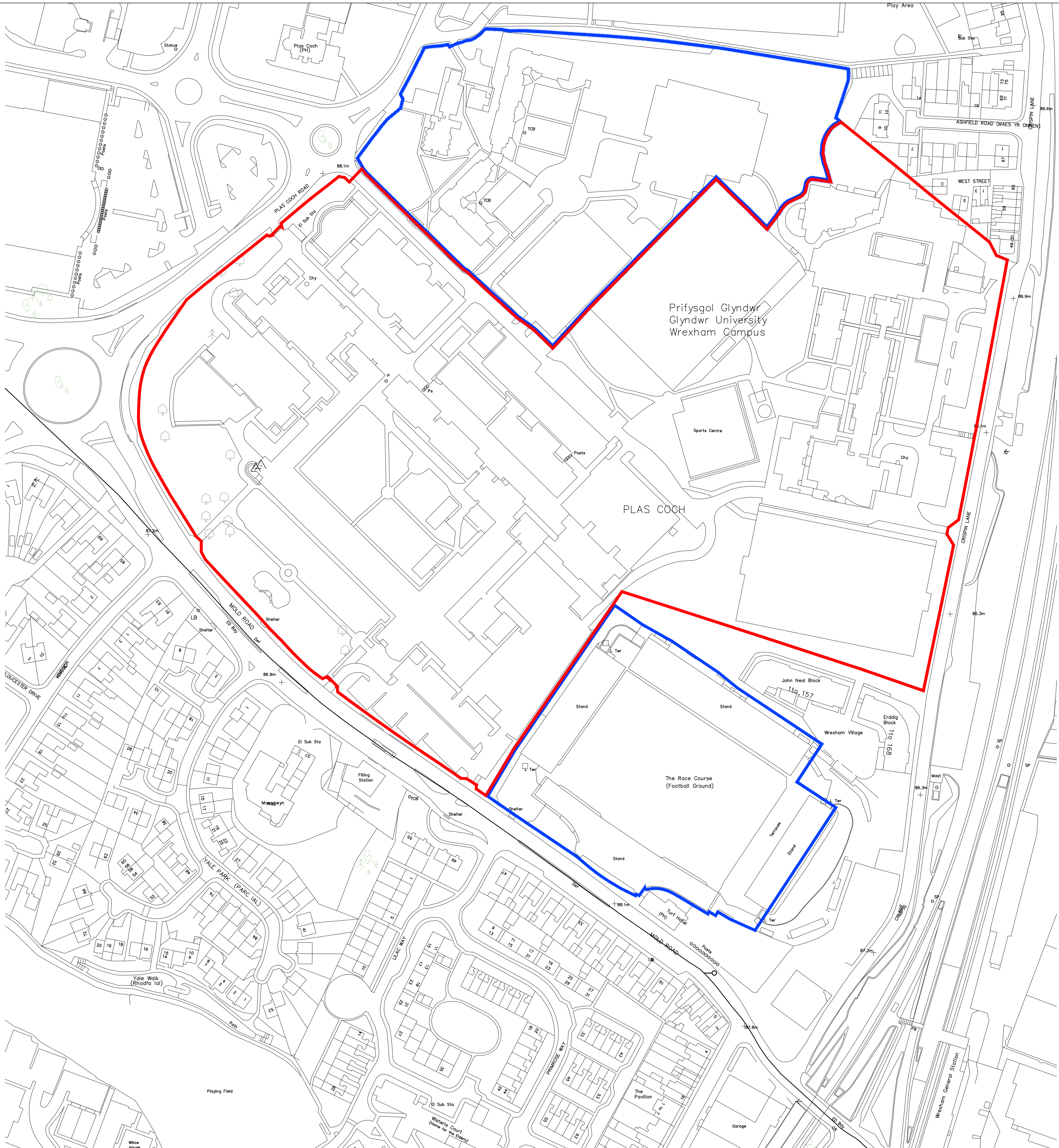
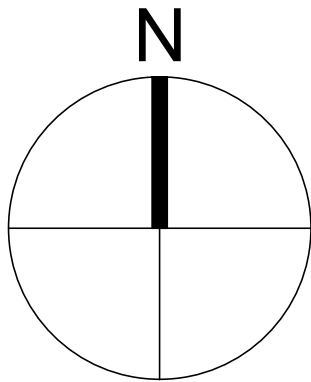
LANDSCAPE • ECOLOGY • HERITAGE • MASTERPLANNING • ARBORICULTURE • EXPERT WITNESS

The contents of this e-mail and any files transmitted with it are confidential.
If you have received this e-mail in error please delete it and e-mail a notification to the sender.
The Environmental Dimension Partnership Ltd. Registered as a Limited Company in England and Wales. Company No. 09102431.

This page has been left blank intentionally

Appendix EDP 2

Plans and Elevations of the Proposed Development



GENERAL NOTES:

DAY Architectural Ltd accepts no responsibility for any costs, losses or claims whatsoever arising from these drawings, specifications and related documents unless there is full compliance with the Client or any unauthorised user of the following:

- All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies reported to the Architect / Designer.
- Partial Service: Any discrepancies with site or other information is to be advised to the Architect / Designer and direction and / or approval is to be sought before the implementation of the detail.
- Block and site plans are reproduced under license from the Ordnance Survey.
- Do not scale this drawing.
- For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.

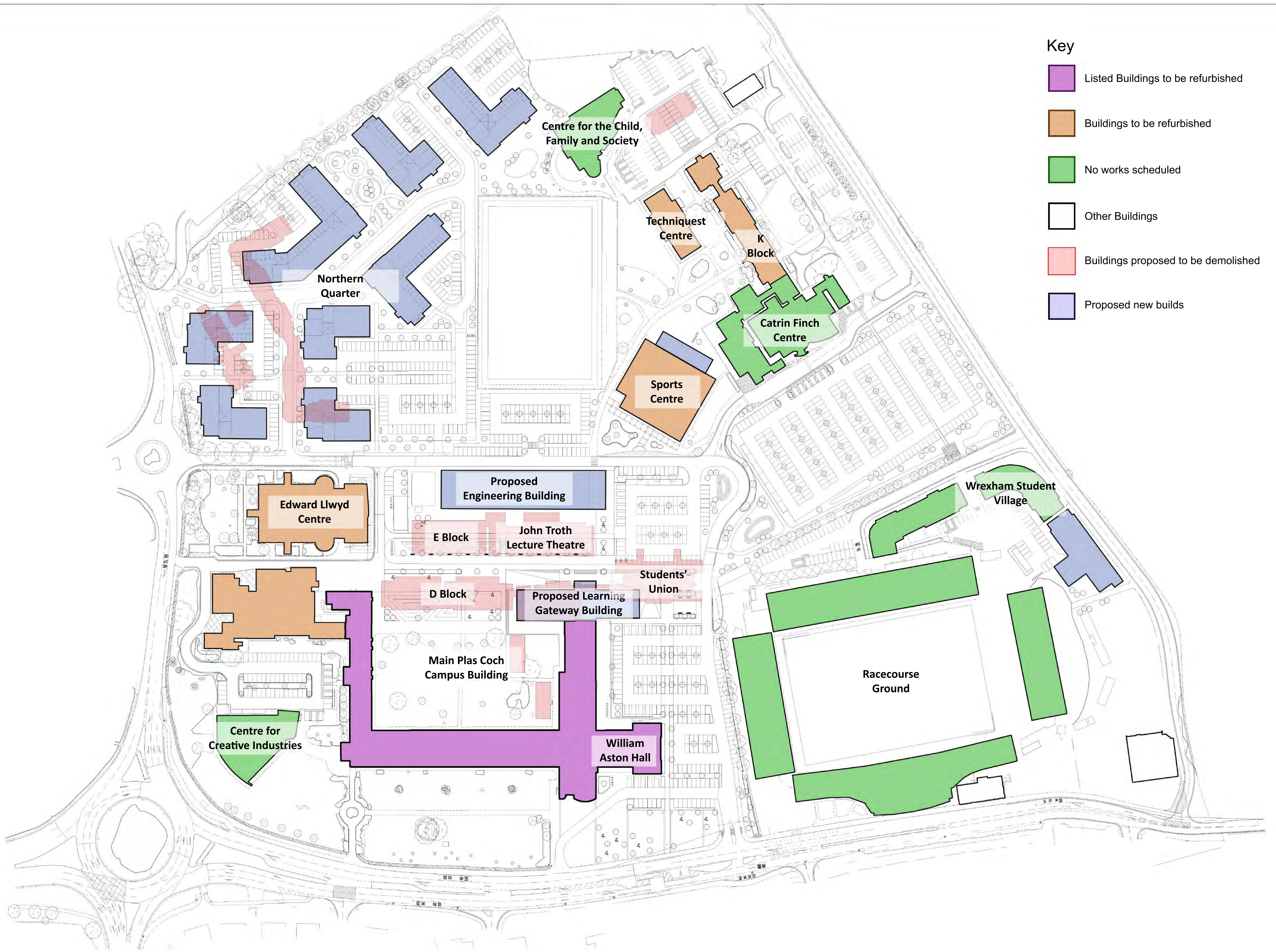
DRAWING NOTES:

P1	Planning	13.06.18
STATUS	REVISION	DATE

CLIENT	Wrexham Glyndwr University
PROJECT	Campus 2025

DRAWING	Plas Coch - Site Location Plan	
SCALE	1:1250	PAPER SIZE
DATE	June 2018	DRAWN BY
DRAWING No.	AL-100-001	REVISION
DRAWING STATUS	PLANNING	
Information contained on this drawing is the sole copyright of DAY Architectural Ltd. and is not to be reproduced without their permission.		

DAY	ARCHITECTURAL LTD
DAY ARCHITECTURAL LTD. 61 BURLINGTON STREET LIVERPOOL L3 6LG	
0151 203 9703, info@day-architectural.com, www.day-architectural.com	



Key

Listed Buildings to be refurbished

Buildings to be refurbished

No works scheduled

Other Buildings

Buildings proposed to be demolished

Proposed new builds

GENERAL NOTES:

DAY Architectural Ltd accepts no responsibility for any costs, losses or claims whatsoever arising from these drawings, specifications and related documents unless there is full compliance with the Client or any unauthorised user of the following:

- 1 All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies reported to the Architect / Designer.
- 2 Partial Service: Any discrepancies with site or other information is to be advised to the Architect / Designer and direction and / or approval is to be sought before the implementation of the detail.
- 3 Block and site plans are reproduced under license from the Ordnance Survey.
- 4 Do not scale this drawing.
- 5 For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.

P2	Amended Learning Gateway Building Location. Issue for information	18.04.19	LB	
P1	Amended Learning Gateway and Inner Gateway Building	10.01.19	LB	
REV	DESCRIPTION	DATE	REV BY	CHKD BY

CLIENT	Wrexham Glyndwr University
PROJECT	Plas Coch Campus

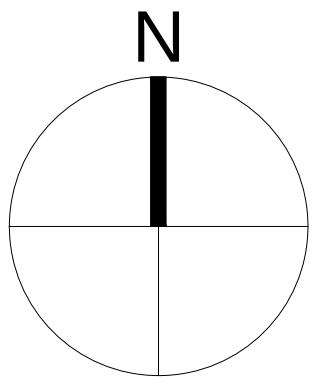
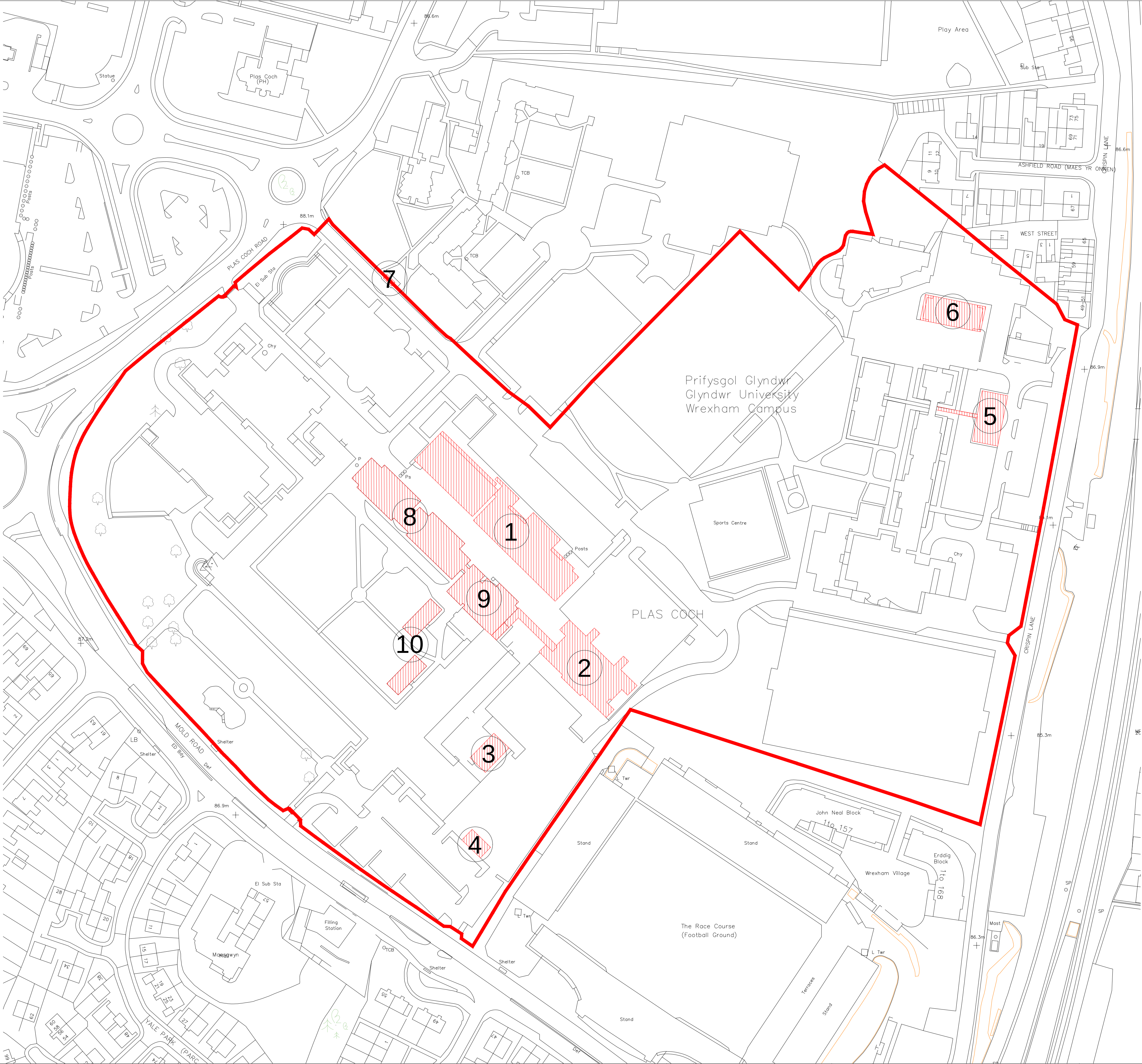
DRAWING	Proposed Plas Coch Masterplan
SCALE	1:1000
PAPER SIZE	A1
DATE	10/01/2019
DRAWN BY	LB
DAY DRAWING No.	AL-00-001
REVISION	P2
PROJECT No.	531-17
DRAWING STATUS	INFORMATION
Information contained on this drawing is the sole copyright of DAY Architectural Ltd, and is not to be reproduced without their permission.	

DAY

DAY Architectural Ltd.
Studio 2, 61 Burlington Street
Liverpool, L3 6LG
T: 0151 203 9703
W: www.day-architectural.com



Scale - 1:1000 @A1



KEY

Buildings to be demolished

- 1 1939 sqm
- 2 943 sqm
- 3 170 sqm
- 4 89 sqm
- 5 315 sqm
- 6 375 sqm
- 7 14.6 sqm
- 8 1,081 sqm
- 9 587 sqm
- 10 301 sqm

GENERAL NOTES:

DAY Architectural Ltd accepts no responsibility for any costs, losses or claims whatsoever arising from these drawings, specifications and related documents unless there is full compliance with the Client or any unauthorised user of the following:

- All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies reported to the Architect / Designer.
- Partial Service: Any discrepancies with site or other information is to be advised to the Architect / Designer and direction and / or approval is to be sought before the implementation of the detail.
- Block and site plans are reproduced under license from the Ordnance Survey.
- Do not scale this drawing.
- For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.

DRAWING NOTES:

P2	Amendment to extent of demolition	22.03.2019
P1	First Draft Issue	18.03.2019
STATUS	REVISION	DATE

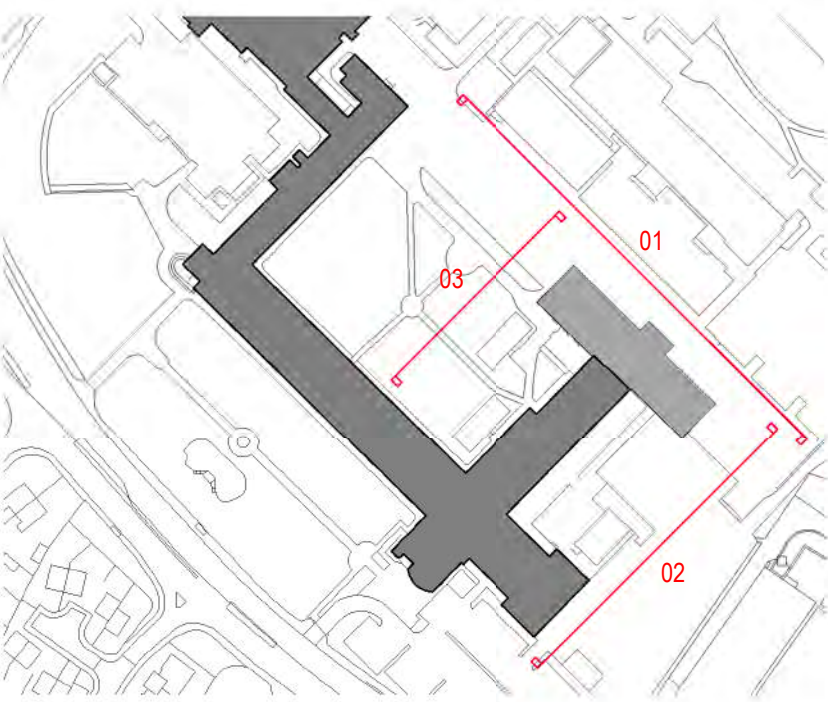
CLIENT	Wrexham Glyndwr University		
PROJECT	Campus 2025		

DRAWING	Plas Coch - Proposed Demolition Plan		
SCALE	1:1000	PAPER SIZE	A1
DATE	June 2018	DRAWN BY	LB
DRAWING No.	AL-10-001	REVISION	P2
		PROJECT No.	531-17
DRAWING STATUS		DRAFT	
Information contained on this drawing is the sole copyright of DAY Architectural Ltd. and is not to be reproduced without their permission.			

DAY ARCHITECTURAL LTD.
61 BURLINGTON STREET
LIVERPOOL
L3 6LG

LIVERPOOL
MANCHESTER

0151 203 9703, info@day-architectural.com, www.day-architectural.com



KEY PLAN
1 : 2500



① PROPOSED FRONT ELEVATION - 1-200
1 : 200



② PROPOSED SIDE ELEVATION EAST - 1-200
1 : 200



③ PROPOSED SIDE ELEVATION WEST - 1-200
1 : 200

GENERAL NOTES:

DAY Architectural Ltd accepts no responsibility for any costs, losses or claims whatsoever arising from these drawings, specifications and related documents unless there is full compliance with the Client or any unauthorised user of the following:

- 1 All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies reported to the Architect / Designer.
- 2 Partial Service: Any discrepancies with site or other information is to be advised to the Architect / Designer and direction and / or approval is to be sought before the implementation of the detail.
- 3 Block and site plans are reproduced under license from the Ordnance Survey.
- 4 Do not scale this drawing.
- 5 For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.

REV	DESCRIPTION	DATE	REV BY	CHKD BY
A	Issued for Planning	18.04.19	MG	

CLIENT
Wrexham Glyndwr University

PROJECT
Campus 2025 - Learning Gateway Building

DRAWING
PROPOSED STREET SCENE ELEVATIONS

SCALE
As indicated
DATE
12.04.19

PAPER SIZE
A1
DRAWN BY
MG

DAY DRAWING No.
AE-04-005

REVISION
A

PROJECT No.
841-19

DRAWING STATUS

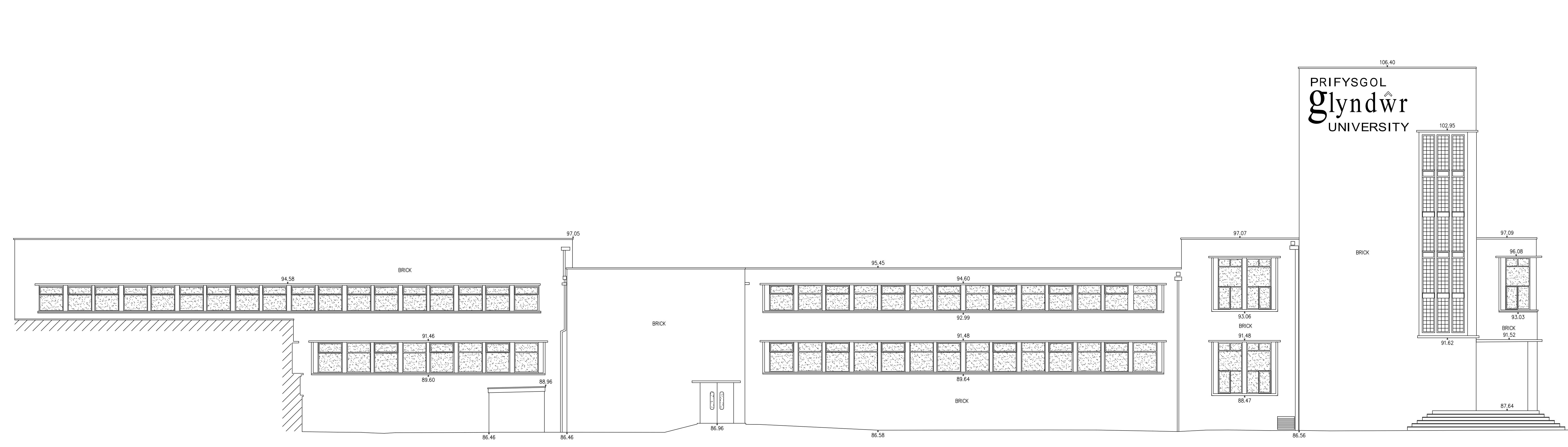
PLANNING

Information contained on this drawing is the sole copyright of
DAY Architectural Ltd and is not to be reproduced without their permission.

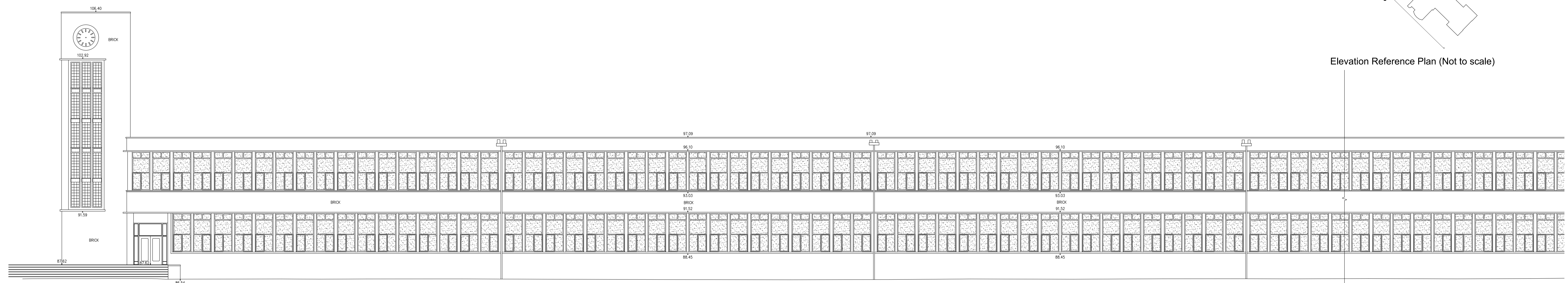
DAY

DAY Architectural Ltd.
Studio 1, Lancaster Buildings
77 Deansgate, Manchester, M3
2BW

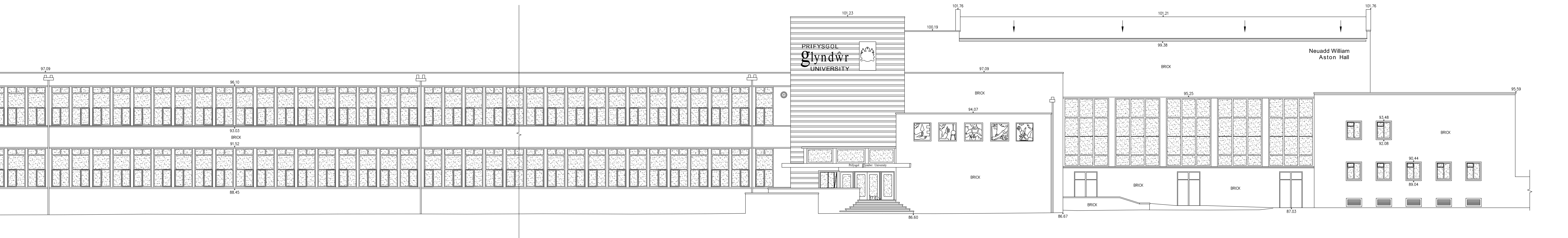
T: 0161 834 9703
W: www.day-architectural.com



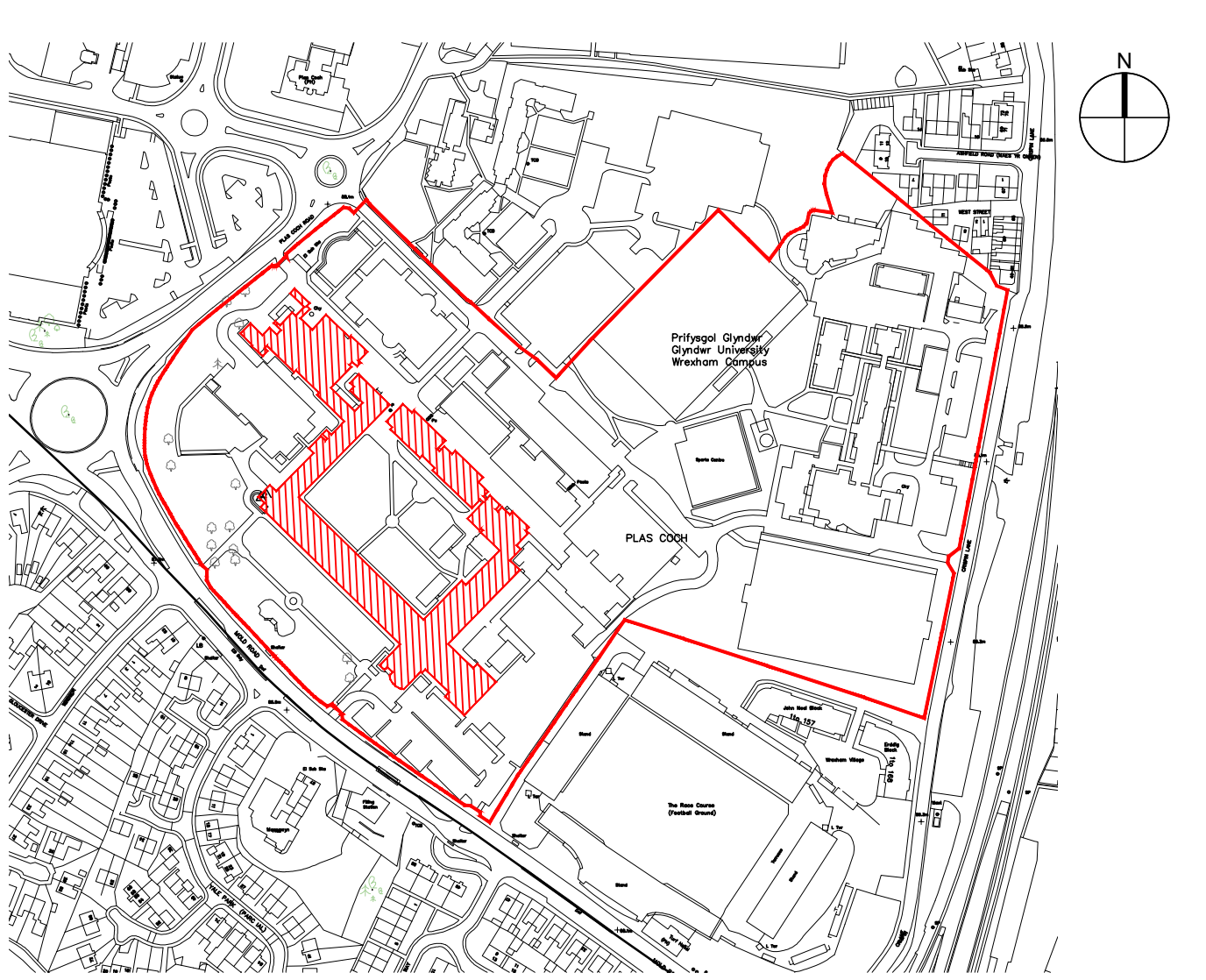
Elevation A



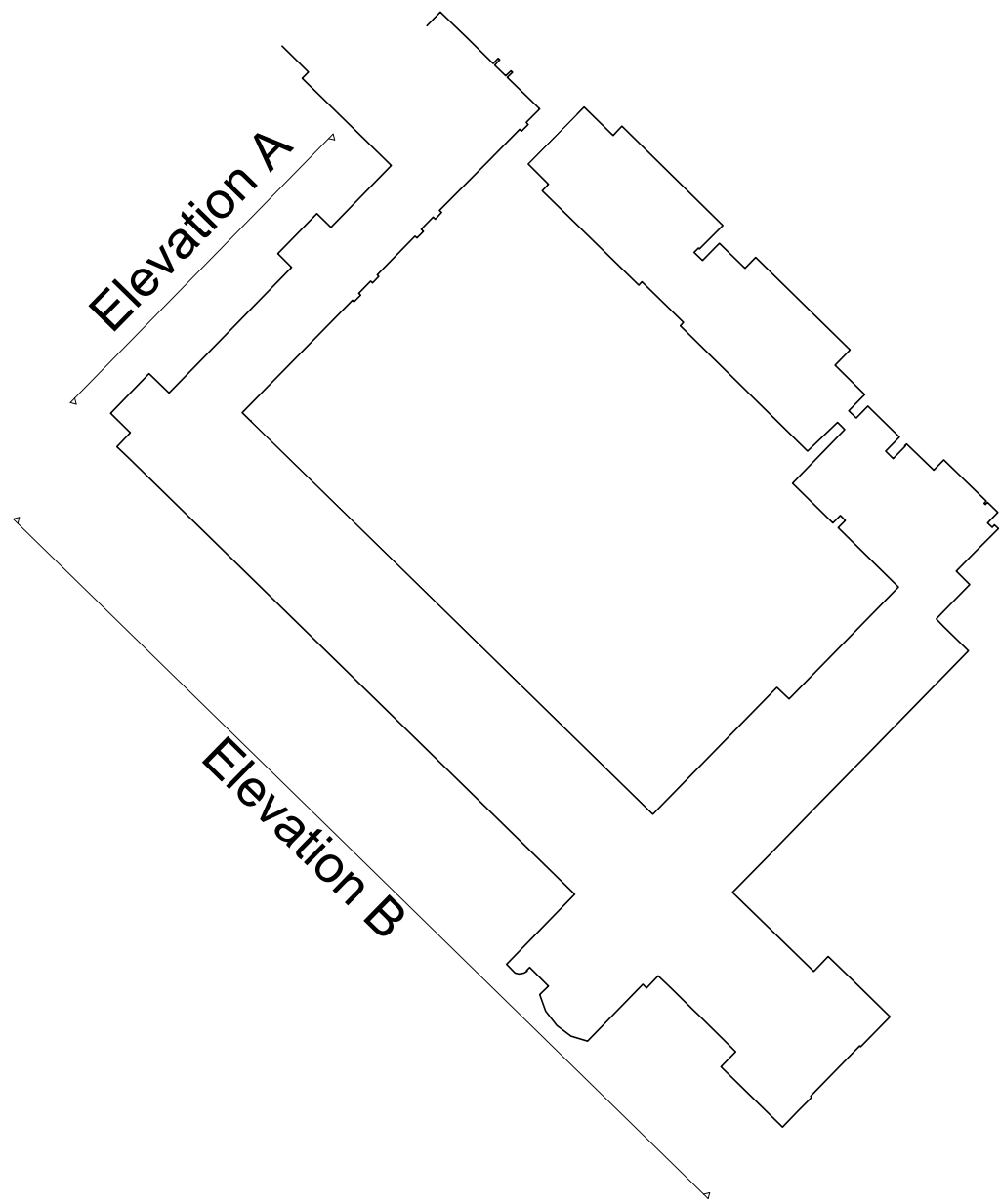
Elevation B



Elevation B Continued



Location Reference Plan (Not to scale)



Elevation Reference Plan (Not to scale)

GENERAL NOTES: DAY Architectural Ltd accepts no responsibility for any costs, losses or claims whatsoever arising from these drawings, specifications and related documents unless there is full compliance with the Client or any unauthorised user of the following: All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies reported to the Architect / Designer. Partial Service: Any discrepancies with site or other information is to be advised to the Architect / Designer and direction and / or approval is to be sought before the implementation of the detail. Block and site plans are reproduced under license from the Ordnance Survey. Do not scale this drawing. For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.		DRAWING NOTES:		CLIENT Wrexham Glyndwr University		DRAWING Plas Coch - Main Building Existing Elevations A & B			
						SCALE 1:100		PAPER SIZE A0	
						DATE June 2018		DRAWN BY LB	
		PROJECT Campus 2025				DRAWING No. AE-100-001		REVISION P1	
								PROJECT No. 531-17	
						DRAWING STATUS PLANNING			
						Information contained on this drawing is the sole copyright of DAY Architectural Ltd, and is not to be reproduced without their permission.			
STATUS REVISION				DATE				0151 223 9703, info@day-architectural.com, www.day-architectural.com	

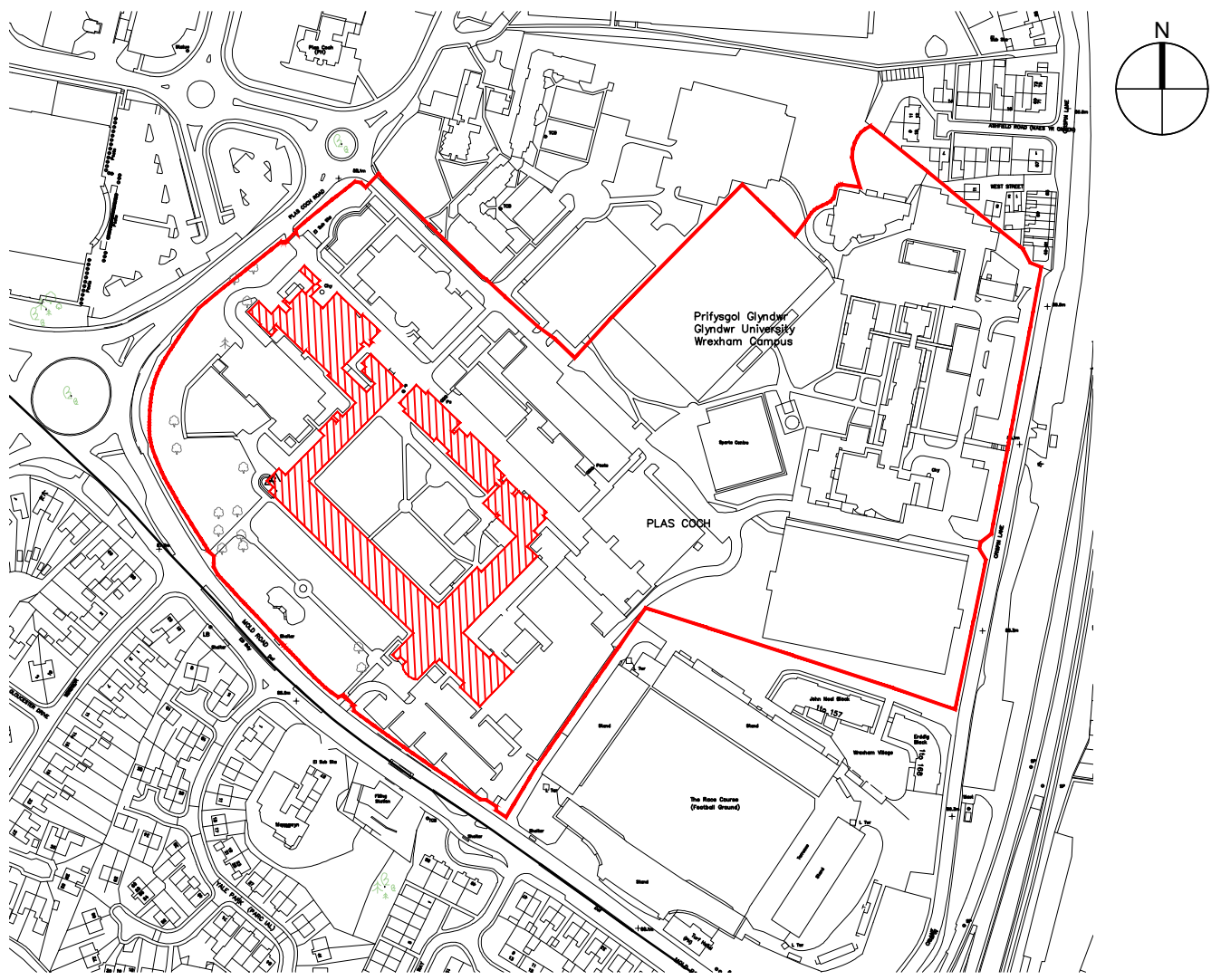


D&Y
ARCHITECTURAL LTD

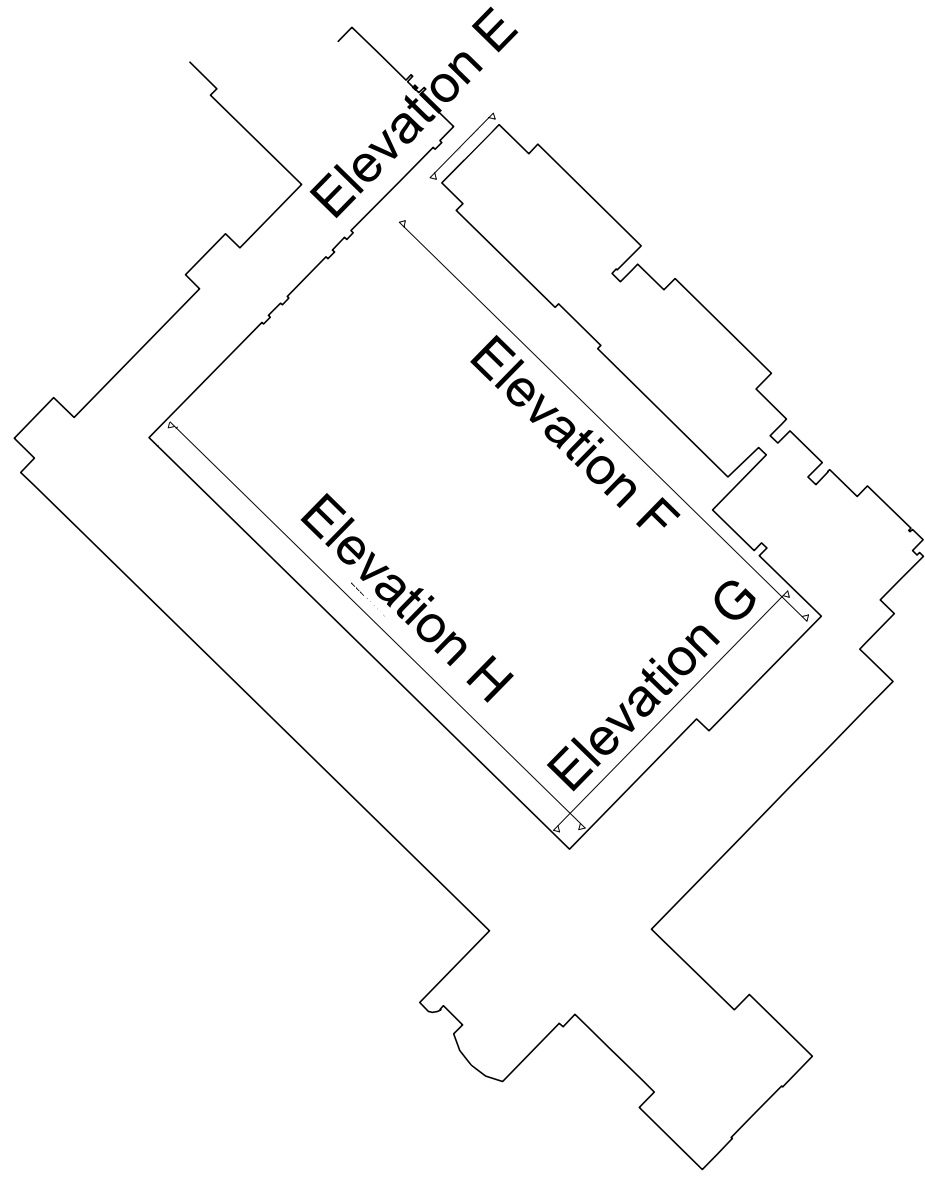
DAY ARCHITECTURAL LTD.
61 BURLINGTON STREET
LIVERPOOL
L3 6JG

LIVERPOOL
MANCHESTER

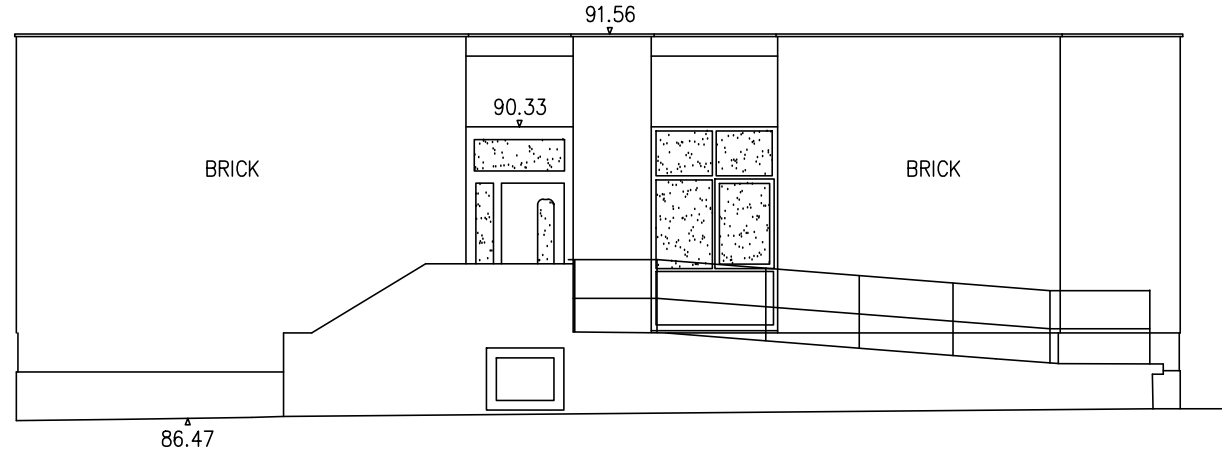
0151 203 9703. info@day-architectural.com. www.day-architectural.com



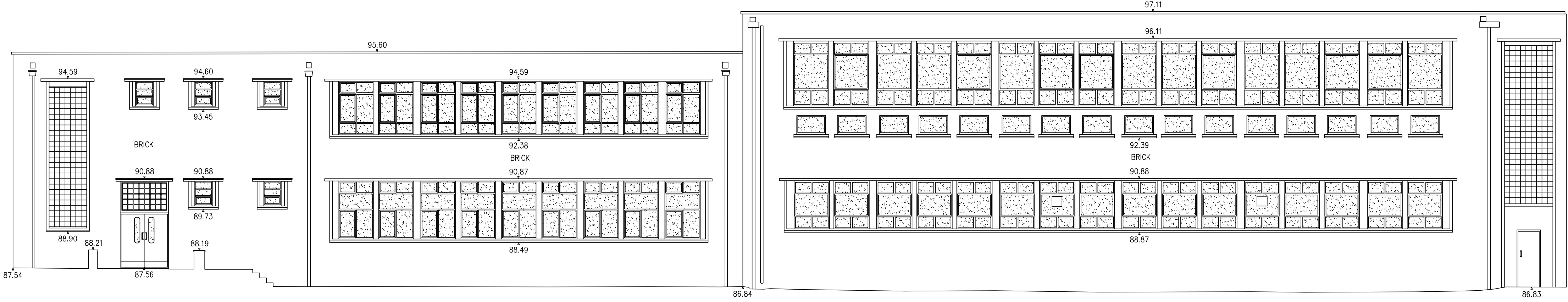
Location Reference Plan (Not to scale)



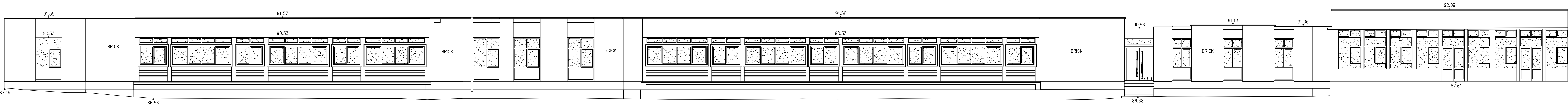
Elevation Reference Plan (Not to scale)



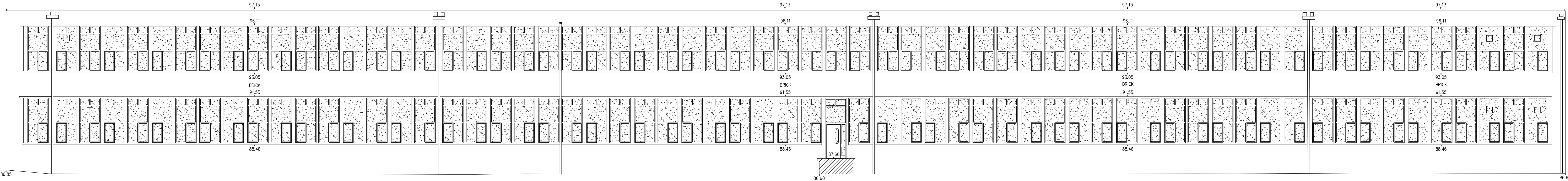
Elevation E



Elevation G



Elevation F



Elevation H

GENERAL NOTES:	
DAY Architectural Ltd accepts no responsibility for any costs, losses or claims whatsoever arising from these drawings, specifications and related documents unless there is full compliance with the Client or any unauthorised user of the following:	
1. All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies reported to the Architect / Designer.	
2. Partial Service: Any discrepancies with site or other information is to be advised to the Architect / Designer and direction and / or approval is to be sought before the implementation of the detail.	
3. Block and site plans are reproduced under license from the Ordnance Survey.	
4. Do not scale this drawing.	
5. For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.	

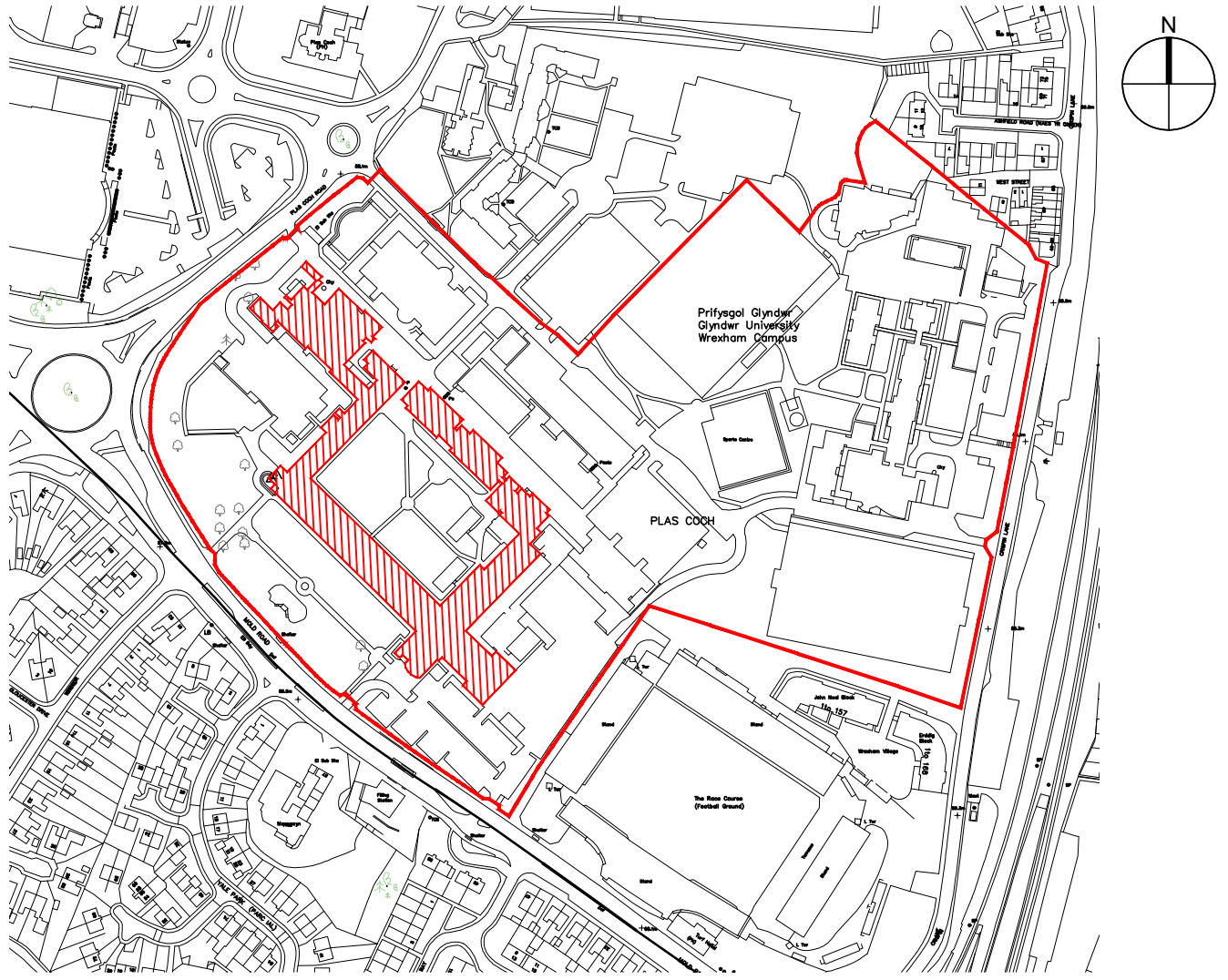
DRAWING NOTES:

STATUS	REVISION	DATE

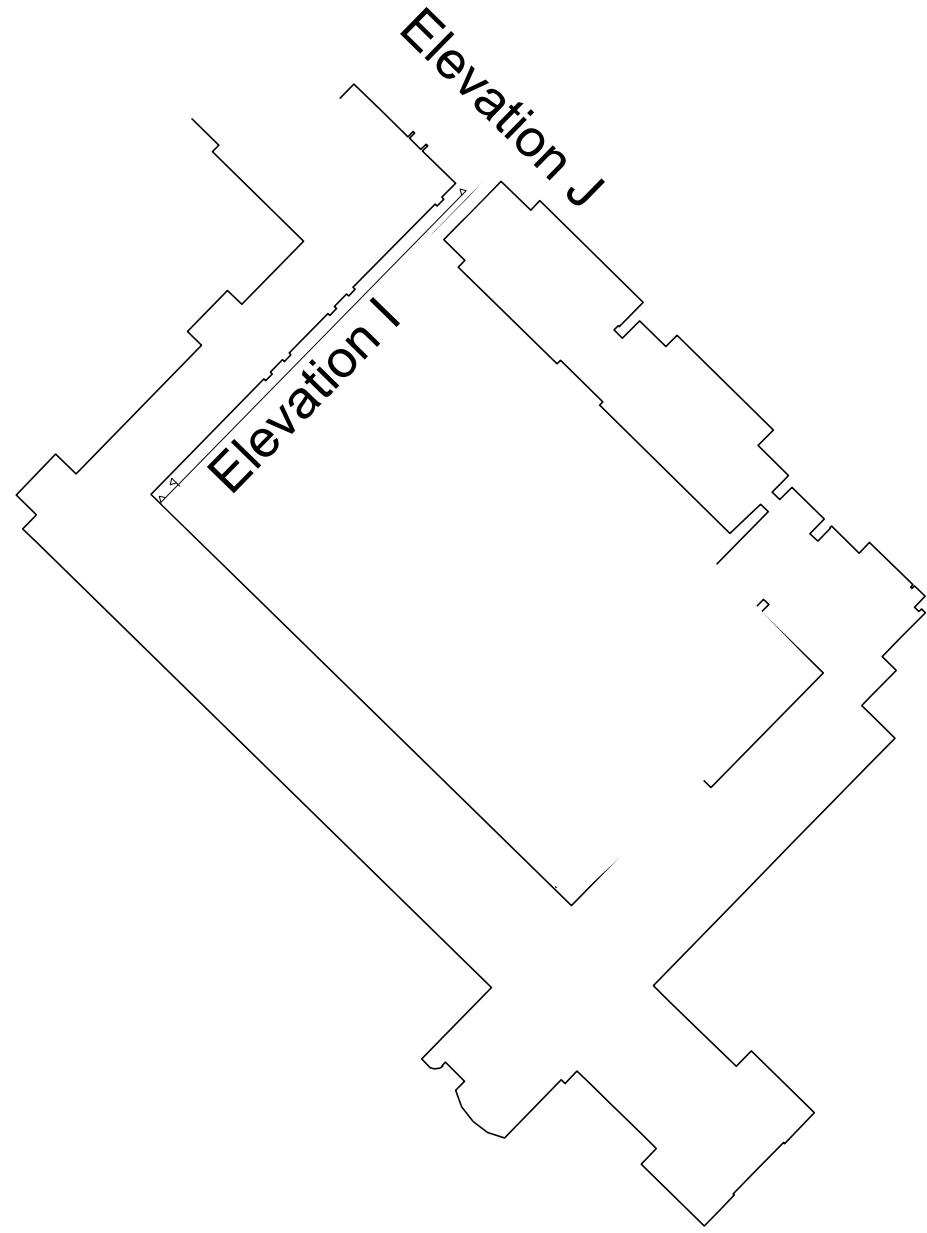
CLIENT	Wrexham Glyndwr University
PROJECT	Campus 2025

DRAWING	Pias Coch - Main Building
SCALE	1:100
PAPER SIZE	A0
DATE	June 2018
DRAWN BY	LB
DRAWING No.	AE-100-003
REVISION	P1
PROJECT No.	531-17
DRAWING STATUS	PLANNING

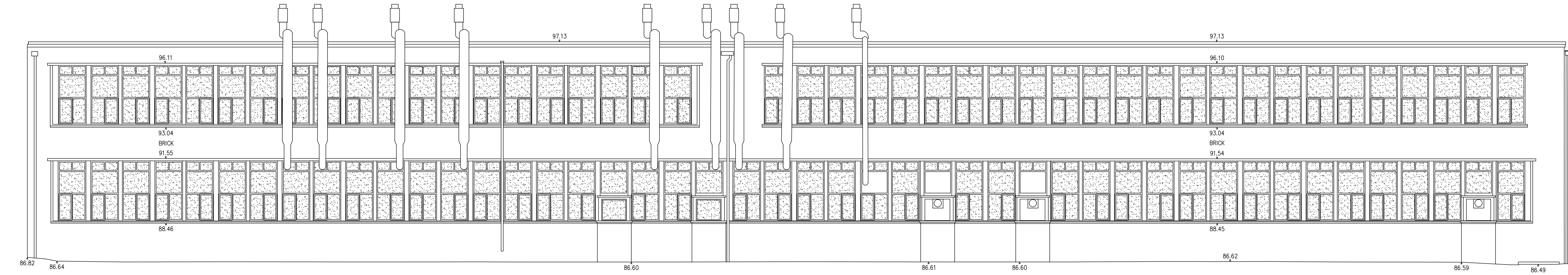
DAY	ARCHITECTURAL LTD
DAY ARCHITECTURAL LTD 61 BURKINGTON STREET LIVERPOOL L3 8LS	LIVERPOOL MANCHESTER
0151 203 9703, info@day-architectural.com, www.day-architectural.com	



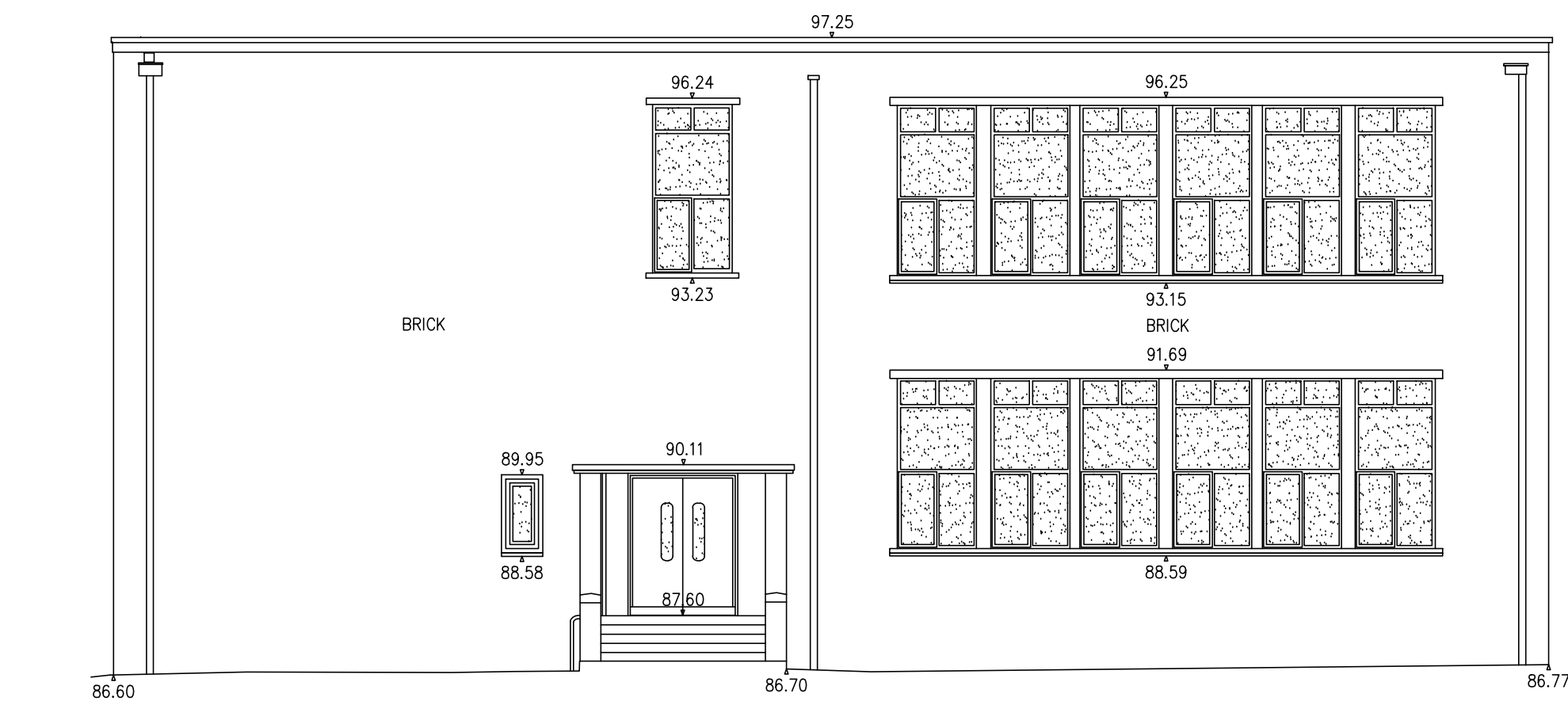
Location Reference Plan (Not to scale)



Elevation Reference Plan (Not to scale)



Elevation I



Elevation J

GENERAL NOTES:

DAY Architectural Ltd accepts no responsibility for any costs, losses or claims whatsoever arising from these drawings, specifications and related documents unless there is full compliance with the Client or any unauthorised user of the following:

1. All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies reported to the Architect / Designer.
2. Partial Service: Any discrepancies with site or other information is to be advised to the Architect / Designer and direction and / or approval is to be sought before the implementation of the detail.
3. Block and site plans are reproduced under license from the Ordnance Survey.
4. Do not scale this drawing.
5. For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.

DRAWING NOTES:

STATUS	REVISION	DATE

CLIENT	Wrexham Glyndwr University
PROJECT	Campus 2025

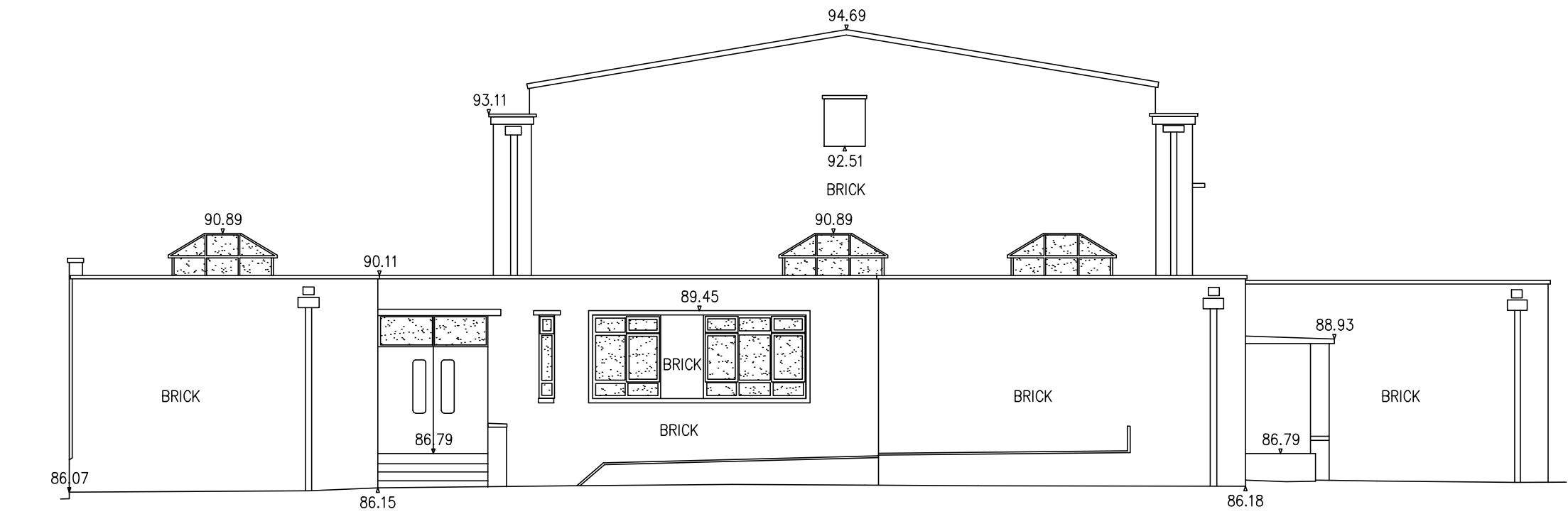
DRAWING	Pias Coch - Main Building Existing Elevations I & J
SCALE	1:100
PAPER SIZE	A0
DATE	June 2018
DRAWN BY	LB
DRAWING No.	AE-100-004
REVISION	P1
PROJECT No.	531-17
DRAWING STATUS	PLANNING

DAY

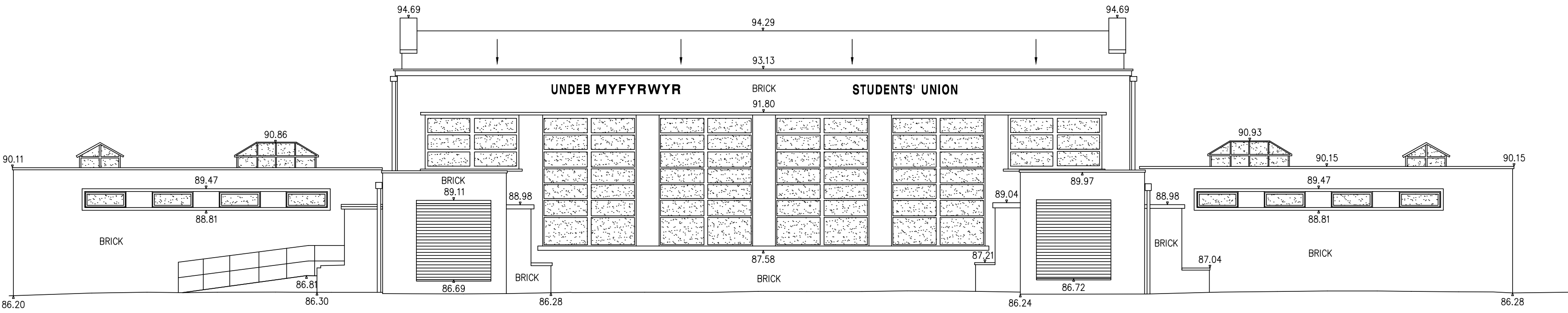
ARCHITECTURAL LTD

DAY ARCHITECTURAL LTD
61 BURLANDTON STREET
LIVERPOOL
L3 8LG

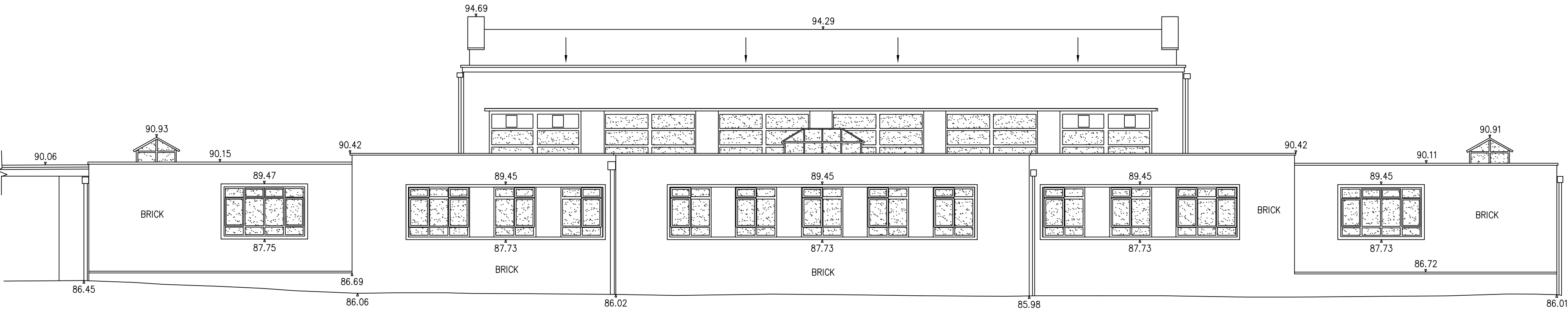
0151 203 9703, info@day-architectural.com, www.day-architectural.com



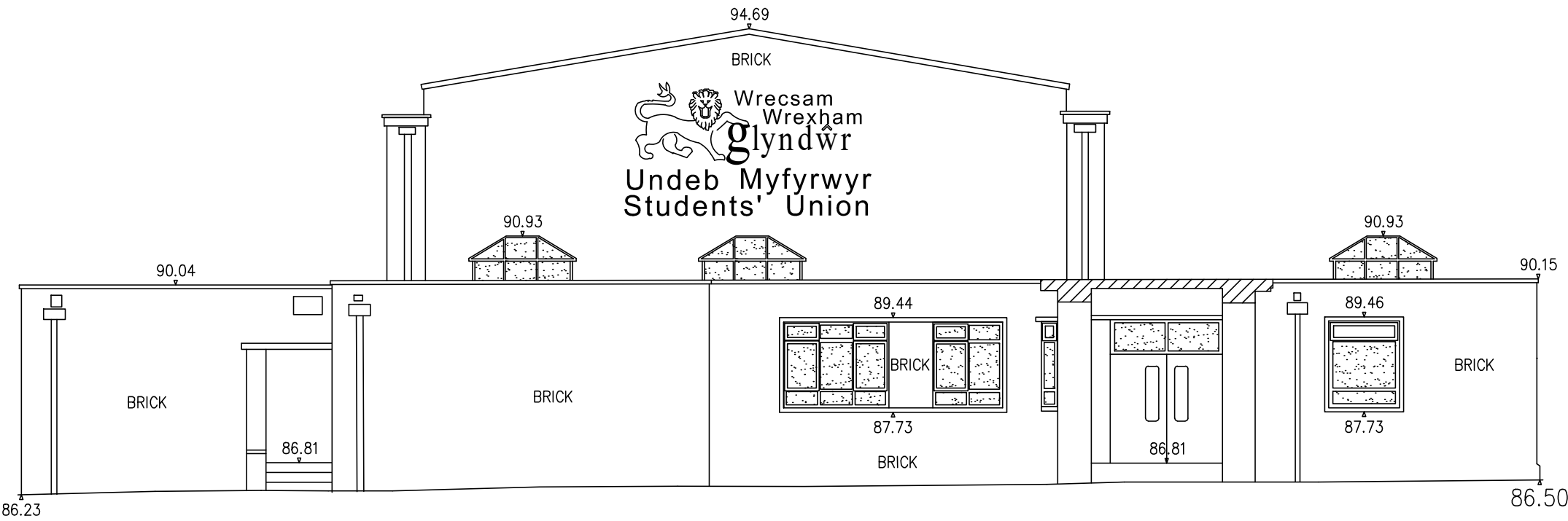
Elevation A



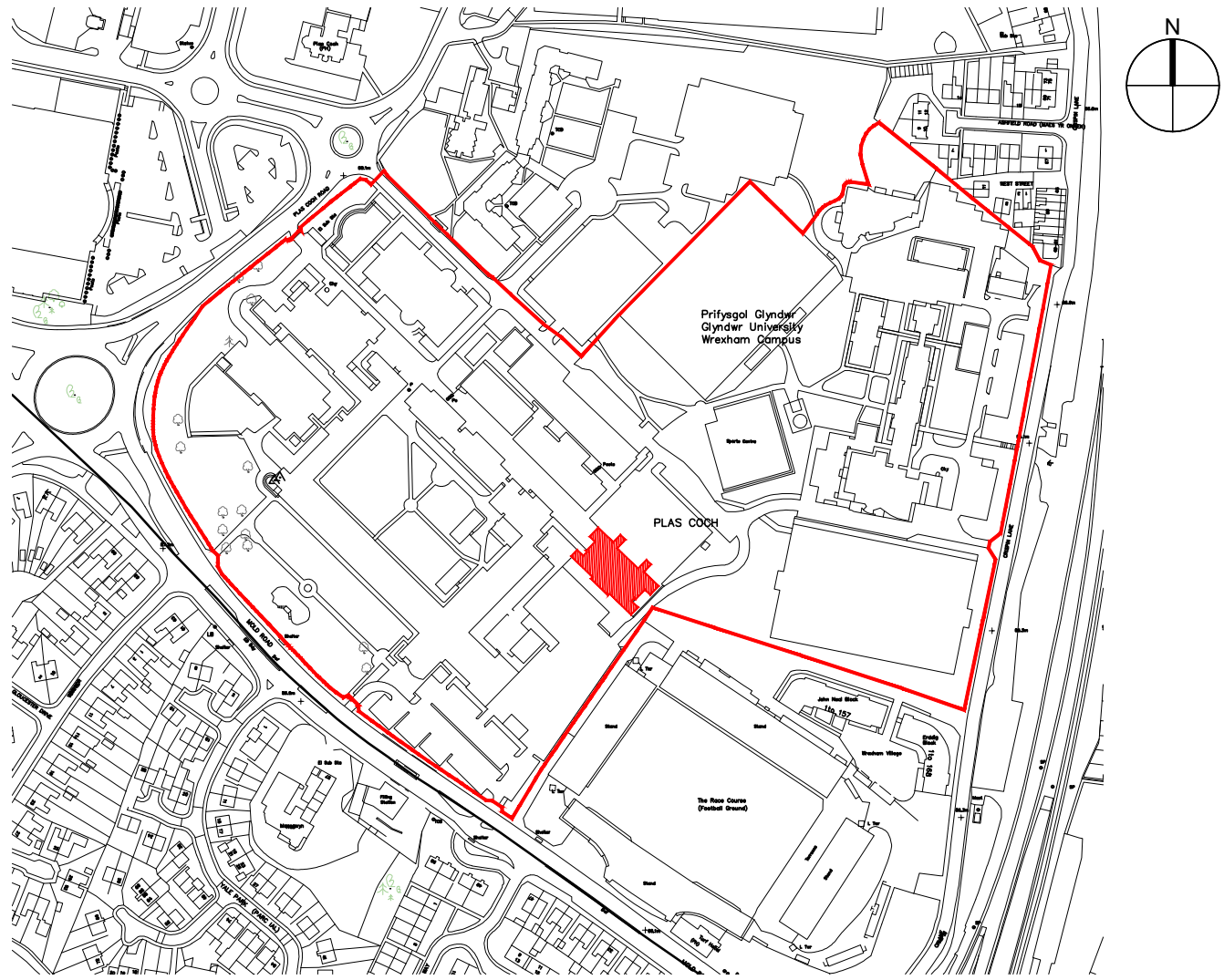
Elevation B



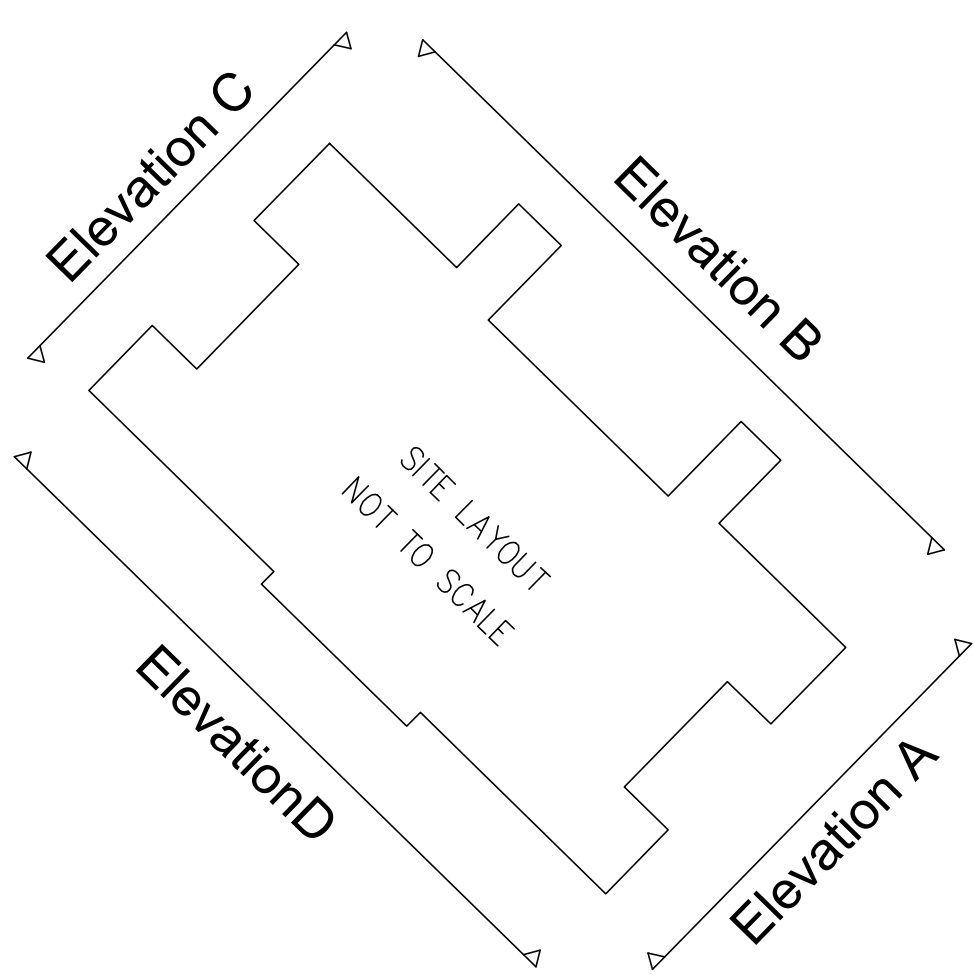
Elevation D



Elevation C



Location Reference Plan (Not to scale)



Elevation Reference Plan (Not to scale)

GENERAL NOTES:

DAY Architectural Ltd accepts no responsibility for any costs, losses or claims whatsoever arising from these drawings, specifications and related documents unless there is full compliance with the Client or any unauthorised user of the following:

- All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies reported to the Architect / Designer.
- Partial Service: Any discrepancies with site or other information is to be advised to the Architect / Designer and direction and / or approval is to be sought before the implementation of the detail.
- Block and site plans are reproduced under license from the Ordnance Survey.
- Do not scale this drawing.
- For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.

DRAWING NOTES:

STATUS REVISION DATE

CLIENT
Wrexham Glyndwr University

PROJECT
Campus 2025

DRAWING
Plas Coch - Students' Union
Existing Elevations

SCALE
1:100

PAPER SIZE
A1

DATE
June 2018

DRAWN BY
LB

DRAWING No.
AE-100-005

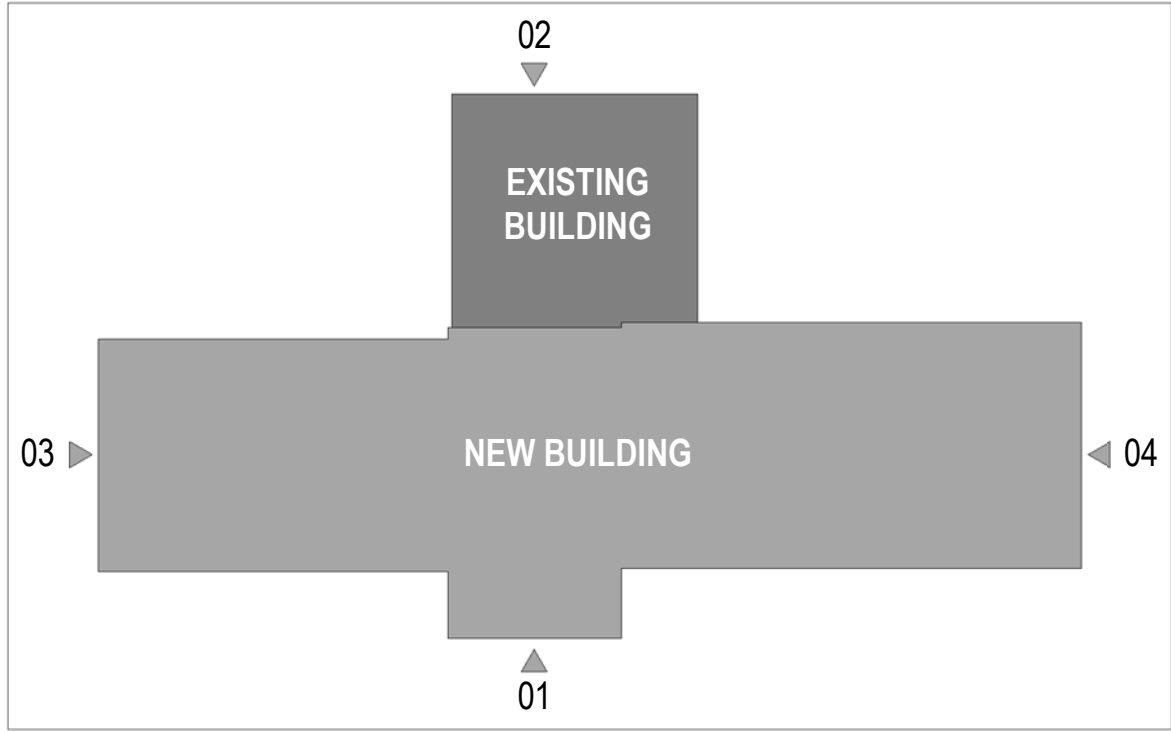
REVISION
P1

PROJECT No.
531-17

DRAWING STATUS
PLANNING

Information contained on this drawing is the sole copyright of
DAY Architectural Ltd. and is not to be reproduced without their permission.

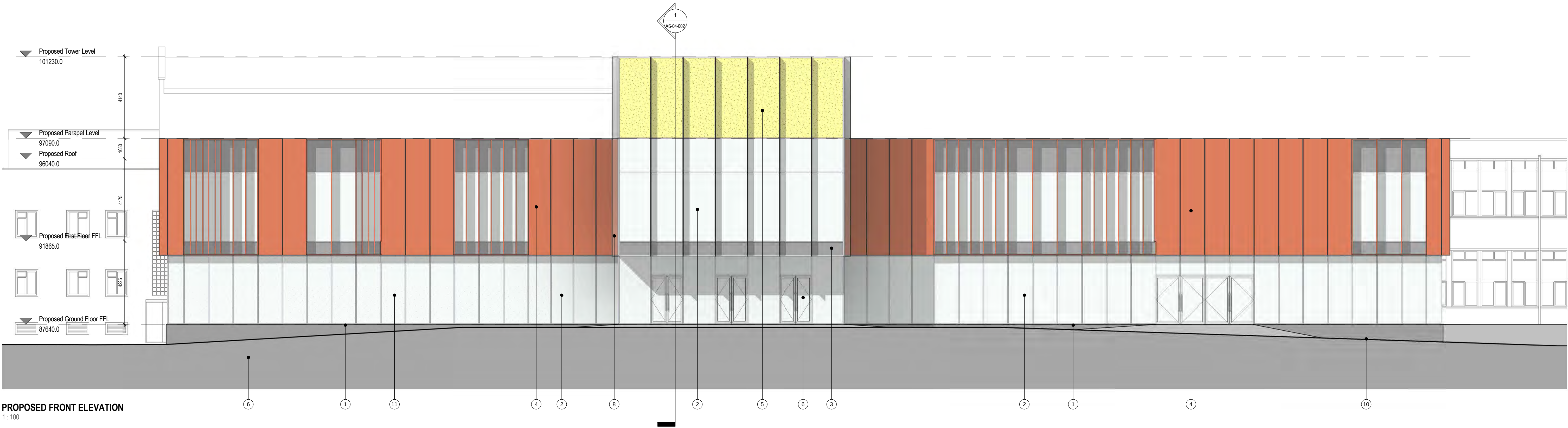




KEY PLAN
1 : 500

MATERIALS KEY

1. Masonry brick plinth to perimeter of building. Exact specification to be agreed. Mortar colour to be agreed.
2. Powder coated double glazed aluminium curtain walling units (incl. entrance door) in a grey colour with fixed glazing panels. Design of curtain walling to be agreed. All transoms and mullions to have square edges. Exact colour of frames to be agreed.
3. Back painted glass spandrel panel to curtain walling units. Colour to be dark grey; exact colour to be agreed.
4. Projecting corten metal rainscreen cladding. Cladding to be made up of solid panels and boxed rectangular fins. Cladding to have secret fix system back to building.
5. Semi-opaque coloured glazing within curtain walling system to create lightbox effect to feature tower. Glass to have etched or fritted finish to provide semi-opaque finish; exact finish and colour to be agreed.
6. Aluminium double glazed entrance door within curtain walling units. Colour to match curtain walling.
7. Balustrade to external terrace. Design and finish to be agreed.
8. Projecting glazed fins fixed to face of curtain walling. Colour to be agreed.
9. External building signage of University's branding. Shown indicatively only; design to be agreed.
10. External ground level. Landscaping to Landscape Designer's information.
11. Indicative privacy treatment to glazing; requirement / design to be agreed. General manifestation not shown.



PROPOSED FRONT ELEVATION
1 : 100

GENERAL NOTES:

DAY Architectural Ltd accepts no responsibility for any costs, losses or claims whatsoever arising from these drawings, specifications and related documents unless there is full compliance with the Client or any unauthorised user of the following:

- 1 All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies reported to the Architect / Designer.
- 2 Partial Service: Any discrepancies with site or other information is to be advised to the Architect / Designer and direction and / or approval is to be sought before the implementation of the detail.
- 3 Block and site plans are reproduced under license from the Ordnance Survey.
- 4 Do not scale this drawing.
- 5 For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.

A	Issued for Planning	18.04.19	MG	
REV	DESCRIPTION	DATE	REV BY	CHKD BY

CLIENT
Wrexham Glyndwr University

PROJECT
Campus 2025 - Learning Gateway Building

DRAWING
PROPOSED ELEVATION 01

SCALE
As indicated

DATE
10.04.19

DAY DRAWING No.
AE-04-001

DRAWING STATUS

PAPER SIZE
A1

DRAWN BY
MG

REVISION
A

INFORMATION

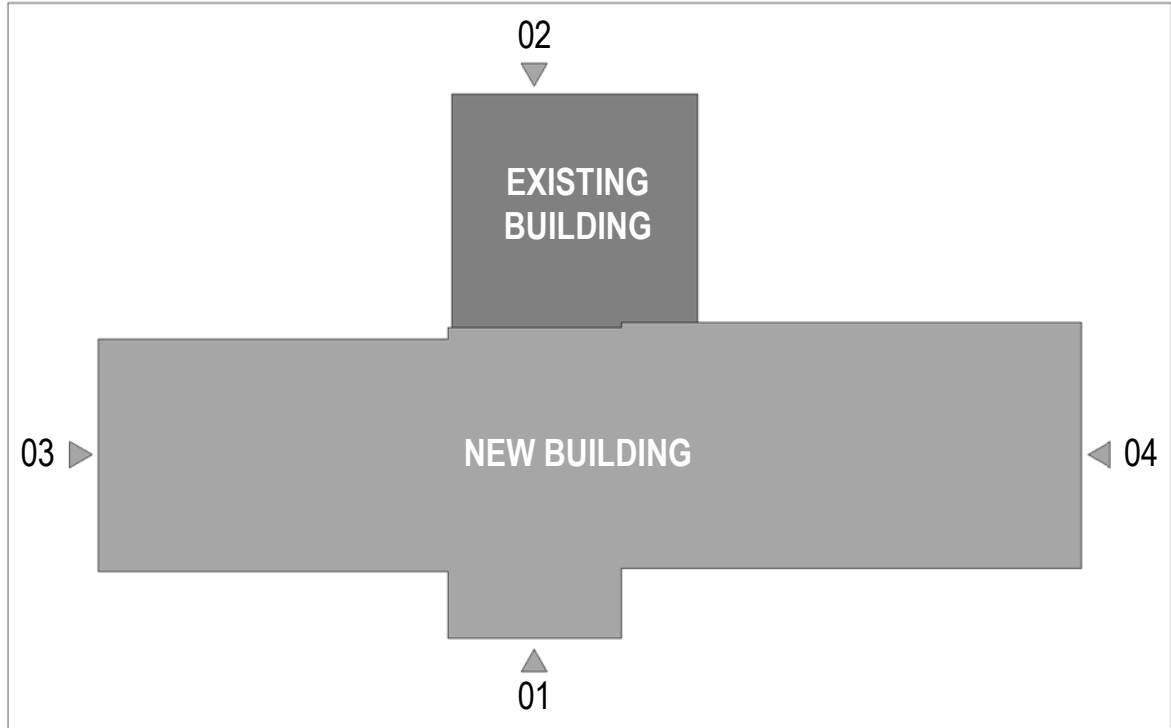
Information contained on this drawing is the sole copyright of
DAY Architectural Ltd and is not to be reproduced without their permission.

PROJECT No.
841-19

DAY

DAY Architectural Ltd.
Studio 1, Lancaster Buildings
77 Deansgate, Manchester, M3
2BW

T: 0161 834 9703
W: www.day-architectural.com



KEY PLAN
1 : 500

MATERIALS KEY

1. Masonry brick plinth to perimeter of building. Exact specification to be agreed. Mortar colour to be agreed.
2. Powder coated double glazed aluminium curtain walling units (incl. entrance door) in a grey colour with fixed glazing panels. Design of curtain walling to be agreed. All transoms and mullions to have square edges. Exact colour of frames to be agreed.
3. Back painted glass spandrel panel to curtain walling units. Colour to be dark grey; exact colour to be agreed.
4. Projecting corten metal rainscreen cladding. Cladding to be made up of solid panels and boxed rectangular fins. Cladding to have secret fix system back to building.
5. Semi-opaque coloured glazing within curtain walling system to create lightbox effect to feature tower. Glass to have etched or fritted finish to provide semi-opaque finish; exact finish and colour to be agreed.
6. Aluminium double glazed entrance door within curtain walling units. Colour to match curtain walling.
7. Balustrade to external terrace. Design and finish to be agreed.
8. Projecting glazed fins fixed to face of curtain walling. Colour to be agreed.
9. External building signage of University's branding. Shown indicatively only; design to be agreed.
10. External ground level. Landscaping to Landscape Designer's information.
11. Indicative privacy treatment to glazing; requirement / design to be agreed. General manifestation not shown.



PROPOSED REAR ELEVATION
1 : 100

GENERAL NOTES:

DAY Architectural Ltd accepts no responsibility for any costs, losses or claims whatsoever arising from these drawings, specifications and related documents unless there is full compliance with the Client or any unauthorised user of the following:

- 1 All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies reported to the Architect / Designer.
- 2 Partial Service: Any discrepancies with site or other information is to be advised to the Architect / Designer and direction and / or approval is to be sought before the implementation of the detail.
- 3 Block and site plans are reproduced under license from the Ordnance Survey.
- 4 Do not scale this drawing.
- 5 For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.

A	Issued for Planning	18.04.19	MG	
REV	DESCRIPTION	DATE	REV BY	CHKD BY

CLIENT
Wrexham Glyndwr University

PROJECT
Campus 2025 - Learning Gateway Building

DRAWING
PROPOSED ELEVATION 02

SCALE
As indicated

DATE
10.04.19

DAY DRAWING No.
AE-04-002

PAPER SIZE
A1

DRAWN BY
MG

REVISION
A

PROJECT No.
841-19

DRAWING STATUS

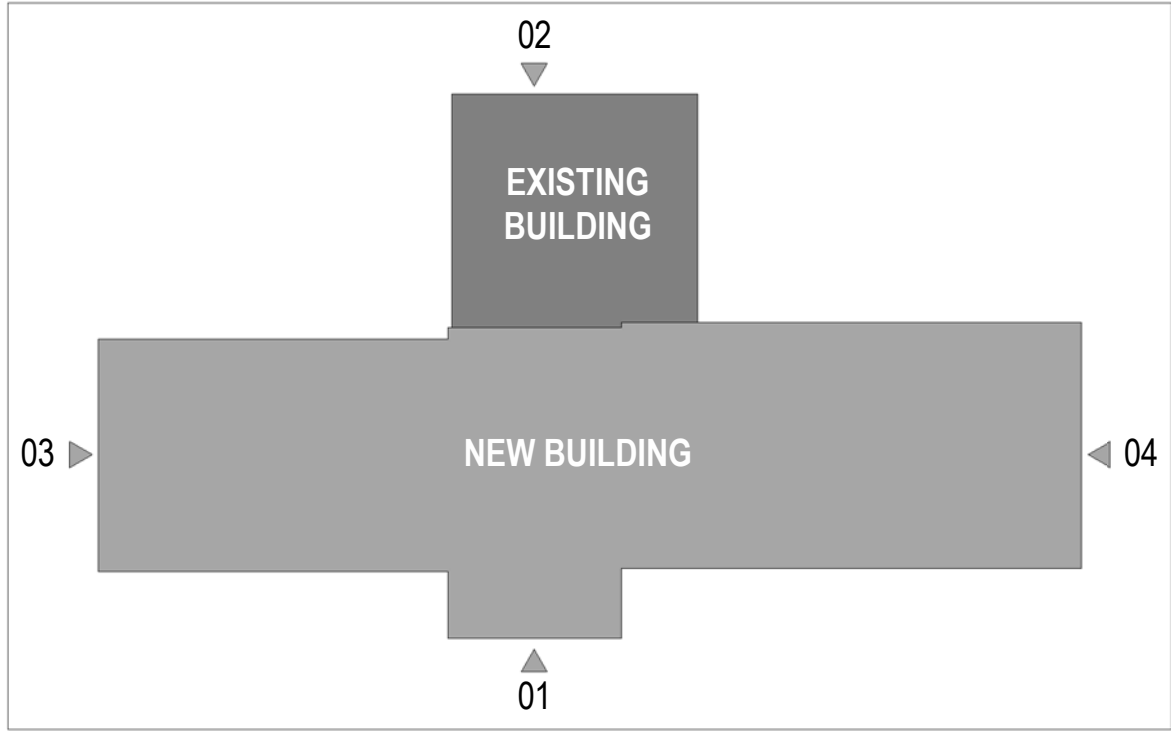
INFORMATION

Information contained on this drawing is the sole copyright of DAY Architectural Ltd and is not to be reproduced without their permission.

DAY

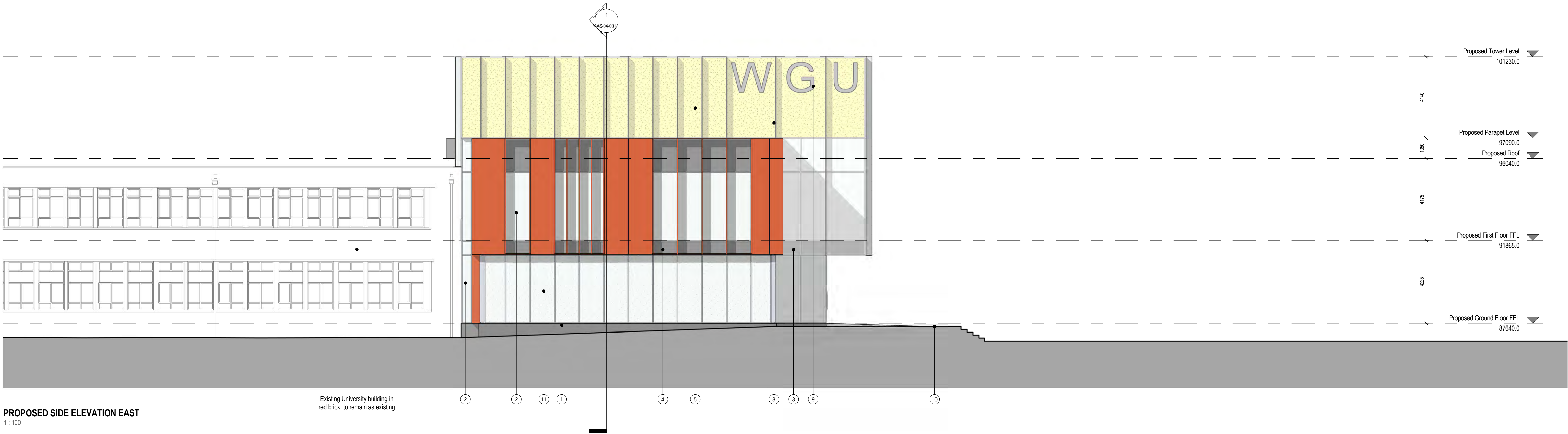
DAY Architectural Ltd.
Studio 1, Lancaster Buildings
77 Deansgate, Manchester, M3
2BW

T: 0161 834 9703
W: www.day-architectural.com



KEY PLAN
1 : 500

- MATERIALS KEY**
1. Masonry brick plinth to perimeter of building. Exact specification to be agreed. Mortar colour to be agreed.
 2. Powder coated double glazed aluminium curtain walling units (incl. entrance door) in a grey colour with fixed glazing panels. Design of curtain walling to be agreed. All transoms and mullions to have square edges. Exact colour of frames to be agreed.
 3. Back painted glass spandrel panel to curtain walling units. Colour to be dark grey; exact colour to be agreed.
 4. Projecting corten metal rainscreen cladding. Cladding to be made up of solid panels and boxed rectangular fins. Cladding to have secret fix system back to building.
 5. Semi-opaque coloured glazing within curtain walling system to create lightbox effect to feature tower. Glass to have etched or fritted finish to provide semi-opaque finish; exact finish and colour to be agreed.
 6. Aluminium double glazed entrance door within curtain walling units. Colour to match curtain walling.
 7. Balustrade to external terrace. Design and finish to be agreed.
 8. Projecting glazed fins fixed to face of curtain walling. Colour to be agreed.
 9. External building signage of University's branding. Shown indicatively only; design to be agreed.
 10. External ground level. Landscaping to Landscape Designer's information.
 11. Indicative privacy treatment to glazing; requirement / design to be agreed. General manifestation not shown.



PROPOSED SIDE ELEVATION EAST
1 : 100

GENERAL NOTES:

DAY Architectural Ltd accepts no responsibility for any costs, losses or claims whatsoever arising from these drawings, specifications and related documents unless there is full compliance with the Client or any unauthorised user of the following:

- 1 All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies reported to the Architect / Designer.
- 2 Partial Service: Any discrepancies with site or other information is to be advised to the Architect / Designer and direction and / or approval is to be sought before the implementation of the detail.
- 3 Block and site plans are reproduced under license from the Ordnance Survey.
- 4 Do not scale this drawing.
- 5 For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.

A	Issued for Planning	18.04.19	MG	
REV	DESCRIPTION	DATE	REV BY	CHKD BY

CLIENT
Wrexham Glyndwr University

PROJECT
Campus 2025 - Learning Gateway Building

DRAWING
PROPOSED ELEVATION 03

SCALE
As indicated

DATE
10.04.19

DAY DRAWING No.
AE-04-003

PAPER SIZE
A1

DRAWN BY
MG

REVISION
A

PROJECT No.
841-19

DRAWING STATUS

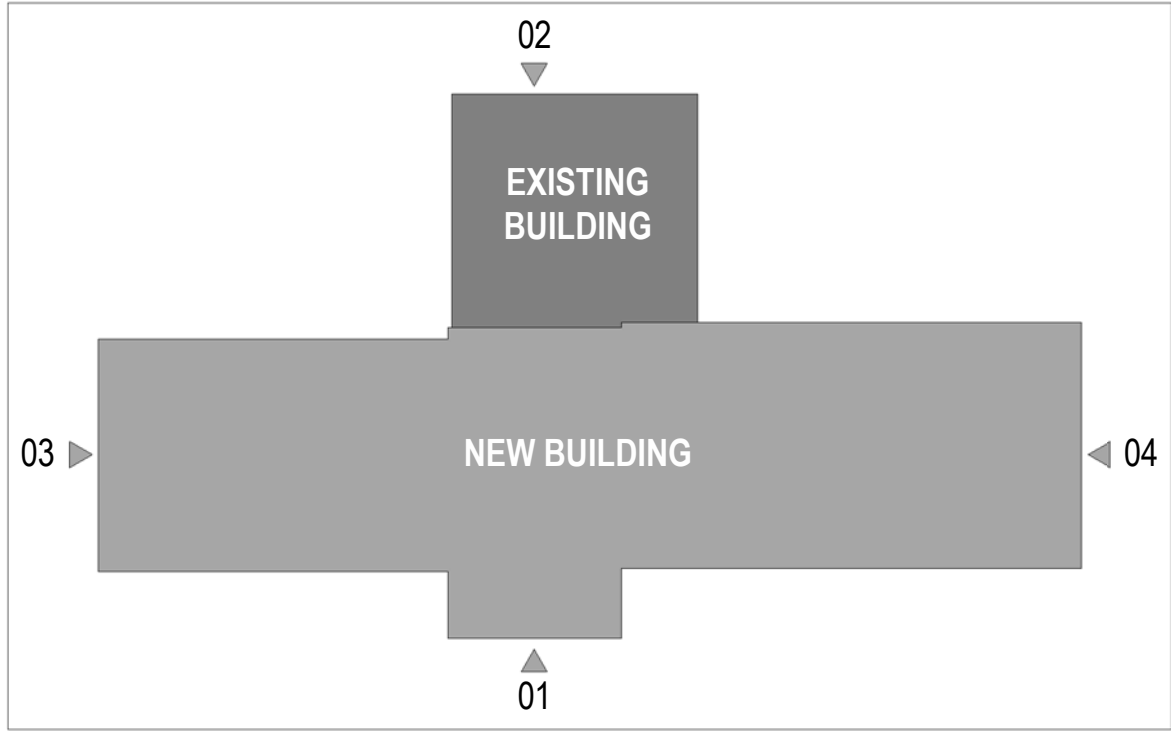
INFORMATION

Information contained on this drawing is the sole copyright of
DAY Architectural Ltd and is not to be reproduced without their permission.

DAY

DAY Architectural Ltd.
Studio 1, Lancaster Buildings
77 Deansgate, Manchester, M3
2BW

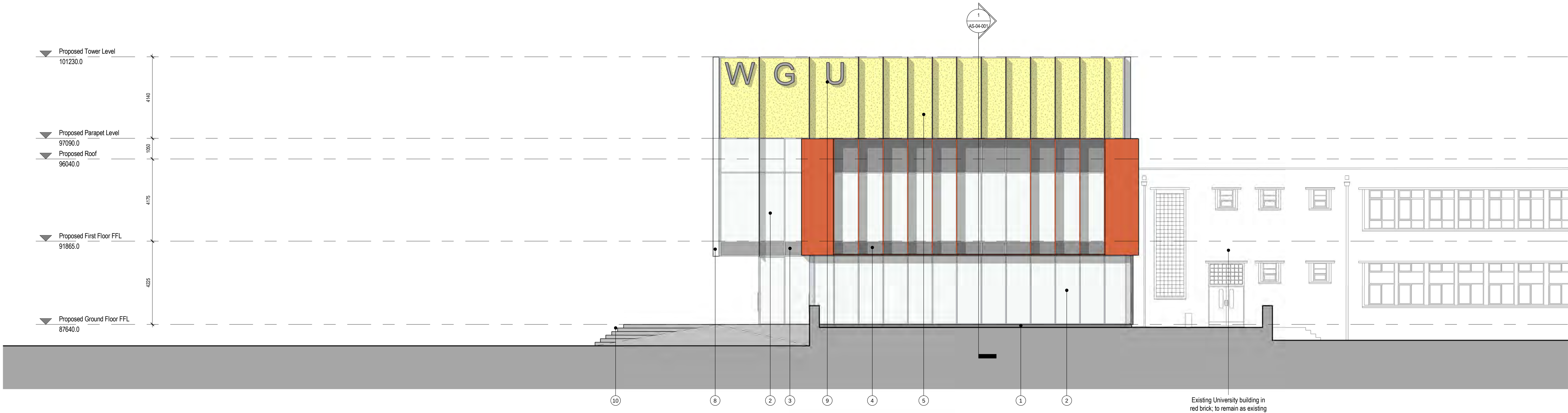
T: 0161 834 9703
W: www.day-architectural.com



KEY PLAN
1 : 500

MATERIALS KEY

1. Masonry brick plinth to perimeter of building. Exact specification to be agreed. Mortar colour to be agreed.
2. Powder coated double glazed aluminium curtain walling units (incl. entrance door) in a grey colour with fixed glazing panels. Design of curtain walling to be agreed. All transoms and mullions to have square edges. Exact colour of frames to be agreed.
3. Back painted glass spandrel panel to curtain walling units. Colour to be dark grey; exact colour to be agreed.
4. Projecting corten metal rainscreen cladding. Cladding to be made up of solid panels and boxed rectangular fins. Cladding to have secret fix system back to building.
5. Semi-opaque coloured glazing within curtain walling system to create lightbox effect to feature tower. Glass to have etched or fritted finish to provide semi-opaque finish; exact finish and colour to be agreed.
6. Aluminium double glazed entrance door within curtain walling units. Colour to match curtain walling.
7. Balustrade to external terrace. Design and finish to be agreed.
8. Projecting glazed fins fixed to face of curtain walling. Colour to be agreed.
9. External building signage of University's branding. Shown indicatively only; design to be agreed.
10. External ground level. Landscaping to Landscape Designer's information.
11. Indicative privacy treatment to glazing; requirement / design to be agreed. General manifestation not shown.



PROPOSED SIDE ELEVATION WEST
1 : 100

GENERAL NOTES:

DAY Architectural Ltd accepts no responsibility for any costs, losses or claims whatsoever arising from these drawings, specifications and related documents unless there is full compliance with the Client or any unauthorised user of the following:

- 1 All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies reported to the Architect / Designer.
- 2 Partial Service: Any discrepancies with site or other information is to be advised to the Architect / Designer and direction and / or approval is to be sought before the implementation of the detail.
- 3 Block and site plans are reproduced under license from the Ordnance Survey.
- 4 Do not scale this drawing.
- 5 For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.

REV	DESCRIPTION	DATE	REV BY	CHKD BY
A	Issued for Planning	18.04.19	MG	

CLIENT
Wrexham Glyndwr University

PROJECT
Campus 2025 - Learning Gateway Building

DRAWING
PROPOSED ELEVATION 04

SCALE
As indicated

DATE
10.04.19

DAY DRAWING No.
AE-04-004

PAPER SIZE
A1

DRAWN BY
MG

REVISION
A

PROJECT No.
841-19

DRAWING STATUS

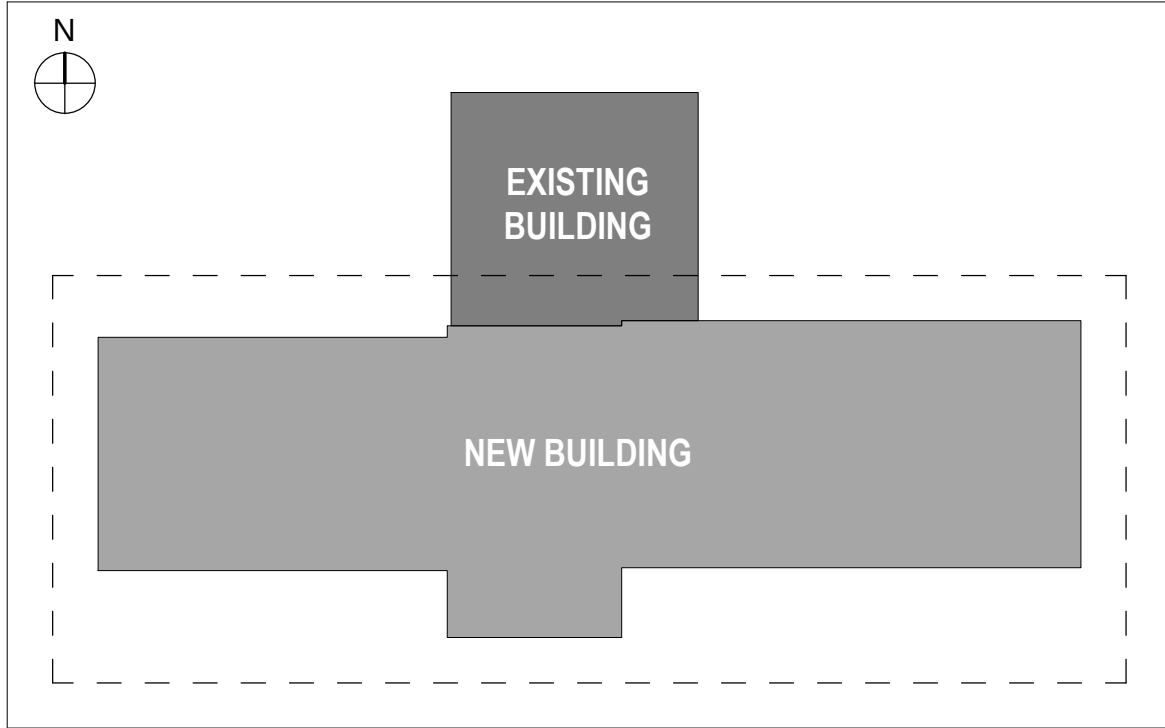
INFORMATION

Information contained on this drawing is the sole copyright of
DAY Architectural Ltd and is not to be reproduced without their permission.

DAY

DAY Architectural Ltd.
Studio 1, Lancaster Buildings
77 Deansgate, Manchester, M3
2BW

T: 0161 834 9703
W: www.day-architectural.com



- COLOUR KEY
- Staff / Admin
 - Communal / Function Open Space
 - Learning / Society Space
 - Main Entrance Reception / Showcase
 - WC facilities
 - General Circulation / Ancillary
 - Plant Room

KEY PLAN
1:500



PROPOSED GROUND FLOOR
1:100

GENERAL NOTES:

- DAY Architectural Ltd accepts no responsibility for any costs, losses or claims whatsoever arising from these drawings, specifications and related documents unless there is full compliance with the Client or any unauthorised user of the following:
- 1 All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies reported to the Architect / Designer.
 - 2 Partial Service: Any discrepancies with site or other information is to be advised to the Architect / Designer and direction and / or approval is to be sought before the implementation of the detail.
 - 3 Block and site plans are reproduced under license from the Ordnance Survey.
 - 4 Do not scale this drawing.
 - 5 For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.

REV	DESCRIPTION	DATE	REV BY	CHKD BY
A	Issued for Planning	18.04.19	MG	

CLIENT
Wrexham Glyndwr University

PROJECT
Campus 2025 - Learning Gateway Building

DRAWING
PROPOSED GROUND FLOOR

SCALE
As indicated

DATE
10.04.19

DAY DRAWING No.
AL-04-001

PAPER SIZE
A1

DRAWN BY
MG

REVISION
A

PROJECT No.
841-19

DRAWING STATUS

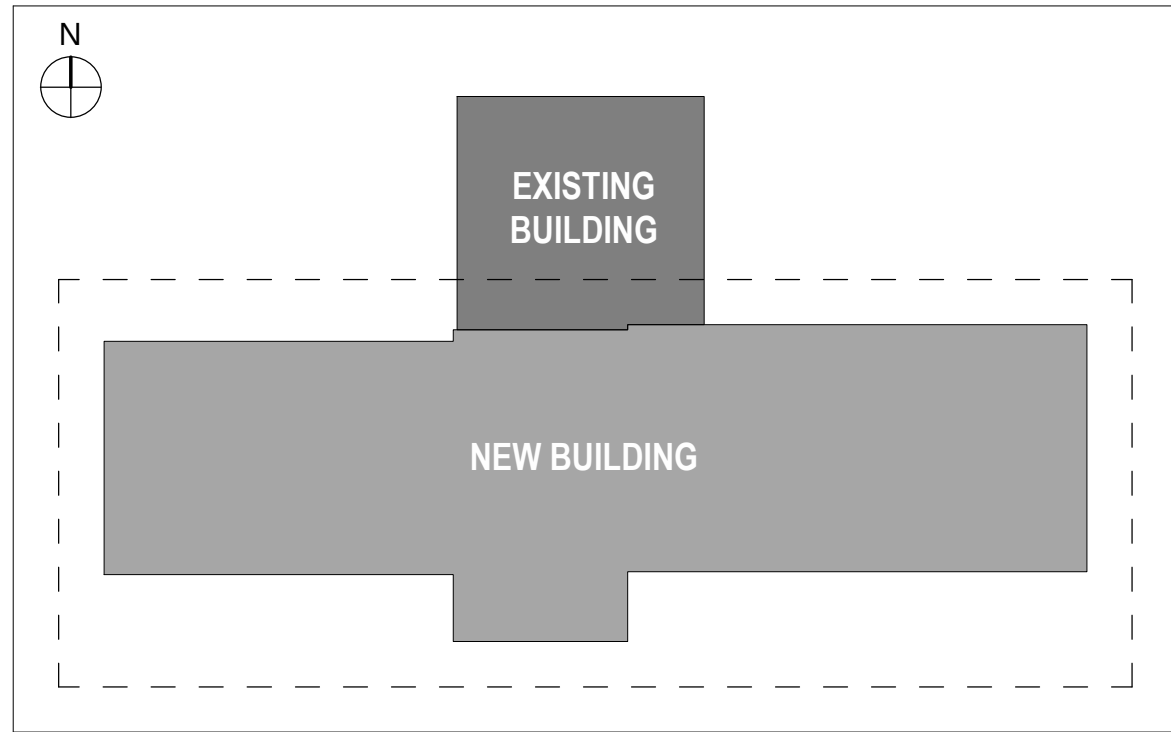
PLANNING

Information contained on this drawing is the sole copyright of DAY Architectural Ltd. and is not to be reproduced without their permission.

DAY

DAY Architectural Ltd.
Studio 1, Lancaster Buildings
77 Deansgate, Manchester, M3
2BW

T: 0161 834 9703
W: www.day-architectural.com



KEY PLAN
1:500

COLOUR KEY	
	Staff / Admin
	Communal / Function Open Space
	Learning / Society Space
	Main Entrance Reception / Showcase
	WC facilities
	General Circulation / Ancillary
	Plant Room



PROPOSED FIRST FLOOR PLAN
1:100

GENERAL NOTES:

DAY Architectural Ltd accepts no responsibility for any costs, losses or claims whatsoever arising from these drawings, specifications and related documents unless there is full compliance with the Client or any unauthorised user of the following:

- 1 All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies reported to the Architect / Designer.
- 2 Partial Service: Any discrepancies with site or other information is to be advised to the Architect / Designer and direction and / or approval is to be sought before the implementation of the detail.
- 3 Block and site plans are reproduced under license from the Ordnance Survey.
- 4 Do not scale this drawing.
- 5 For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.

REV	DESCRIPTION	DATE	REV BY	CHKD BY
A	Issued for Planning	18.04.19	MG	

CLIENT
Wrexham Glyndwr University

PROJECT
Campus 2025 - Learning Gateway Building

DRAWING
PROPOSED FIRST FLOOR PLAN

SCALE
As indicated

DATE
10.04.19

DAY DRAWING No.
AL-04-002

DRAWING STATUS

PAPER SIZE
A1

DRAWN BY
MG

REVISION
A

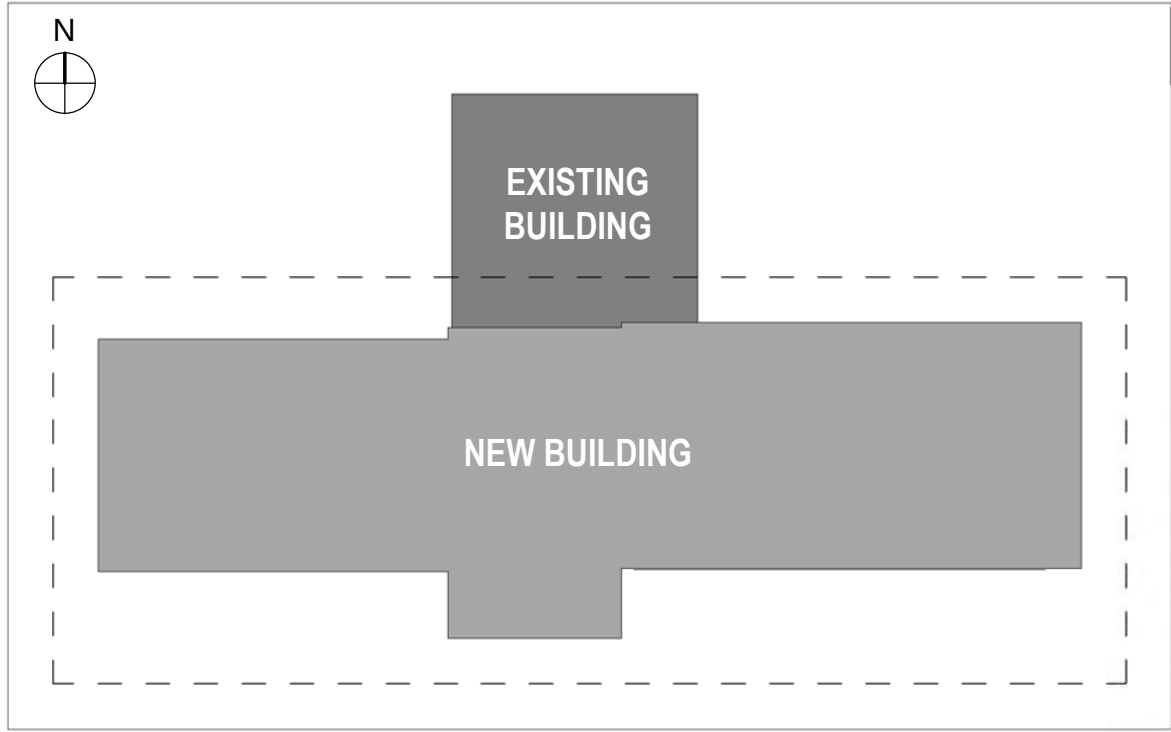
PLANNING

PROJECT No.
841-19

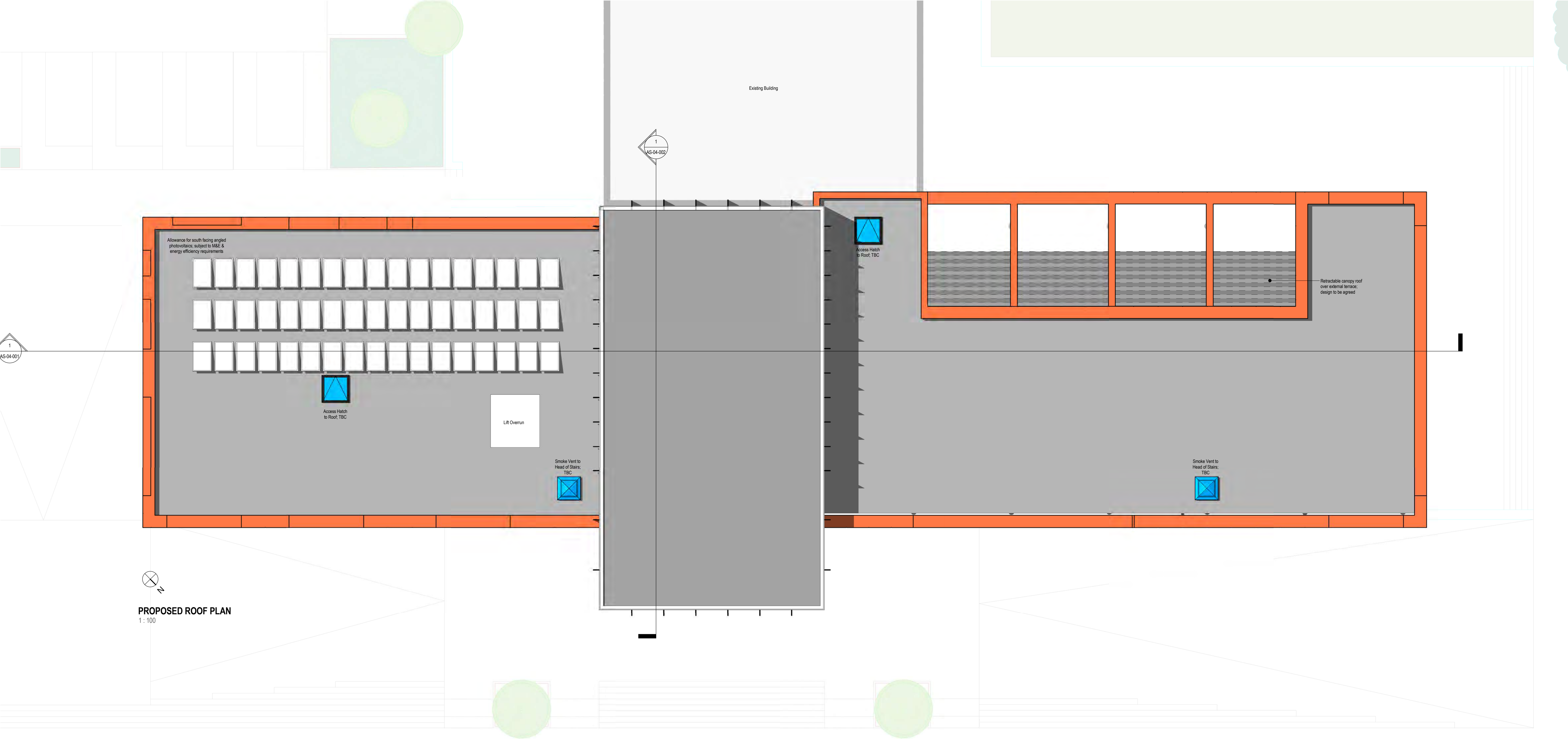
DAY

DAY Architectural Ltd.
Studio 1, Lancaster Buildings
77 Deansgate, Manchester, M3
2BW

T: 0161 834 9703
W: www.day-architectural.com



KEY PLAN
1:500



PROPOSED ROOF PLAN
1:100

GENERAL NOTES:

- DAY Architectural Ltd accepts no responsibility for any costs, losses or claims whatsoever arising from these drawings, specifications and related documents unless there is full compliance with the Client or any unauthorised user of the following:
- 1 All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies reported to the Architect / Designer.
 - 2 Partial Service: Any discrepancies with site or other information is to be advised to the Architect / Designer and direction and / or approval is to be sought before the implementation of the detail.
 - 3 Block and site plans are reproduced under license from the Ordnance Survey.
 - 4 Do not scale this drawing.
 - 5 For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.

REV	DESCRIPTION	DATE	REV BY	CHKD BY
A	Issued for Planning	18.04.19	MG	

CLIENT
Wrexham Glyndwr University

PROJECT
Campus 2025 - Learning Gateway Building

DRAWING
PROPOSED ROOF PLAN

SCALE
As indicated

DATE
10.04.19

DAY DRAWING No.
AL-04-003

PAPER SIZE
A1

DRAWN BY
MG

REVISION
A

PROJECT No.
841-19

DRAWING STATUS

PLANNING

Information contained on this drawing is the sole copyright of
DAY Architectural Ltd and is not to be reproduced without their permission.

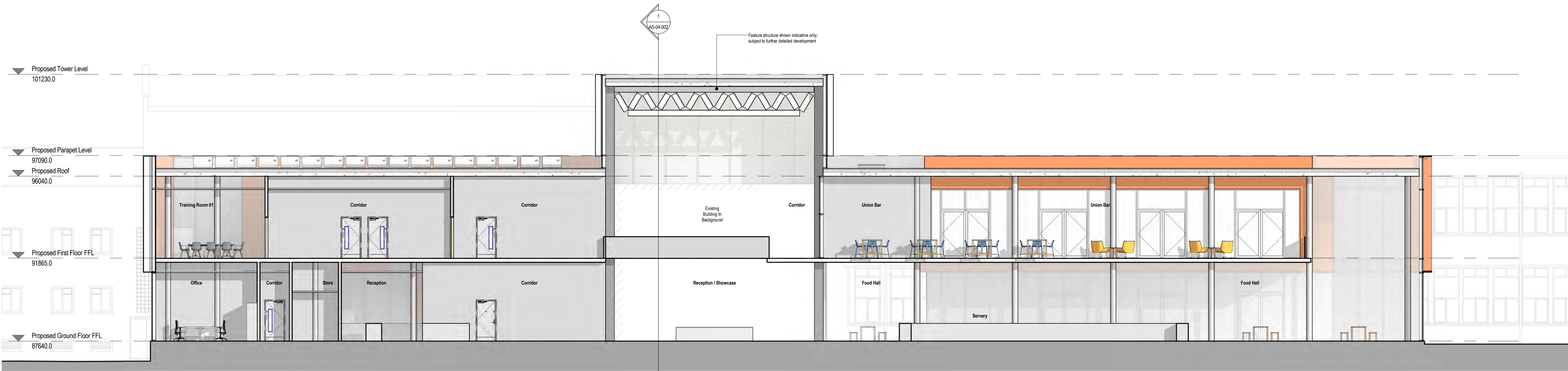
DAY

DAY Architectural Ltd.
Studio 1, Lancaster Buildings
77 Deansgate, Manchester, M3
2BW

T: 0161 834 9703
W: www.day-architectural.com



KEY PLAN
1 : 1000



PROPOSED LONG SECTION - 01
1 : 100

GENERAL NOTES:

DAY Architectural Ltd accepts no responsibility for any costs, losses or claims whatsoever arising from these drawings, specifications and related documents unless there is full compliance with the Client or any unauthorised user of the following:

- 1 All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies reported to the Architect / Designer.
- 2 Partial Service: Any discrepancies with site or other information is to be advised to the Architect / Designer and direction and / or approval is to be sought before the implementation of the detail.
- 3 Block and site plans are reproduced under license from the Ordnance Survey.
- 4 Do not scale this drawing.
- 5 For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.

A	Issued for Planning	18.04.19	MG	
REV	DESCRIPTION	DATE	REV BY	CHKD BY

CLIENT Wrexham Glyndwr University
PROJECT Campus 2025 - Learning Gateway Building

DRAWING PROPOSED LONG SECTION - 01		
SCALE As indicated	PAPER SIZE A1	
DATE 10.04.19	DRAWN BY MG	PROJECT No. 841-19
DAY DRAWING No. AS-04-001	REVISION A	
DRAWING STATUS PLANNING		
Information contained on this drawing is the sole copyright of DAY Architectural Ltd and is not to be reproduced without their permission.		

DAY

DAY Architectural Ltd.
Studio 1, Lancaster Buildings
77 Deansgate, Manchester, M3 2BW
T: 0161 834 9703
W: www.day-architectural.com



KEY PLAN
1:1000



① PROPOSED SHORT SECTION - 02
1:100

GENERAL NOTES:

DAY Architectural Ltd accepts no responsibility for any costs, losses or claims whatsoever arising from these drawings, specifications and related documents unless there is full compliance with the Client or any unauthorised user of the following:

- 1 All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies reported to the Architect / Designer.
- 2 Partial Service: Any discrepancies with site or other information is to be advised to the Architect / Designer and direction and / or approval is to be sought before the implementation of the detail.
- 3 Block and site plans are reproduced under license from the Ordnance Survey.
- 4 Do not scale this drawing.
- 5 For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.

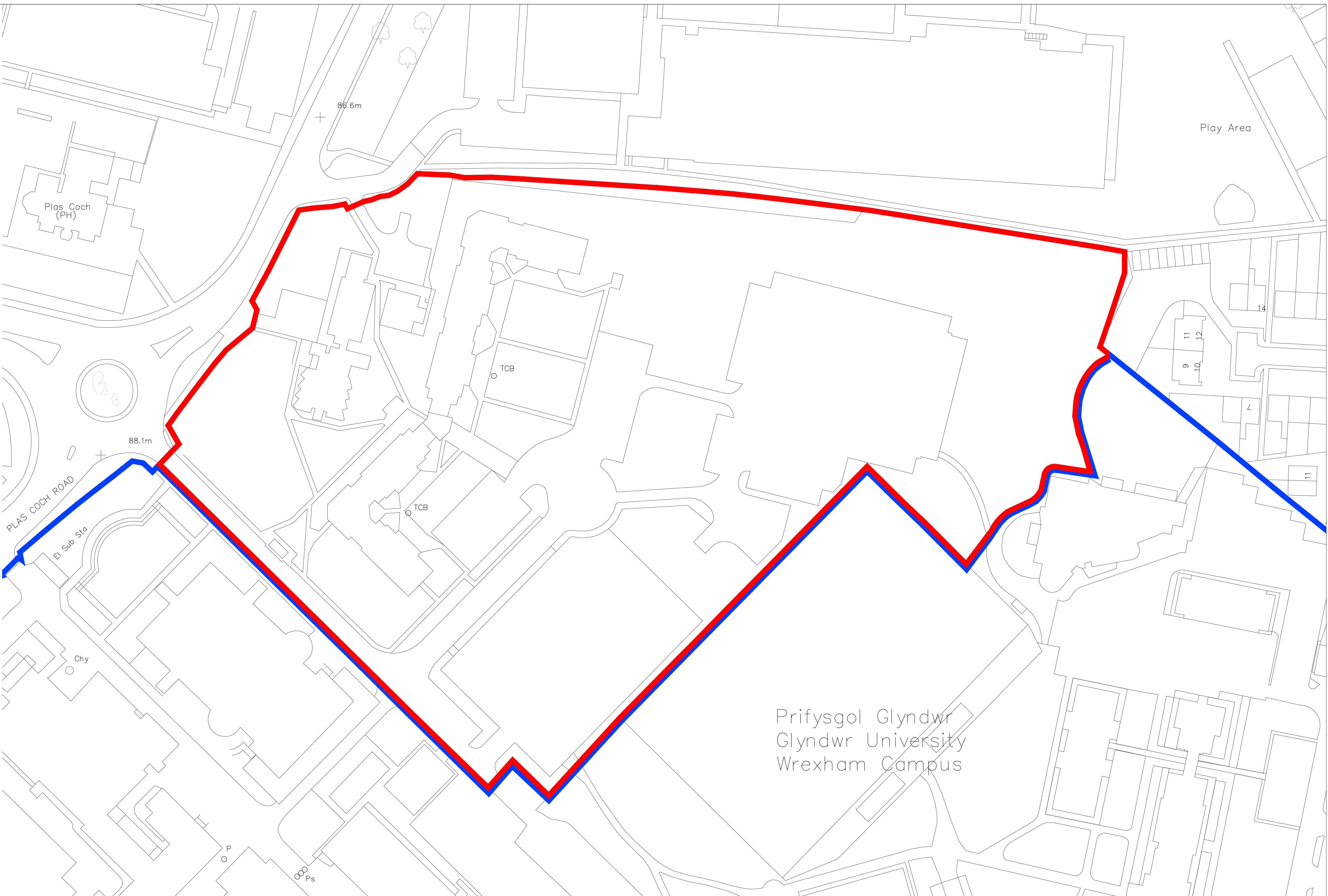
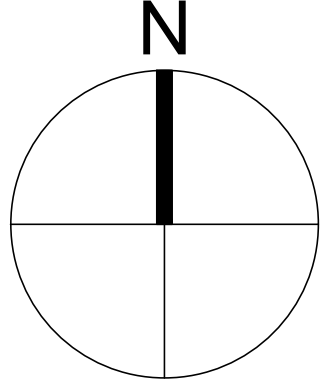
REV	DESCRIPTION	DATE	REV BY	CHKD BY
A	Issued for Planning	18.04.19	MG	

CLIENT Wrexham Glyndwr University
PROJECT Campus 2025 - Learning Gateway Building

DRAWING PROPOSED SHORT SECTION - 02		
SCALE As indicated	PAPER SIZE A1	
DATE 12.04.19	DRAWN BY MG	
DAY DRAWING No. AS-04-002	REVISION A	PROJECT No. 841-19
DRAWING STATUS PLANNING		
Information contained on this drawing is the sole copyright of DAY Architectural Ltd and is not to be reproduced without their permission.		

DAY

DAY Architectural Ltd.
Studio 1, Lancaster Buildings
77 Deansgate, Manchester, M3
2BW
T: 0161 834 9703
W: www.day-architectural.com



GENERAL NOTES:

DAY Architectural Ltd accepts no responsibility for any costs, losses or claims whatsoever arising from these drawings, specifications and related documents unless there is full compliance with the Client or any unauthorised user of the following:

1. All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies reported to the Architect / Designer.
2. Partial Service: Any discrepancies with site or other information is to be advised to the Architect / Designer and direction and / or approval is to be sought before the implementation of the detail.
3. Block and site plans are reproduced under license from the Ordnance Survey.
4. Do not scale this drawing.
5. For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.

DRAWING NOTES:

STATUS	REVISION	DATE
--------	----------	------

CLIENT	Wrexham Glyndwr University	
PROJECT	Campus 2025	

DRAWING			Northern Quarter - Existing Site Plan	
SCALE	1:500	PAPER SIZE	A1	
DATE	June 2018	DRAWN BY	LB	
DRAWING No.	AL-100-002	REVISION	P1	PROJECT No. 531-17-1
DRAWING STATUS				
PLANNING				
Information contained on this drawing is the sole copyright of DAY Architectural Ltd. and is not to be reproduced without their permission.				



DAY ARCHITECTURAL LTD.
61 BURLINGTON STREET
LIVERPOOL
L3 8LG

0151 203 9703, info@day-architectural.com, www.day-architectural.com

Key

- Adopted Roads
- Soft Landscaping
- Private Roads

Schedule of Accommodation

A 2 Beds = 29
1 Beds = 19

Total = 48

B 2 Beds = 21
1 Beds = 16

Total = 37

C 2 Beds = 41
1 Beds = 34

Total = 75

D 2 Beds = 19
1 Beds = 26

Total = 45

E 2 Beds = 25
1 Beds = 29

Total = 54

F 2 Beds = 32
1 Beds = 30

Total = 62

G 2 Beds = 11
1 Beds = 28

Total = 39

H 2 Beds = 19
1 Beds = 31

Total = 50

Total

2 Beds = 197
1 Beds = 213

Total = 410

Parking spaces
Total = 401



GENERAL NOTES:

DAY Architectural Ltd accepts no responsibility for any costs, losses or claims whatsoever arising from these drawings, specifications and related documents unless there is full compliance with the Client or any unauthorised user of the following:

- All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies reported to the Architect / Designer.
- Partial Service: Any discrepancies with site or other information is to be advised to the Architect / Designer and direction and / or approval is to be sought before the implementation of the detail.
- Block and site plans are reproduced under license from the Ordnance Survey.
- Do not scale this drawing.
- For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.

DRAWING NOTES:

CLIENT

PROJECT

DRAWING

**Northern Quarter
Proposed Masterplan**

SCALE

1:500

PAPER SIZE

A1

DATE

23.05.18

DRAWN BY

LB

DRAWING No.

AL-00-001

REVISION

P1

PROJECT No.

531-17-1

DRAWING STATUS

PLANNING

Information contained on this drawing is the sole copyright of
DAY Architectural Ltd. and is not to be reproduced without their permission.

DAY

ARCHITECTURAL LTD

DAY ARCHITECTURAL LTD.
61 BURLINGTON STREET
LIVERPOOL
L3 6LG

LIVERPOOL
MANCHESTER

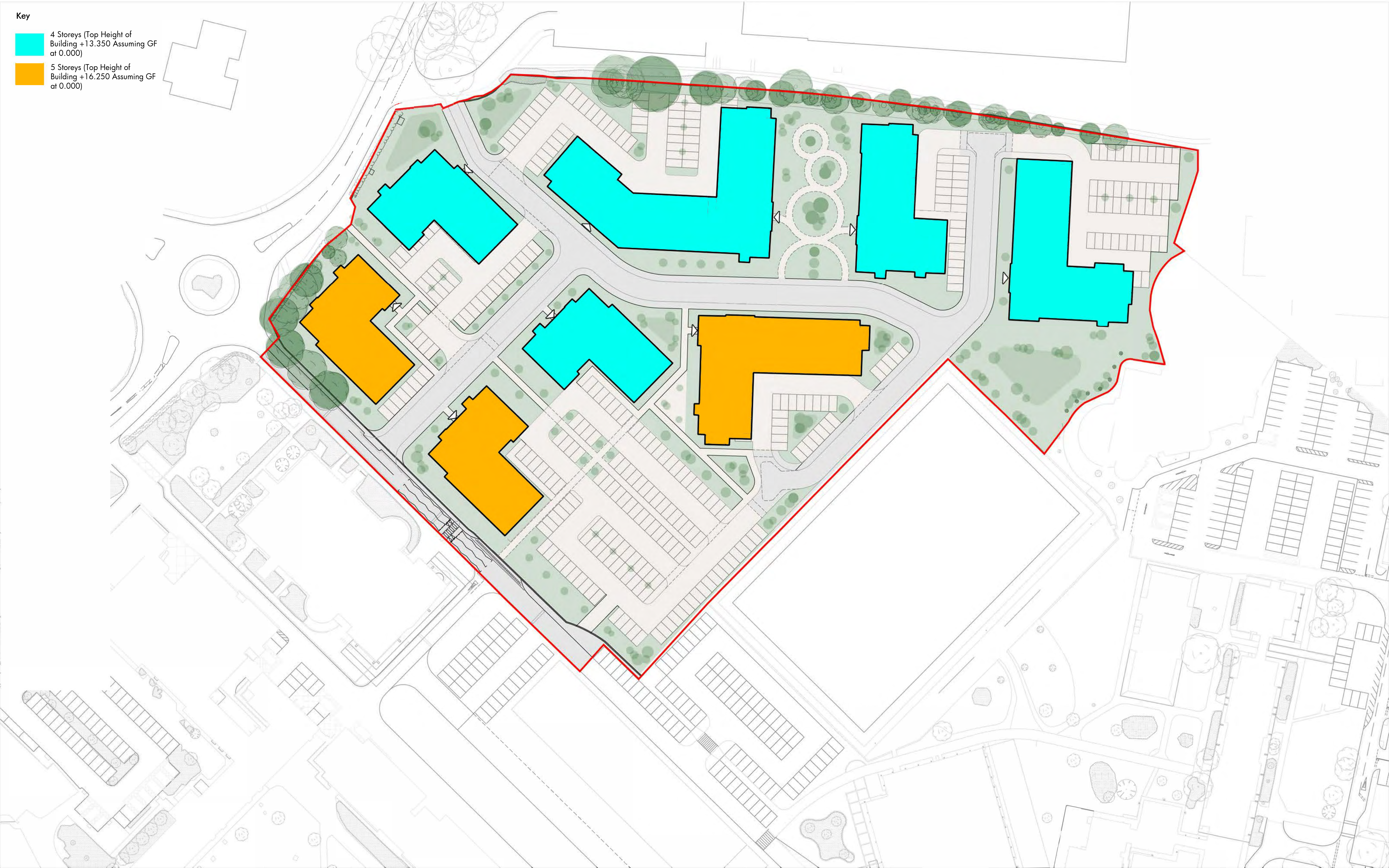
0151 203 9703, info@day-architectural.com, www.day-architectural.com

STATUS / REVISION

DATE

Key

- 4 Storeys (Top Height of Building +13.350 Assuming GF at 0.000)
- 5 Storeys (Top Height of Building +16.250 Assuming GF at 0.000)



GENERAL NOTES:

DAY Architectural Ltd accept no responsibility for any costs, losses or claims whatsoever arising from these drawings, specifications and related documents unless there is full compliance with the Client or any unauthorised user of the following:

- All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies reported to the Architect / Designer.
- Partial Service: Any discrepancies with site or other information is to be advised to the Architect / Designer and direction and / or approval is to be sought before the implementation of the detail.
- Block and site plans are reproduced under license from the Ordnance Survey.
- Do not scale this drawing.
- For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.

DRAWING NOTES:

CLIENT

PROJECT

STATUS REVISION

DATE

DRAWING

Northern Quarter Proposed Building Heights			
SCALE	1:500	PAPER SIZE	A1
DATE	23.05.18	DRAWN BY	LB
DRAWING No.	AL-00-002	REVISION	P1
		PROJECT No.	531-17-1
DRAWING STATUS PLANNING			
Information contained on this drawing is the sole copyright of DAY Architectural Ltd, and is not to be reproduced without their permission.			

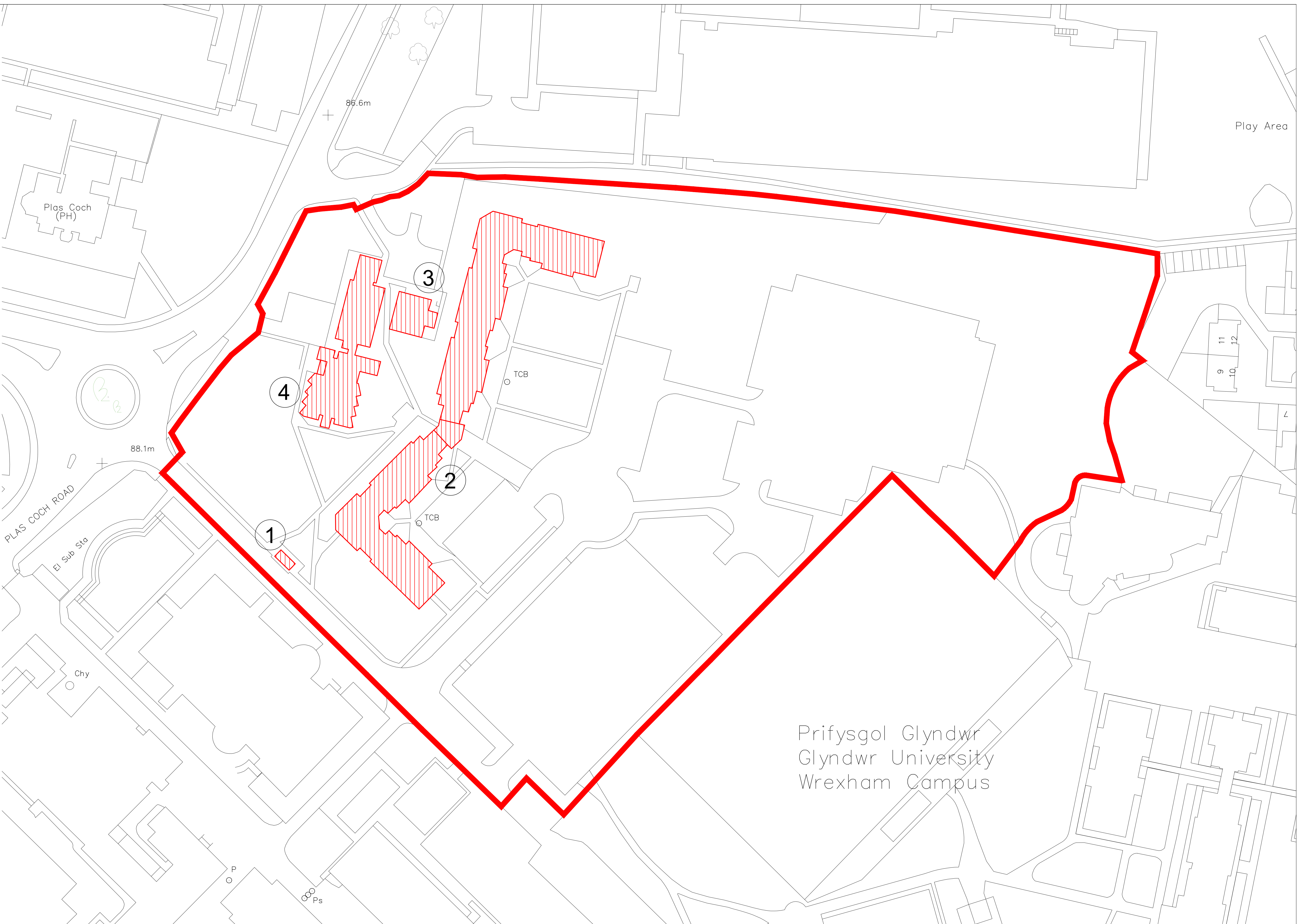
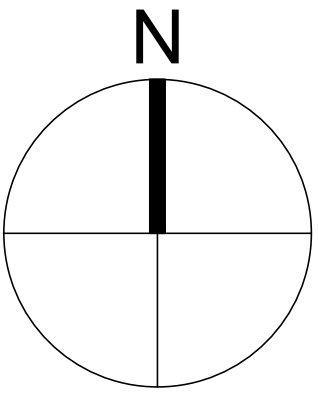
DAY

ARCHITECTURAL LTD

DAY ARCHITECTURAL LTD.
61 BURLINGTON STREET
LIVERPOOL
L3 6JG

LIVERPOOL
MANCHESTER

0151 203 8763, info@day-architectural.com, www.day-architectural.com



KEY

 Buildings to be demolished

- 1 14 sqm
- 2 1,551sqm
- 3 113 sqm
- 4 514 sqm

GENERAL NOTES:

DAY Architectural Ltd accepts no responsibility for any costs, losses or claims whatsoever arising from these drawings, specifications and related documents unless there is full compliance with the Client or any unauthorised user of the following:

- All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies reported to the Architect / Designer.
- Partial Service: Any discrepancies with site or other information is to be advised to the Architect / Designer and direction and / or approval is to be sought before the implementation of the detail.
- Block and site plans are reproduced under license from the Ordnance Survey.
- Do not scale this drawing.
- For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.

DRAWING NOTES:

STATUS	REVISION	DATE

CLIENT	Wrexham Glyndwr University
PROJECT	Campus 2025

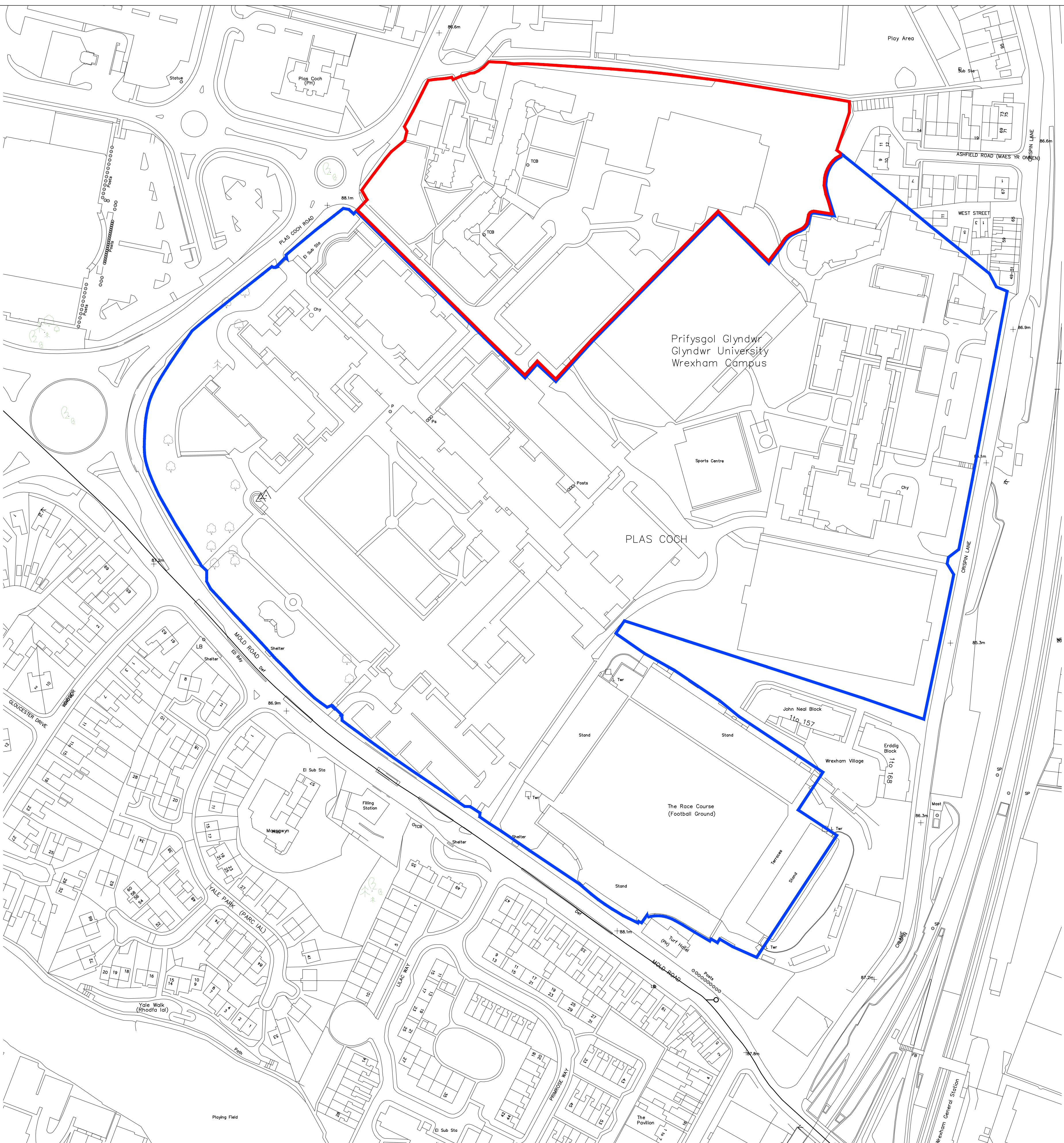
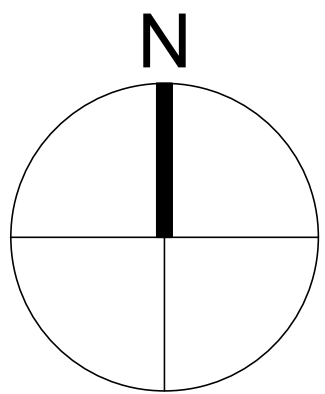
DRAWING	Northern Quarter - Proposed Demolition Plan		
SCALE	1:500	PAPER SIZE	A1
DATE	June 2018	DRAWN BY	LB
DRAWING No.	AL-10-001	REVISION	P1
		PROJECT No.	531-17-1
DRAWING STATUS	PLANNING		
Information contained on this drawing is the sole copyright of DAY Architectural Ltd. and is not to be reproduced without their permission.			



DAY ARCHITECTURAL LTD
61 BURLINGTON STREET
LIVERPOOL
L3 6LG

LIVERPOOL
MANCHESTER

0151 203 9703, info@day-architectural.com, www.day-architectural.com



GENERAL NOTES:

DAY Architectural Ltd accepts no responsibility for any costs, losses or claims whatsoever arising from these drawings, specifications and related documents unless there is full compliance with the Client or any unauthorised user of the following:

- All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies reported to the Architect / Designer.
- Partial Service: Any discrepancies with site or other information is to be advised to the Architect / Designer and direction and / or approval is to be sought before the implementation of the detail.
- Block and site plans are reproduced under license from the Ordnance Survey.
- Do not scale this drawing.
- For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.

DRAWING NOTES:

STATUS REVISION

DATE

CLIENT
Wrexham Glyndwr University

PROJECT
Campus 2025

DRAWING
Northern Quarter - Site Location Plan

SCALE
1:1250

PAPER SIZE
A1

DATE
June 2018

DRAWN BY
LB

DRAWING No.
AL-100-001

REVISION
P1

PROJECT No.
531-17-1

DRAWING STATUS
PLANNING

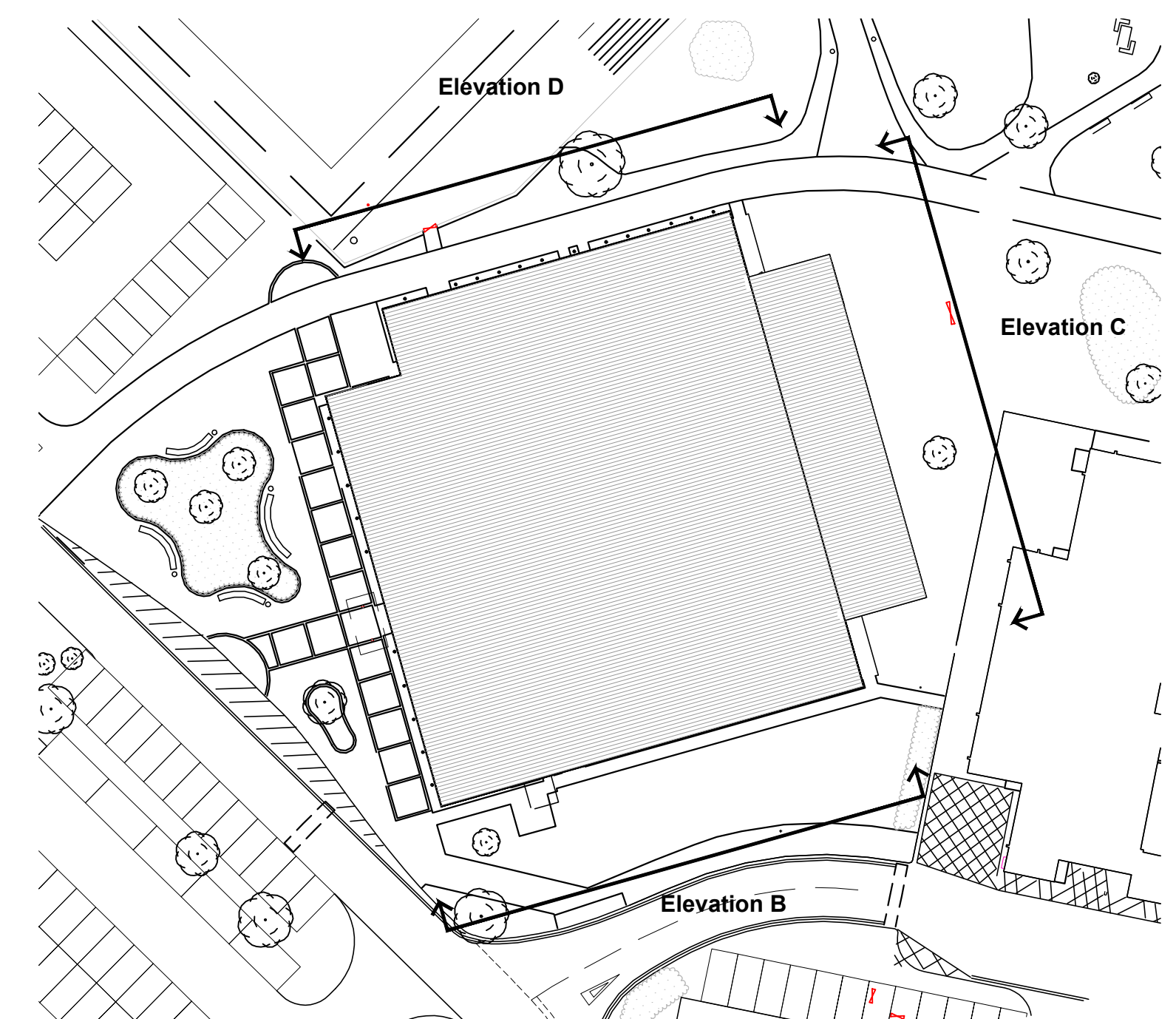
Information contained on this drawing is the sole copyright of DAY Architectural Ltd. and is not to be reproduced without their permission.

DAY
ARCHITECTURAL LTD

DAY ARCHITECTURAL LTD.
61 BURLINGTON STREET
LIVERPOOL
L3 6LG

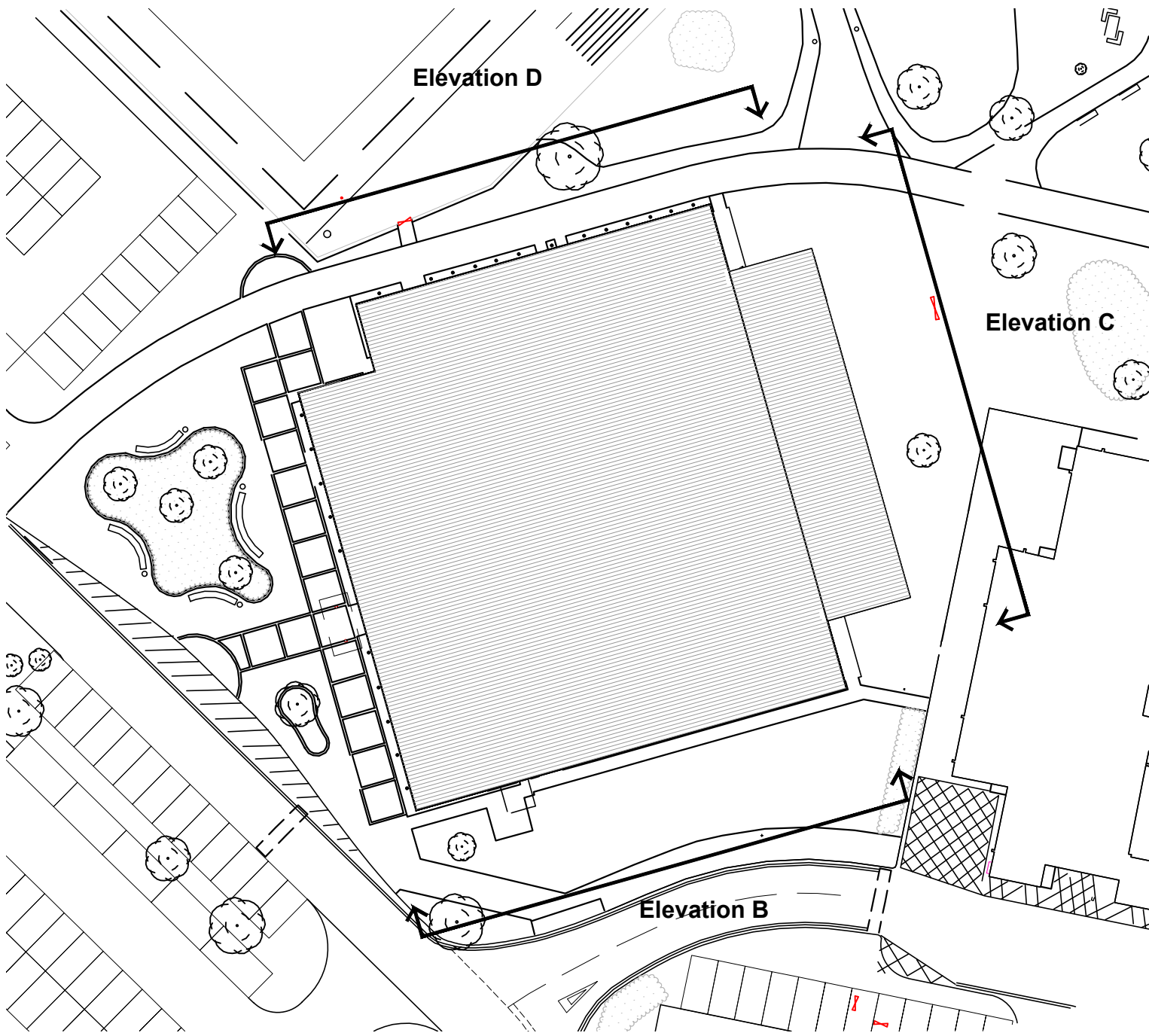
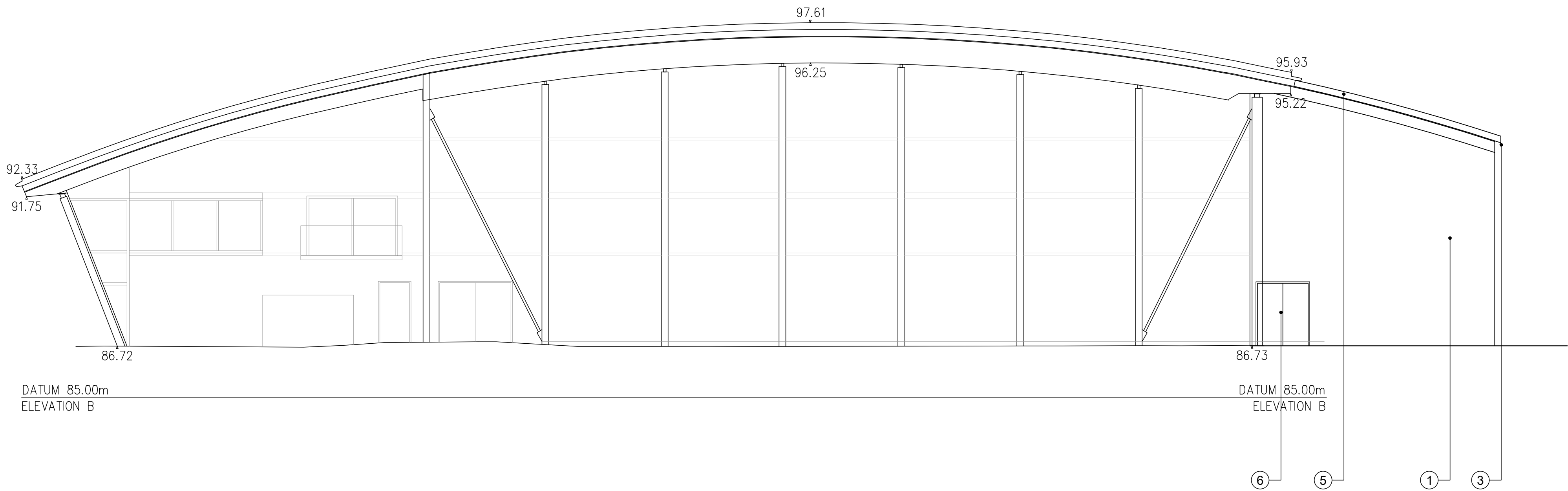
LIVERPOOL
MANCHESTER

0151 203 9703, info@day-architectural.com, www.day-architectural.com



- 1 - Colour through render to external walls - colour/texture to be confirmed.
- 2 - Aluminium powder coated windows, colour dark grey or similar approved. Neutral tint glazing.
- 3 - Eaves and soffit powder coated aluminium panels - profiled soffit to match existing building. Colour mid grey to match existing.
- 4 - External rain water pipes - colour mid grey
- 5 - Roof - profiled metal sheet, colour and profile to match existing building roof.
- 6 - External door sets - powder coated aluminium frames with glazed panels, colour dark grey or similar approved.

GENERAL NOTES: DAY Architectural Ltd accepts no responsibility for any costs, losses or claims whatsoever arising from these drawings, specifications and related documents unless there is full compliance with the Client or any unauthorised user of the following: 1. All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies reported to the Architect / Designer. 2. Partial Service: Any discrepancies with site or other information is to be advised to the Architect / Designer and direction and / or approval is to be sought before the implementation of the detail. 3. Block and site plans are reproduced under license from the Ordnance Survey. 4. Do not scale this drawing. 5. For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.		DRAWING NOTES:	
		CIENT Wrexham Glyndwr University	
		PROJECT Campus 2025 Sports Hall Extension- Human Performance Centre	
STATUS		REVISION	
		DATE	
		DRAWING Sports Hall Proposed Elevation B	
SCALE		PAPER SIZE	
1:100		A1	
DATE		DRAWN BY	
15/06/2018		--	
DRAWING No.		REVISION	
AE-00-001		P1	
		PROJECT No.	
		531-17-7	
DRAWING STATUS		PLANNING	
		Information contained on this drawing is the sole copyright of DAY Architectural Ltd, and is not to be reproduced without their permission.	
		DAY ARCHITECTURAL LTD LIVERPOOL MANCHESTER 0151 203 9703, info@day-architectural.com, www.day-architectural.com	



Legend

- 1 - Colour through render to external walls - colour/texture to be confirmed.
- 2 - Aluminium powder coated windows, colour dark grey or similar approved. Neutral tint glazing.
- 3 - Eaves and soffit powder coated aluminium panels - profiled soffit to match existing building. Colour mid grey to match existing.
- 4 - External rain water pipes - colour mid grey
- 5 - Roof - profiled metal sheet, colour and profile to match existing building roof.
- 6 - External door sets - powder coated aluminium frames with glazed panels, colour dark grey or similar approved.

GENERAL NOTES:

DAY Architectural Ltd accepts no responsibility for any costs, losses or claims whatsoever arising from these drawings, specifications and related documents unless there is full compliance with the Client or any unauthorised user of the following:

- All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies reported to the Architect / Designer.
- Partial Service: Any discrepancies with site or other information is to be advised to the Architect / Designer and direction and / or approval is to be sought before the implementation of the detail.
- Block and site plans are reproduced under license from the Ordnance Survey.
- Do not scale this drawing.
- For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.

DRAWING NOTES:

P1	Planning Issue	15/06/2018
STATUS	REVISION	DATE

CLIENT	Wrexham Glyndwr University		
PROJECT	Campus 2025 Sports Hall Extension- Human Performance Centre		

DRAWING				Sports Hall Proposed Elevation B			
SCALE		1:100		PAPER SIZE		A1	
DATE		15/06/2018		DRAWN BY		DR	
DRAWING No.		AE-00-001		REVISION		P1	
				PROJECT No.		531-17-7	
DRAWING STATUS				PLANNING			
Information contained on this drawing is the sole copyright of DAY Architectural Ltd. and is not to be reproduced without their permission.							

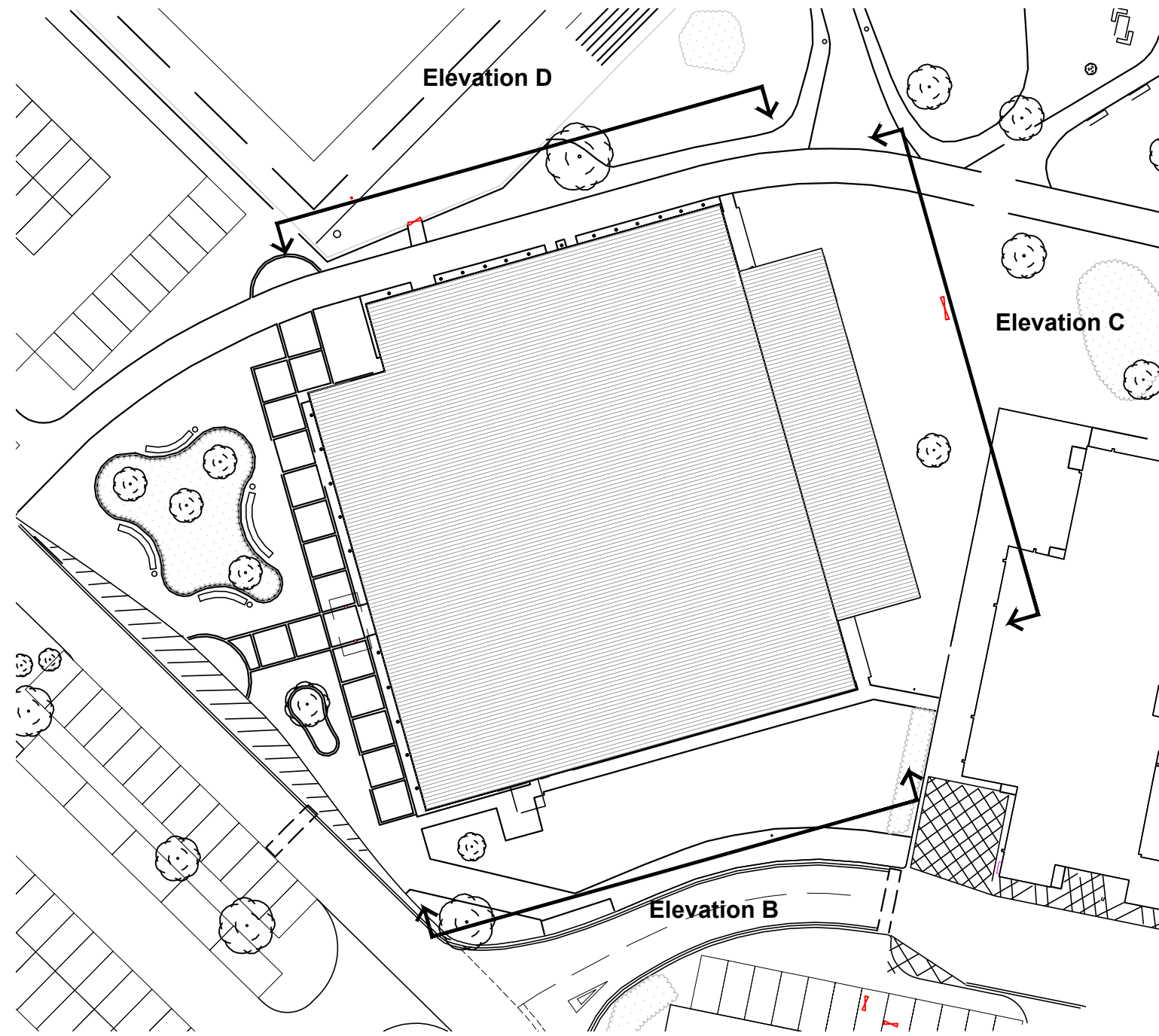
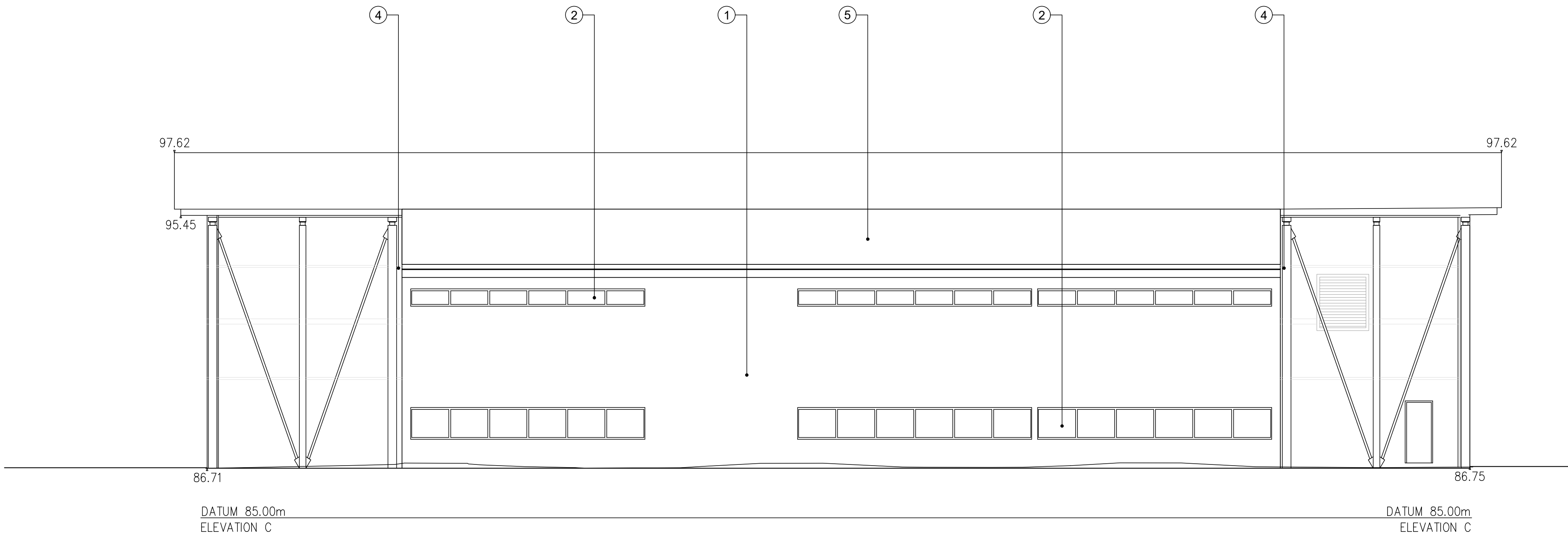
DAY

ARCHITECTURAL LTD

DAY ARCHITECTURAL LTD.
61 BURLINGTON STREET
ELDONIAN VILLAGE
LIVERPOOL
L3 8LG

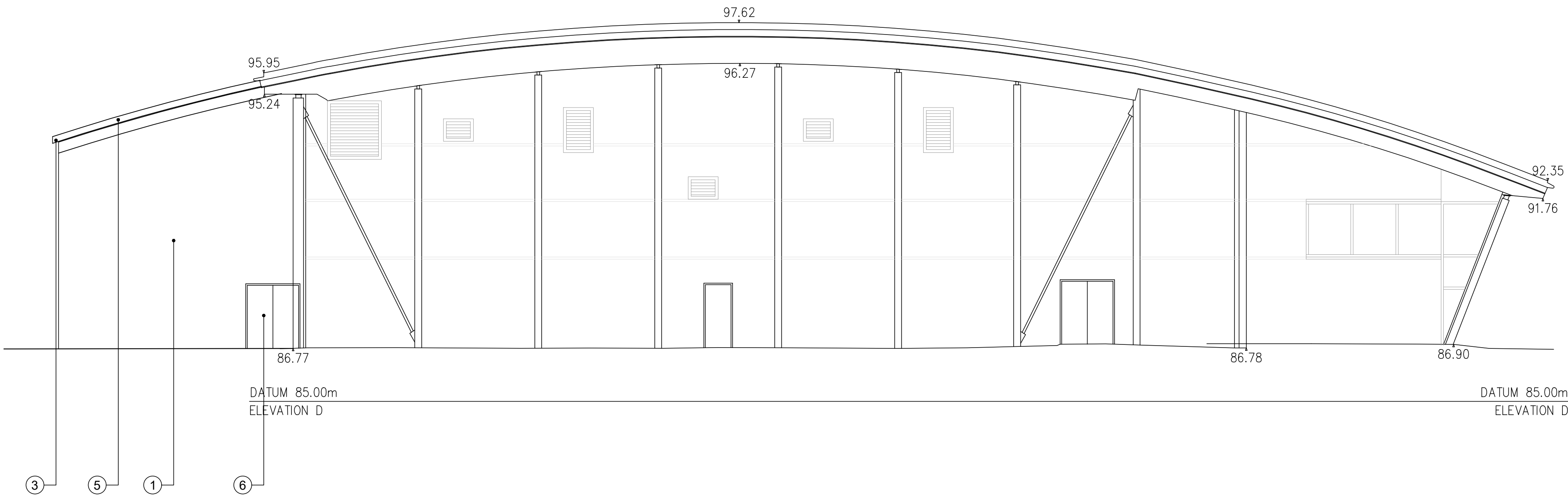
LIVERPOOL
MANCHESTER

0151 203 9703, info@day-architectural.com, www.day-architectural.com



Legend

- 1 - Colour through render to external walls - colour/texture to be confirmed.
- 2 - Aluminium powder coated windows, colour dark grey or similar approved. Neutral tint glazing.
- 3 - Eaves and soffit powder coated aluminium panels - profiled soffit to match existing building. Colour mid grey to match existing.
- 4 - External rain water pipes - colour mid grey
- 5 - Roof - profiled metal sheet, colour and profile to match existing building roof.
- 6 - External door sets - powder coated aluminium frames with glazed panels, colour dark grey or similar approved.



GENERAL NOTES:

DAY Architectural Ltd accepts no responsibility for any costs, losses or claims whatsoever arising from these drawings, specifications and related documents unless there is full compliance with the Client or any unauthorised user of the following:

1.

All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies reported to the Architect / Designer.

2.

Partial Service: Any discrepancies with site or other information is to be advised to the Architect / Designer and direction and / or approval is to be sought before the implementation of the detail.

3.

Block and site plans are reproduced under license from the Ordnance Survey.

4.

Do not scale this drawing.

5.

For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.

DRAWING NOTES:

P1

Planning Issue

15/06/2018

STATUS

REVISION

DATE

CLIENT

Wrexham Glyndwr University

PROJECT

Campus 2025 Sports Hall Extension- Human Performance Centre

DRAWING

Sports Hall Proposed Elevations C + D

SCALE

1:100

PAPER SIZE

A1

DATE

15/06/2018

DRAWN BY

DR

DRAWING No.

AE-00-002

REVISION

P1

PROJECT No.

531-17-7

DRAWING STATUS

PLANNING

Information contained on this drawing is the sole copyright of DAY Architectural Ltd. and is not to be reproduced without their permission.

DAY ARCHITECTURAL LTD

61 BURLINGTON STREET

ELDONIAN VILLAGE

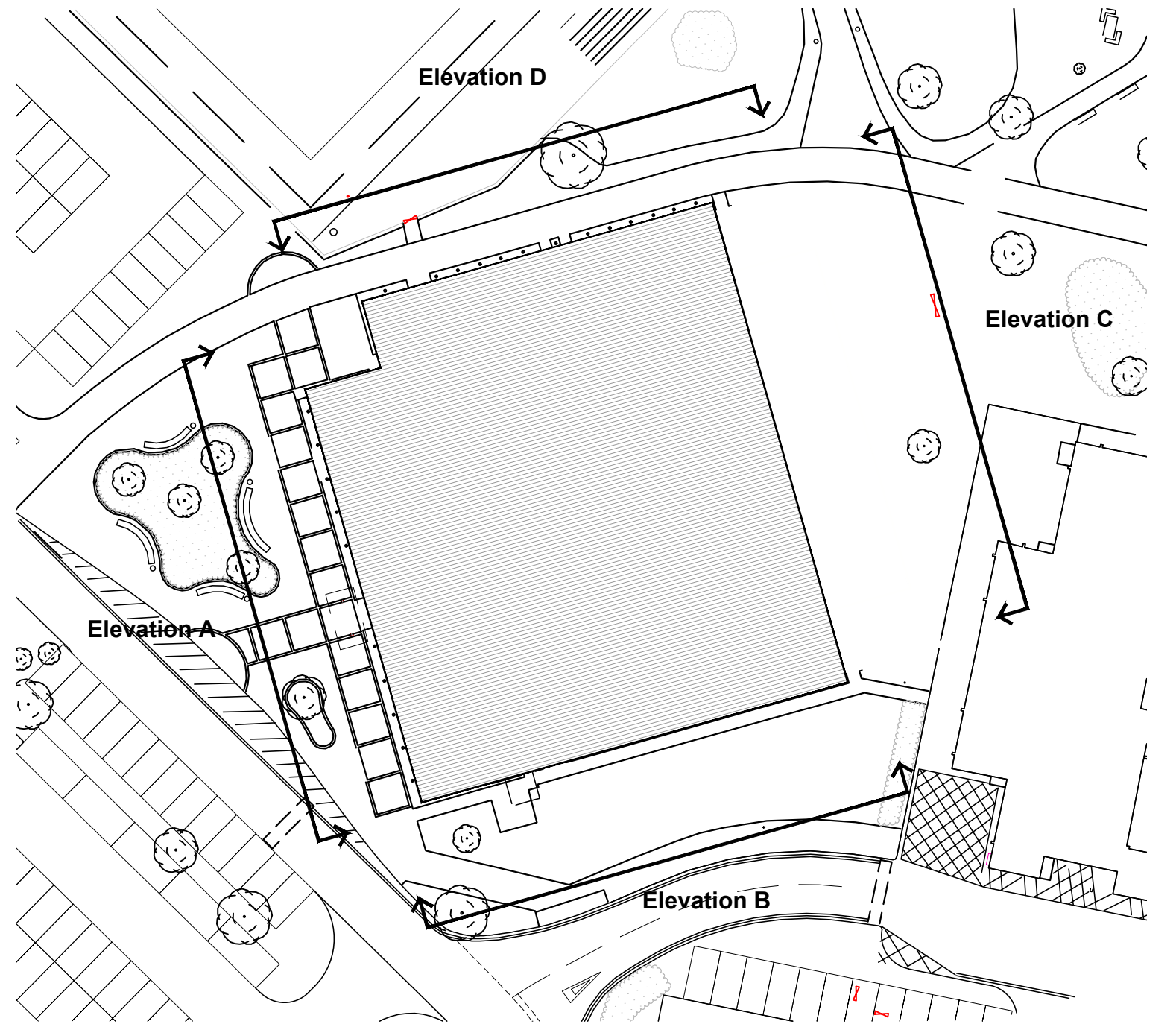
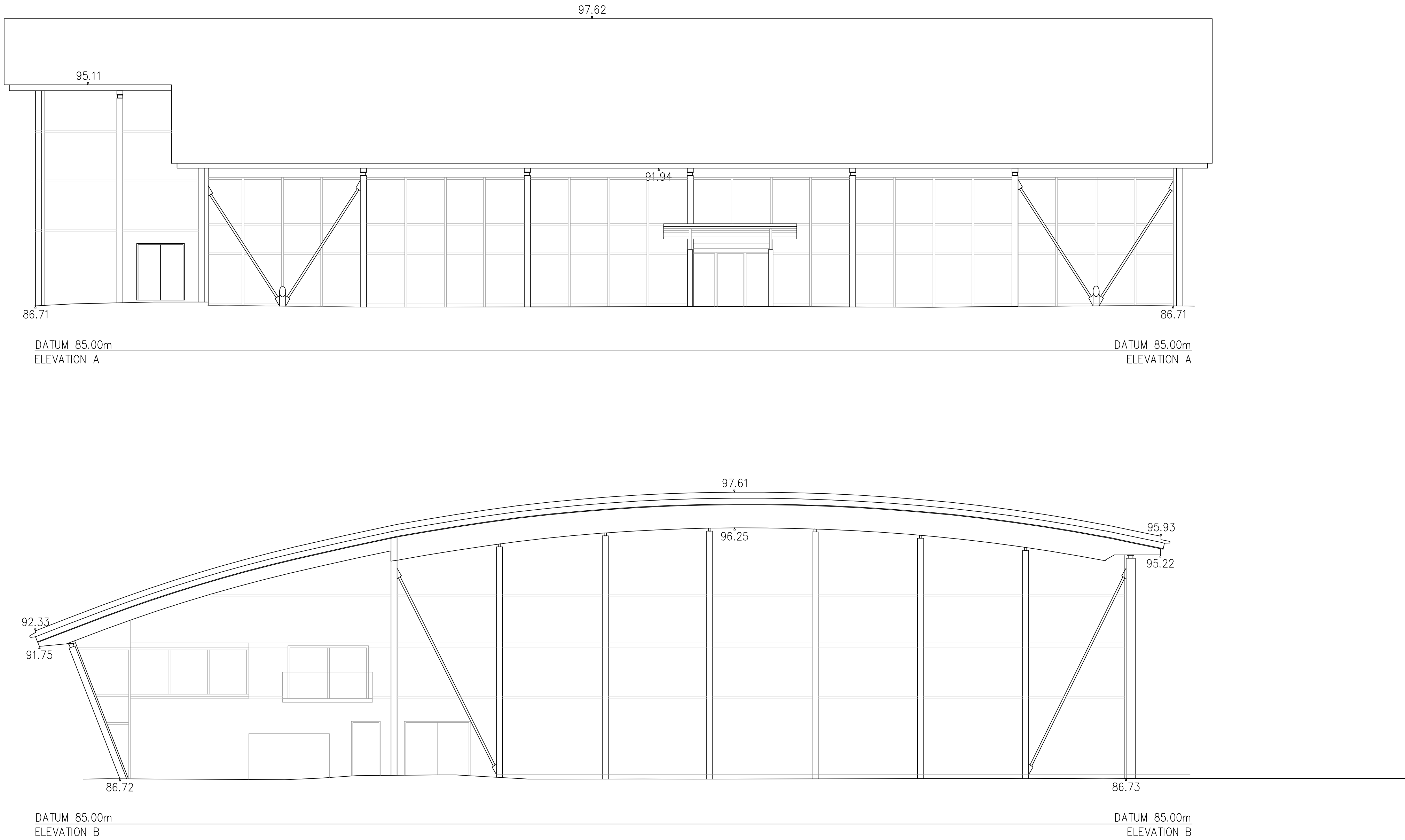
LIVERPOOL

L3 8LG

LIVERPOOL

MANCHESTER

0151 203 9703, info@day-architectural.com, www.day-architectural.com



GENERAL NOTES:

DAY Architectural Ltd accepts no responsibility for any costs, losses or claims whatsoever arising from these drawings, specifications and related documents unless there is full compliance with the Client or any unauthorised user of the following:

1. All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies reported to the Architect / Designer.
2. Partial Service: Any discrepancies with site or other information is to be advised to the Architect / Designer and direction and / or approval is to be sought before the implementation of the detail.
3. Block and site plans are reproduced under license from the Ordnance Survey.
4. Do not scale this drawing.
5. For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.

DRAWING NOTES:

P1	Planning Issue	15/06/2018
STATUS	REVISION	DATE

CLIENT	Wrexham Glyndwr University
PROJECT	Campus 2025 Sports Hall Extension- Human Performance Centre

DRAWING		Sports Hall Existing Elevations A + B	
SCALE	1:100	PAPER SIZE	A1
DATE	15/06/2018	DRAWN BY	DR
DRAWING No.	AE-100-001	REVISION	PROJECT No. 531-17-7
DRAWING STATUS		PLANNING	
Information contained on this drawing is the sole copyright of DAY Architectural Ltd. and is not to be reproduced without their permission.			

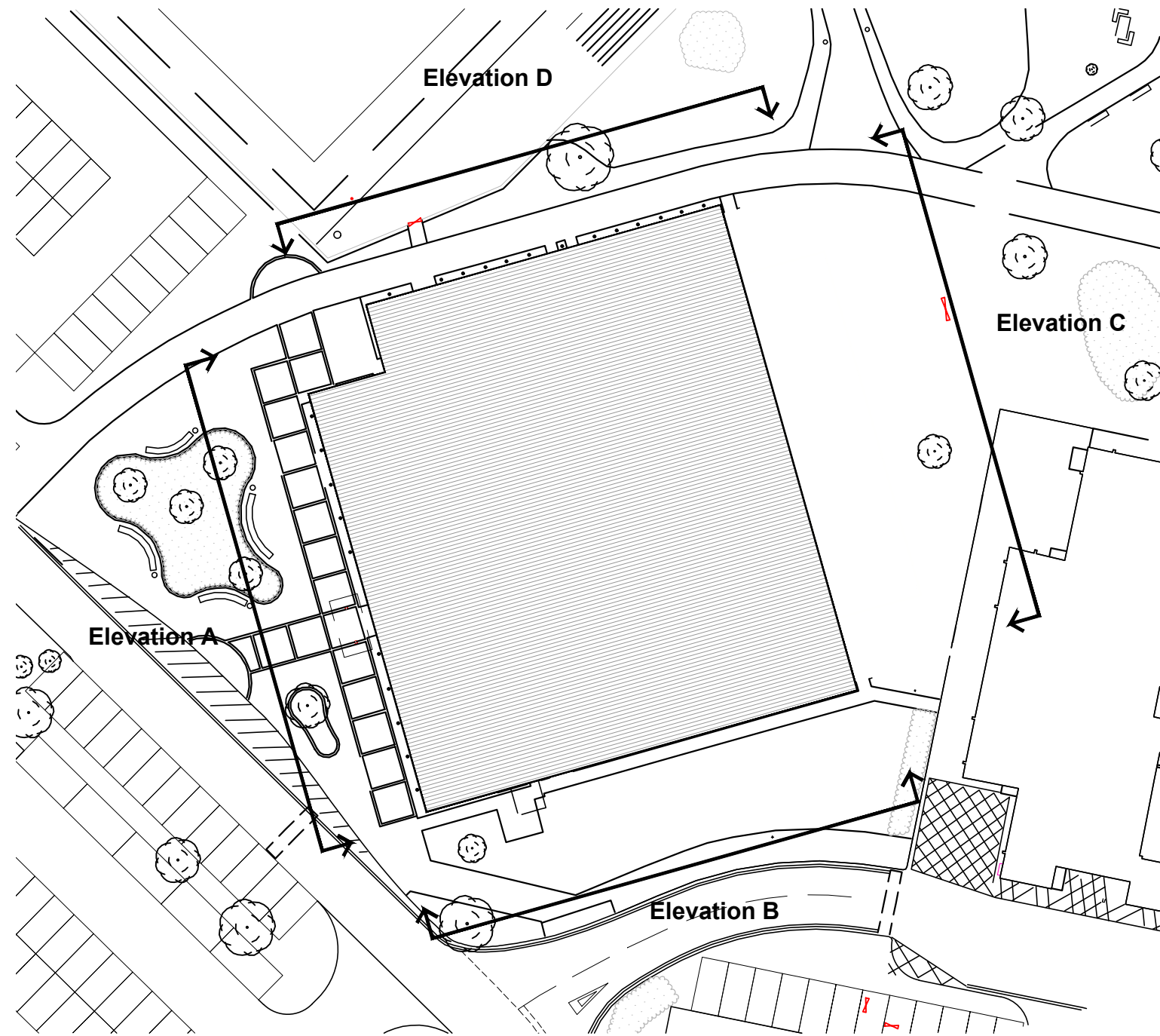
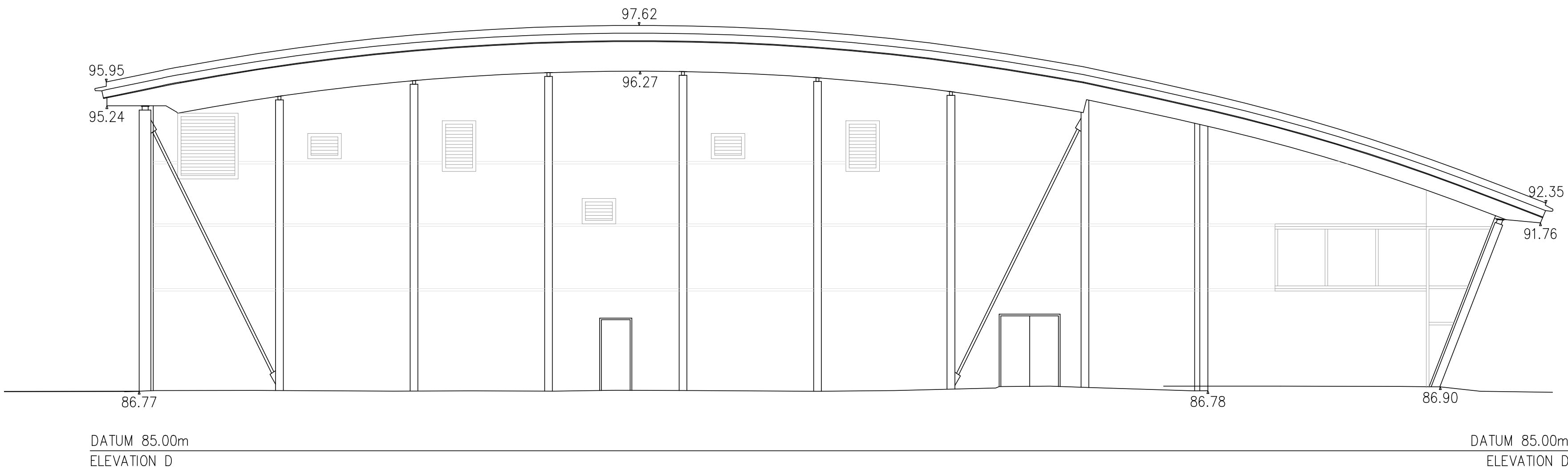
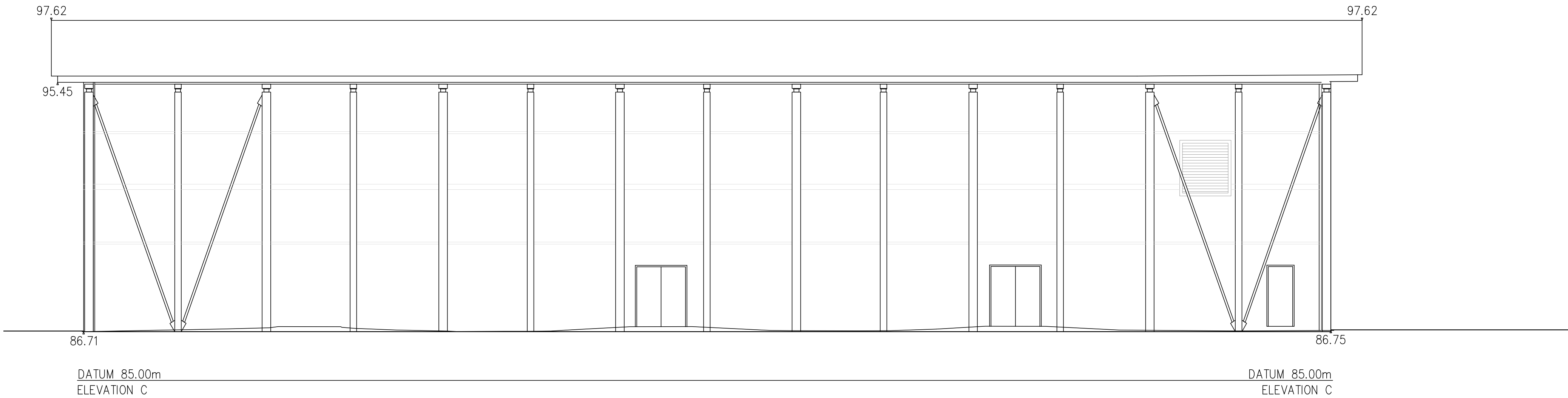
DAY

ARCHITECTURAL LTD

DAY ARCHITECTURAL LTD.
61 BURLINGTON STREET
ELDONIAN VILLAGE
LIVERPOOL
L3 8LG

LIVERPOOL
MANCHESTER

0151 203 9703, info@day-architectural.com, www.day-architectural.com



GENERAL NOTES:

DAY Architectural Ltd accepts no responsibility for any costs, losses or claims whatsoever arising from these drawings, specifications and related documents unless there is full compliance with the Client or any unauthorised user of the following:

1. All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies reported to the Architect / Designer.
2. Partial Service: Any discrepancies with site or other information is to be advised to the Architect / Designer and direction and / or approval is to be sought before the implementation of the detail.
3. Block and site plans are reproduced under license from the Ordnance Survey.
4. Do not scale this drawing.
5. For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.

DRAWING NOTES:

P1	Planning Issue	15/06/2018
STATUS	REVISION	DATE

CLIENT	Wrexham Glyndwr University
PROJECT	Campus 2025 Sports Hall Extension- Human Performance Centre

DRAWING		Sports Hall Existing Elevations C + D	
SCALE		1:100	A1
DATE		15/06/2018	DRAWN BY DR
DRAWING No.	AE-100-002	REVISION	P1
		PROJECT No.	531-17-7
DRAWING STATUS		PLANNING	
Information contained on this drawing is the sole copyright of DAY Architectural Ltd. and is not to be reproduced without their permission.			

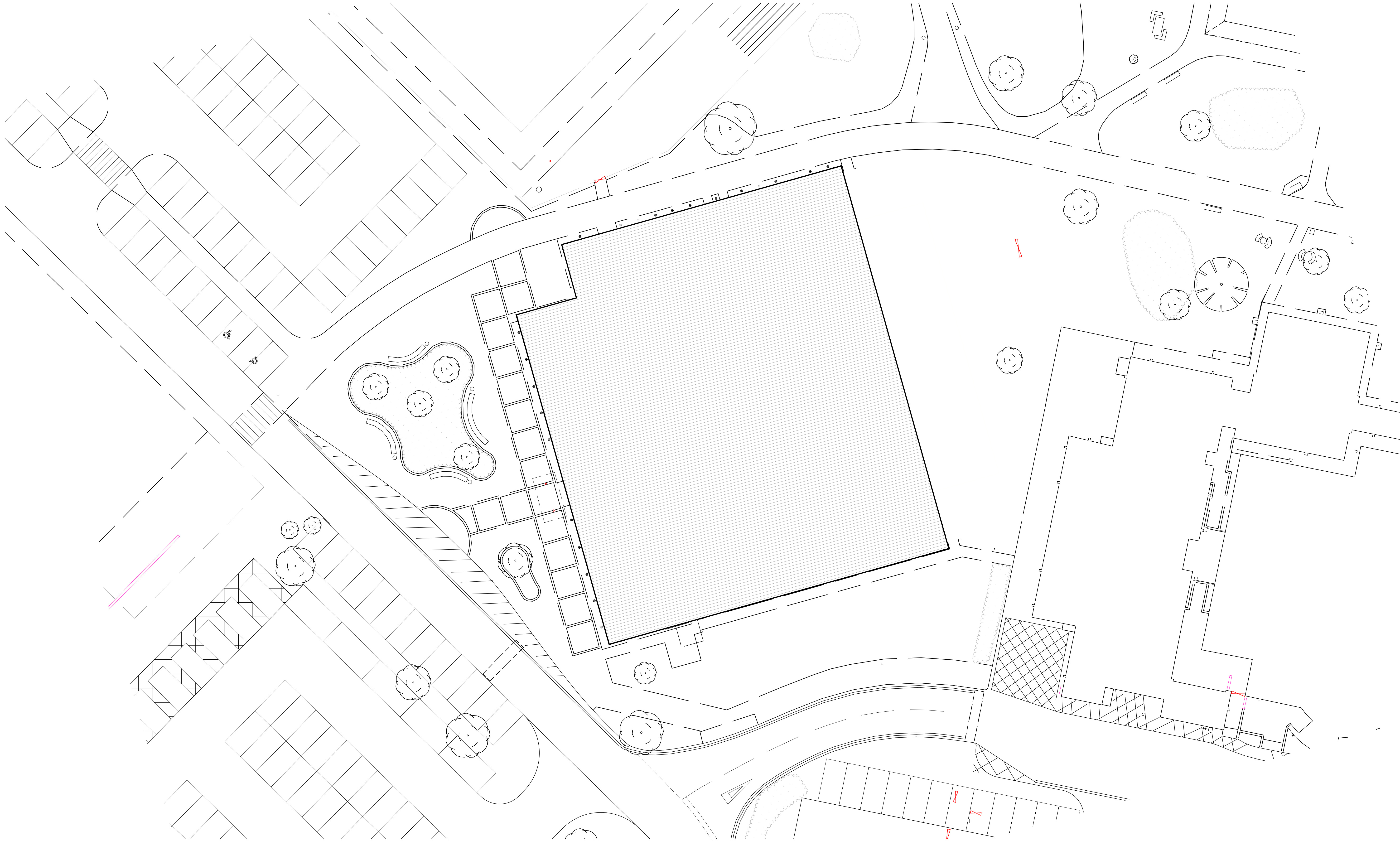
DAY

ARCHITECTURAL LTD

DAY ARCHITECTURAL LTD.
61 BURLINGTON STREET
ELDONIAN VILLAGE
LIVERPOOL
L3 8LG

LIVERPOOL
MANCHESTER

0151 203 9703, info@day-architectural.com, www.day-architectural.com



GENERAL NOTES:

DAY Architectural Ltd accepts no responsibility for any costs, losses or claims whatsoever arising from these drawings, specifications and related documents unless there is full compliance with the Client or any unauthorised user of the following:

1. All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies reported to the Architect / Designer.
2. Partial Service: Any discrepancies with site or other information is to be advised to the Architect / Designer and direction and / or approval is to be sought before the implementation of the detail.
3. Block and site plans are reproduced under license from the Ordnance Survey.
4. Do not scale this drawing.
5. For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.

DRAWING NOTES:

P1	Planning Issue	15/06/2018
STATUS	REVISION	DATE

CLIENT	Wrexham Glyndwr University
PROJECT	Campus 2025 Sports Hall Extension- Human Performance Centre

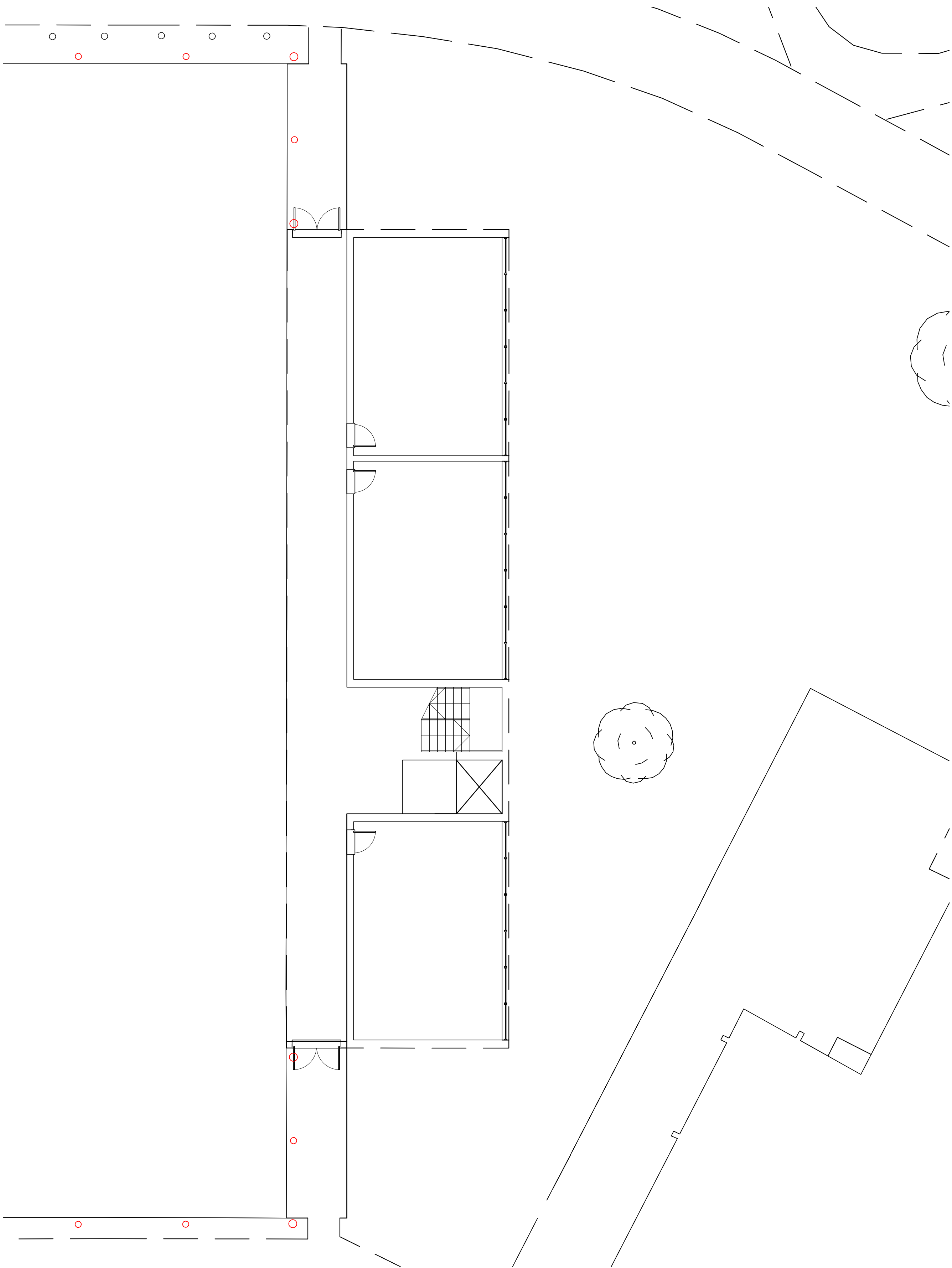
DRAWING		Sports Hall Existing Roof Plan			
SCALE	1:100	PAPER SIZE	A1		
DATE	15/06/2018	DRAWN BY	DR		
DRAWING No.	AL-100-001	REVISION	P1	PROJECT No.	531-17-7
DRAWING STATUS		PLANNING			
Information contained on this drawing is the sole copyright of DAY Architectural Ltd. and is not to be reproduced without their permission.					

DAY
ARCHITECTURAL LTD

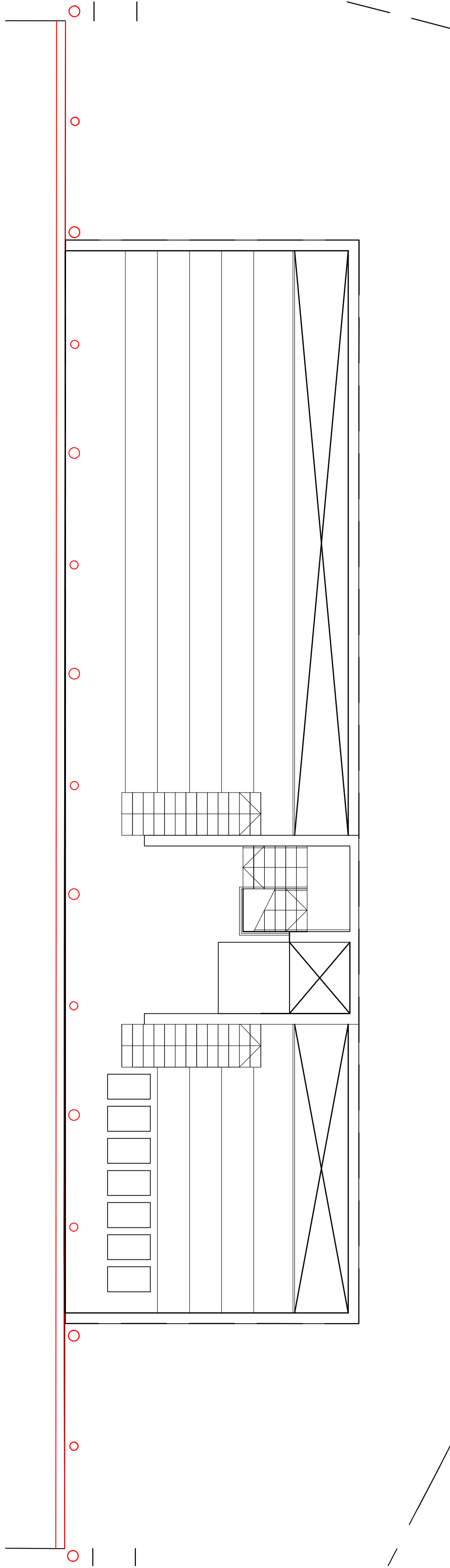
DAY ARCHITECTURAL LTD.
61 BURLINGTON STREET
ELDONIAN VILLAGE
LIVERPOOL
L3 8LG

0151 203 9703, info@day-architectural.com, www.day-architectural.com

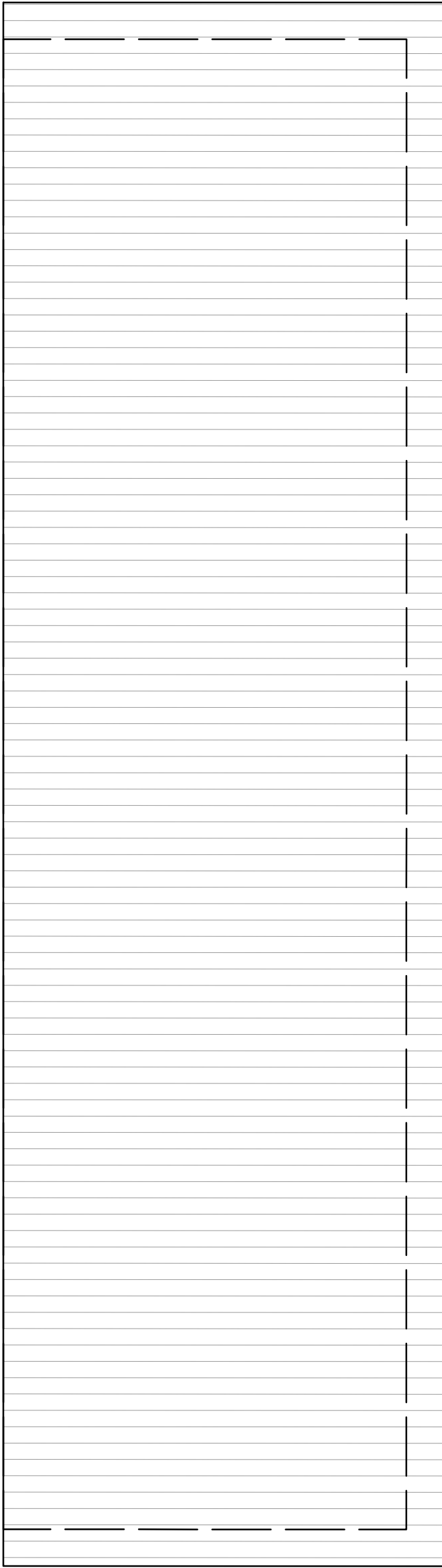
LIVERPOOL
MANCHESTER



Ground Floor Plan



First Floor Plan



Roof Plan

GENERAL NOTES:

DAY Architectural Ltd accepts no responsibility for any costs, losses or claims whatsoever arising from these drawings, specifications and related documents unless there is full compliance with the Client or any unauthorised user of the following:

- All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies reported to the Architect / Designer.
- Partial Service: Any discrepancies with site or other information is to be advised to the Architect / Designer and direction and / or approval is to be sought before the implementation of the detail.
- Block and site plans are reproduced under license from the Ordnance Survey.
- Do not scale this drawing.
- For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.

DRAWING NOTES:

STATUS	REVISION	DATE

CLIENT	Wrexham Glyndwr University	
PROJECT	Campus 2025 Sports Hall Extension- Human Performance Centre	

DRAWING Sports Hall Proposed Floor and Roof Plans		
SCALE 1:100	PAPER SIZE A1	
DATE 15/06/2018	DRAWN BY --	
DRAWING No. AL-101-001	REVISION P1	PROJECT No. 531-17-7
DRAWING STATUS PLANNING		
Information contained on this drawing is the sole copyright of DAY Architectural Ltd. and is not to be reproduced without their permission.		

DAY

ARCHITECTURAL LTD

DAY ARCHITECTURAL LTD.

61 BURLINGTON STREET

ELDONIAN VILLAGE

LIVERPOOL

L3 8LG

LIVERPOOL

MANCHESTER

0151 203 9703, info@day-architectural.com, www.day-architectural.com



1. All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies reported to the Architect / Designer.
2. Partial Service: Any discrepancies with site or other information is to be advised to the Architect / Designer and direction and / or approval is to be sought before the implementation of the detail.
3. Block and site plans are reproduced under license from the Ordnance Survey.
4. Do not scale this drawing.
5. For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.

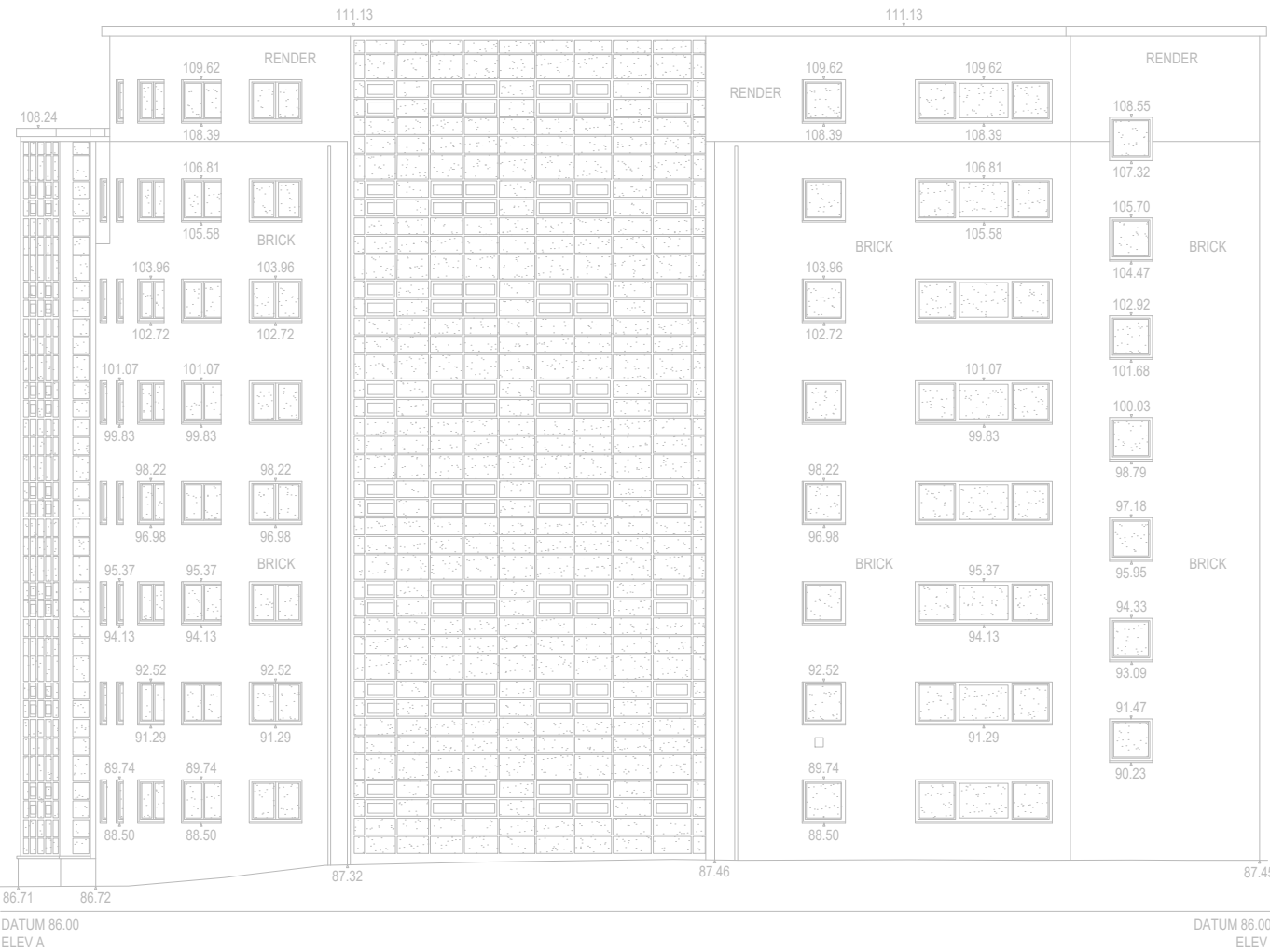
[illegible]

PROJECT	Campus 2025
---------	--------------------

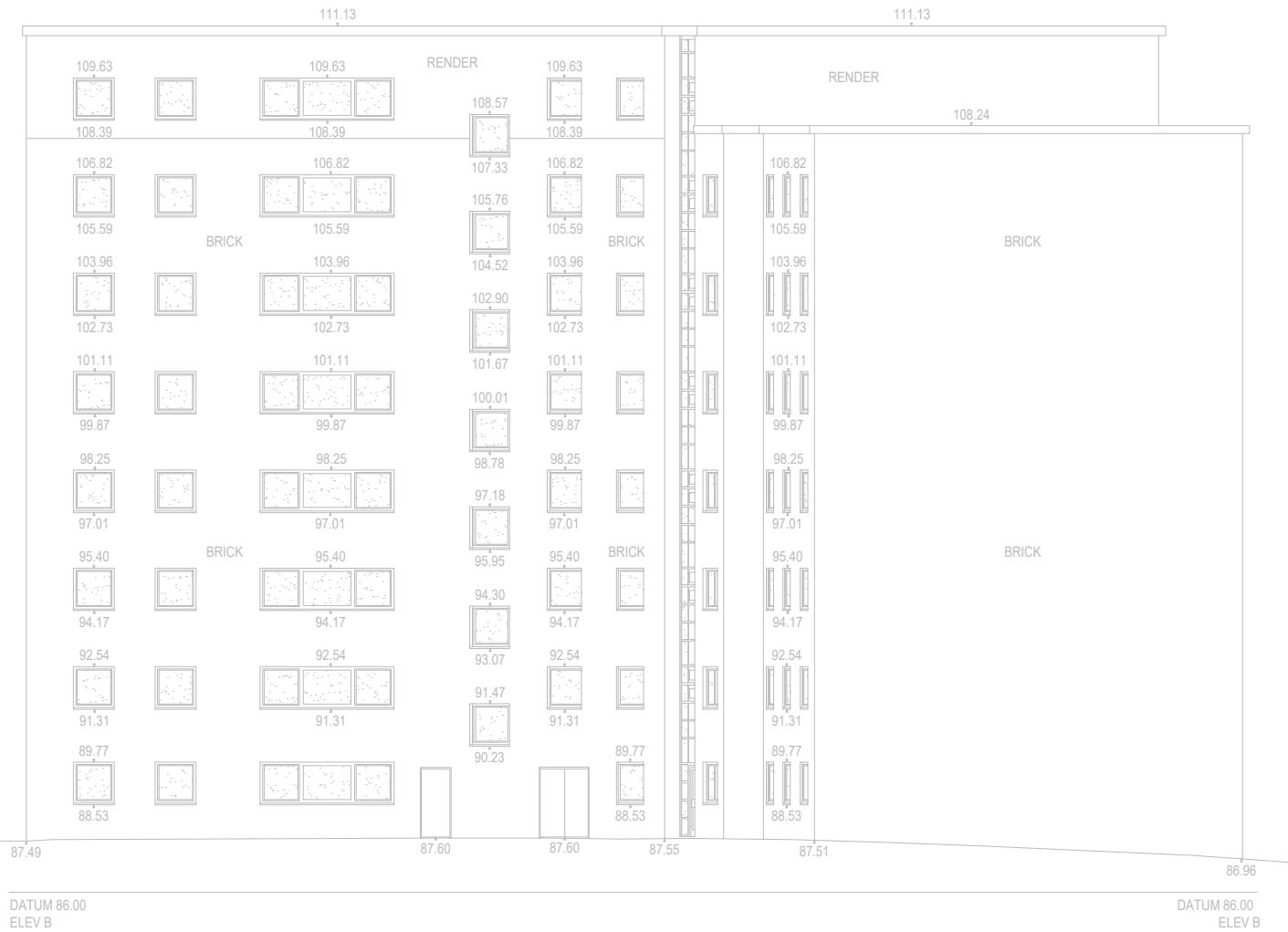
DATE		DRAWN BY	
June 2018		LB	
DRAWING No.		REVISION	PROJECT No.
AI-101-001		R1	531-17

Information contained on this drawing is the sole copyright of
DAY Architectural Ltd. and is not to be reproduced without their permission





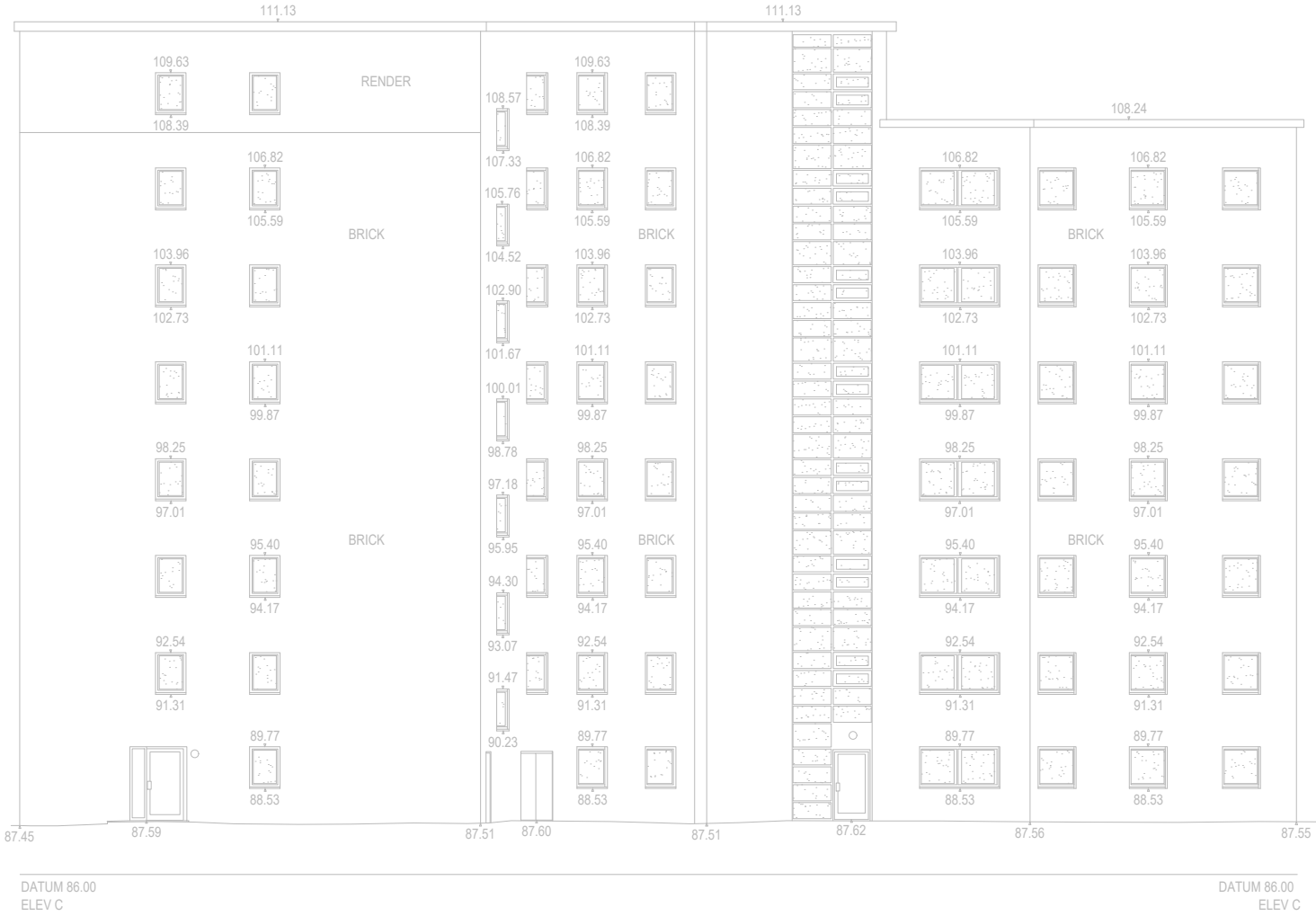
Elevation A



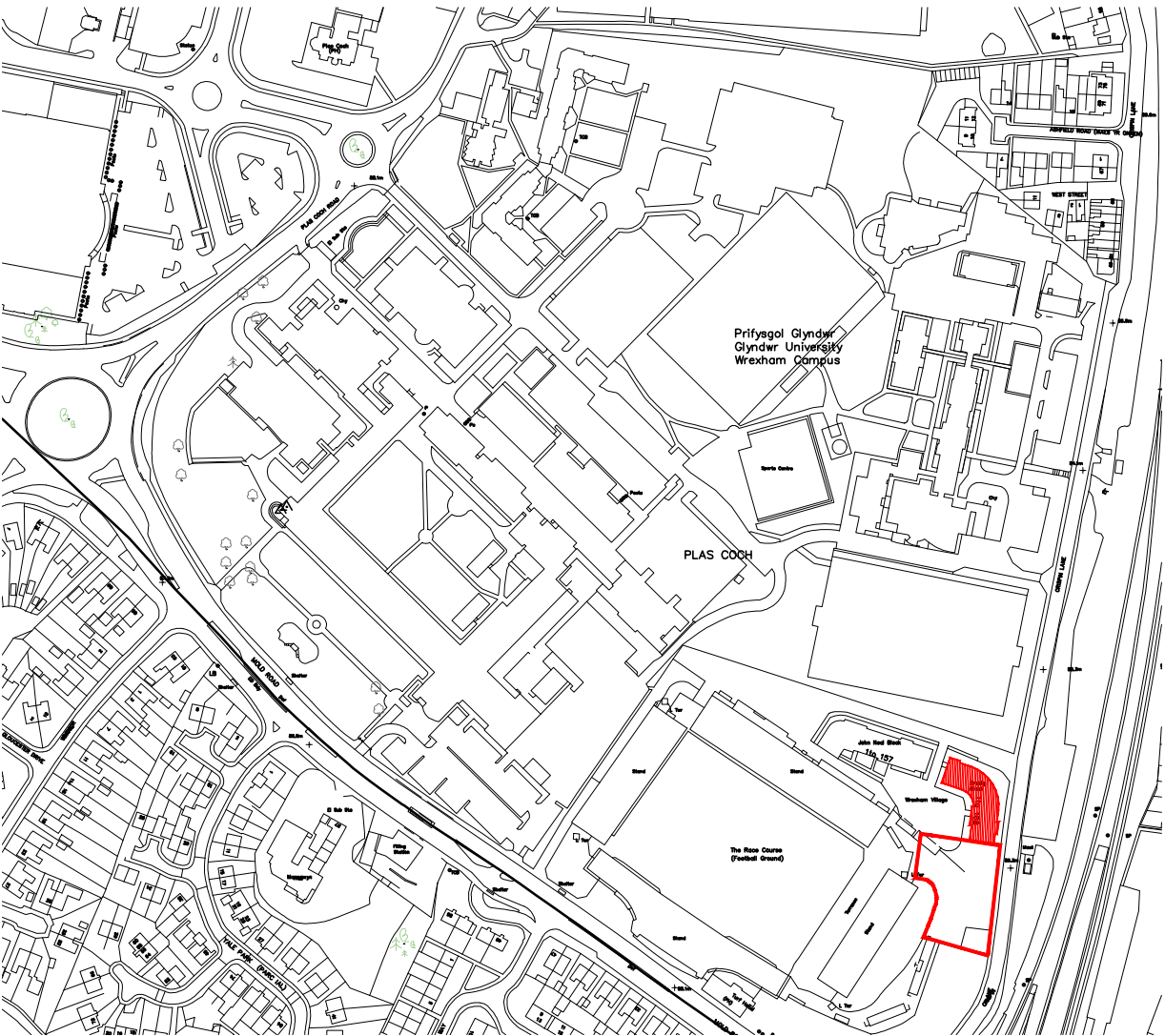
Elevation B



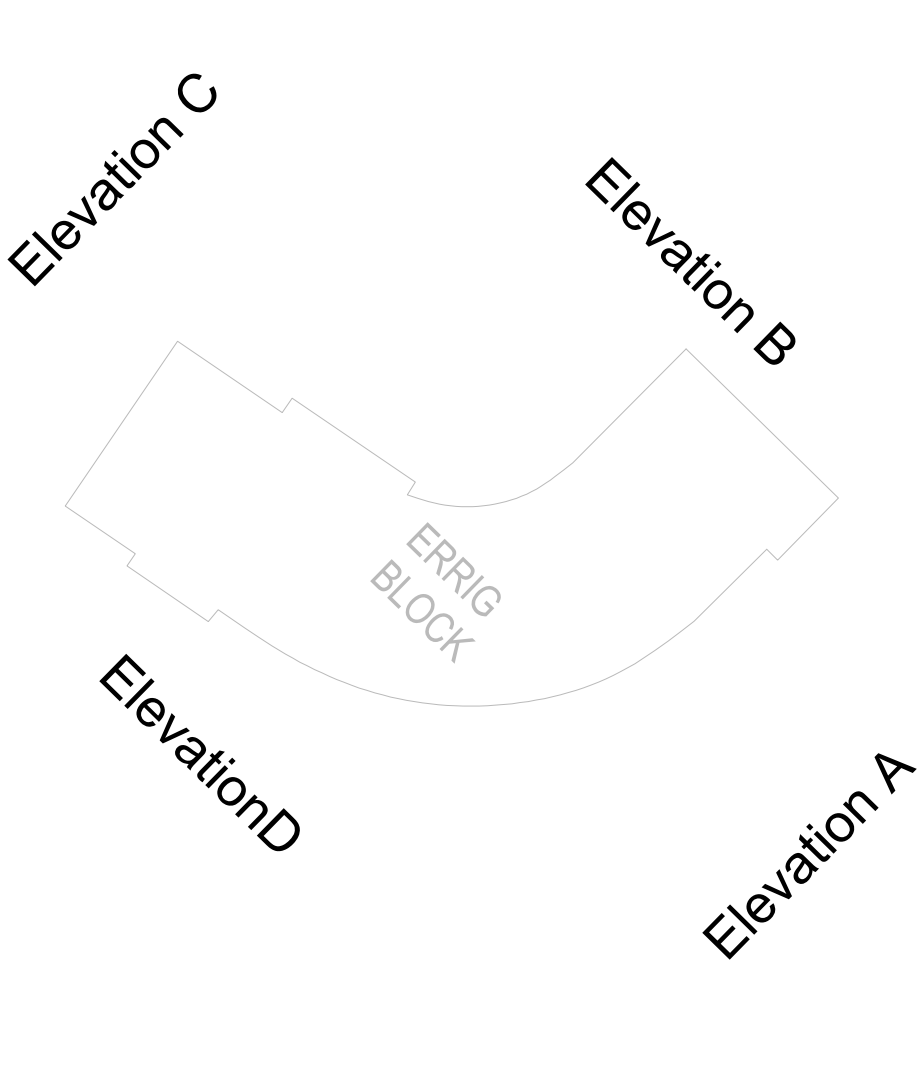
Elevation D



Elevation C



Location Reference Plan (Not to scale)



Elevation Reference Plan (Not to scale)

GENERAL NOTES:

DAY Architectural Ltd accepts no responsibility for any costs, losses or claims whatsoever arising from these drawings, specifications and related documents unless there is full compliance with the Client or any unauthorised user of the following:

1. All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies reported to the Architect / Designer.
2. Partial Service: Any discrepancies with site or other information is to be advised to the Architect / Designer and direction and / or approval is to be sought before the implementation of the detail.
3. Block and site plans are reproduced under license from the Ordnance Survey.
4. Do not scale this drawing.
5. For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.

DRAWING NOTES:

STATUS REVISION DATE

CLIENT
Wrexham Glyndwr University

PROJECT
Campus 2025

DRAWING
Wrexham Student Village_ Existing Elevations

SCALE
1:100

DATE
June 2018

DRAWING No.
AE-101-001

PAPER SIZE
A1

DRAWN BY
LB

REVISION
P1

PROJECT No.
531-17

DRAWING STATUS
PLANNING

Information contained on this drawing is the sole copyright of DAY Architectural Ltd. and is not to be reproduced without their permission.

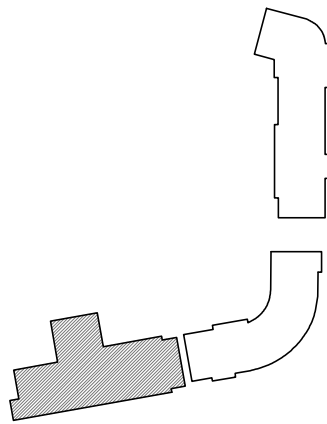
DAY

ARCHITECTURAL LTD

DAY ARCHITECTURAL LTD.
61 BURLINGTON STREET
LIVERPOOL
L3 6LG

LIVERPOOL
MANCHESTER

0151 203 9703, info@day-architectural.com, www.day-architectural.com



Top of Lift Overrun +22.050
7 Storey Parapet +20.650
6 Storey Parapet +17.750

+00.000



Proposed Wrexham Student Village 2

Existing Student Accommodation

GENERAL NOTES:

DAY Architectural Ltd accepts no responsibility for any costs, losses or claims whatsoever arising from these drawings, specifications and related documents unless there is full compliance with the Client or any unauthorised user of the following:

- All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies reported to the Architect / Designer.
- Partial Service: Any discrepancies with site or other information is to be advised to the Architect / Designer and direction and / or approval is to be sought before the implementation of the detail.
- Block and site plans are reproduced under license from the Ordnance Survey.
- Do not scale this drawing.
- For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.

STATUS	REVISION	DATE
Information contained on this drawing is the sole copyright of DAY Architectural Ltd. and is not to be reproduced without their permission.		

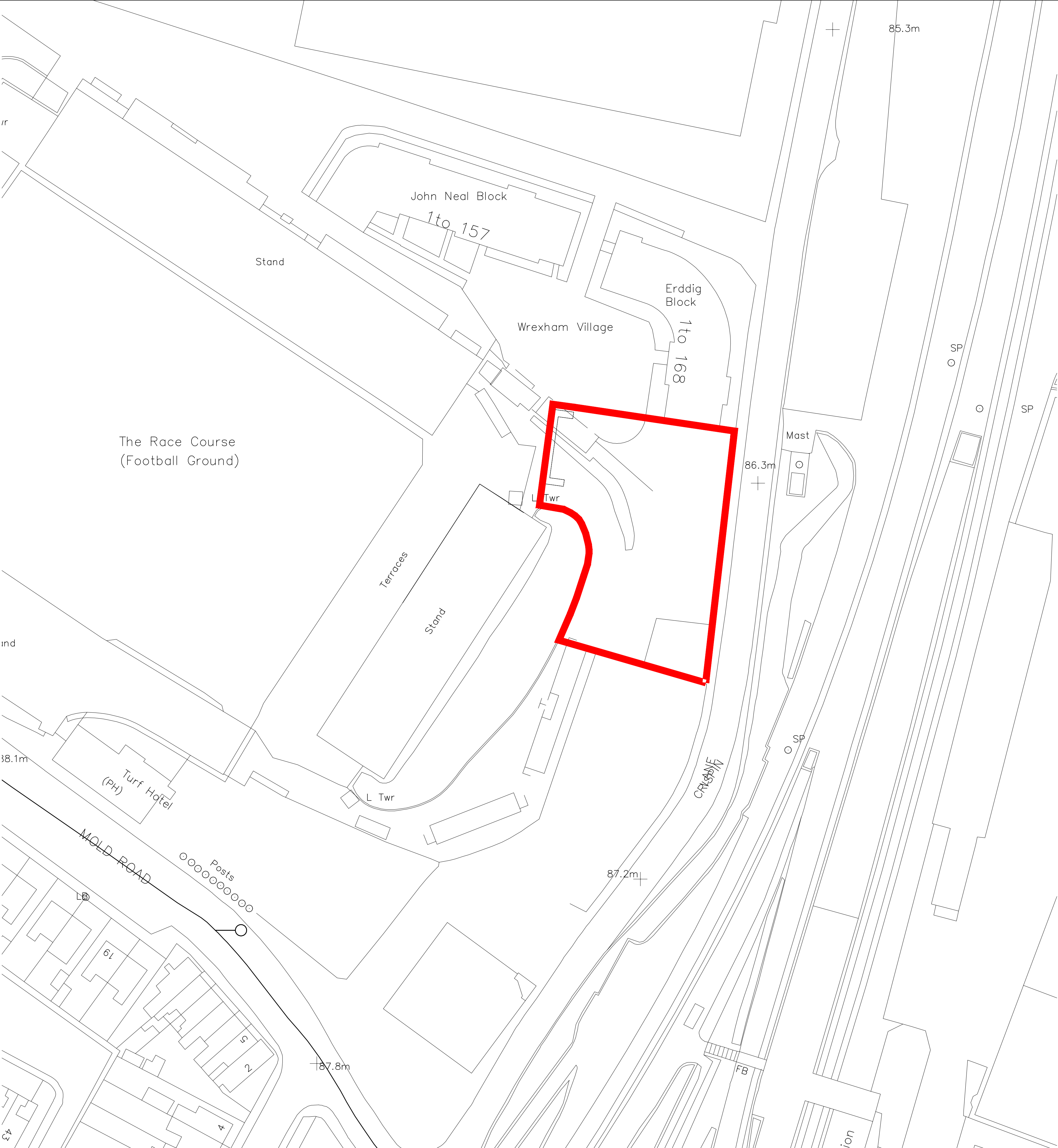
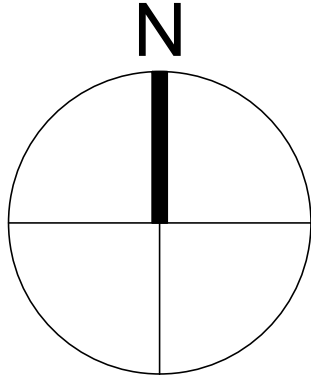
DRAWING NOTES:

SCALE	1:200	PAPER SIZE	A3	DRAWING	Wrexham Student Village 2 - Heights Parameter Drawing
DATE	June 2018	DRAWN BY	DR	CLIENT	Wrexham Glyndwr University
DWG No.	531-17-AE-101-002	REVISION	P1	PROJECT	Campus 2025
DRAWING STATUS	PLANNING				

DAY ARCHITECTURAL LTD
61 BURLINGTON STREET
LIVERPOOL L3 6LG

LIVERPOOL
MANCHESTER

0151 203 9703, info@day-architectural.com, www.day-architectural.com



GENERAL NOTES:

DAY Architectural Ltd accepts no responsibility for any costs, losses or claims whatsoever arising from these drawings, specifications and related documents unless there is full compliance with the Client or any unauthorised user of the following:

1. All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies reported to the Architect / Designer.
2. Partial Service: Any discrepancies with site or other information is to be advised to the Architect / Designer and direction and / or approval is to be sought before the implementation of the detail.
3. Block and site plans are reproduced under license from the Ordnance Survey.
4. Do not scale this drawing.
5. For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.

DRAWING NOTES:

STATUS	REVISION	DATE
--------	----------	------

CLIENT	Wrexham Glyndwr University	
PROJECT	Campus 2025	

DRAWING		
Wrexham Student Village 2 Existing Site Plan		
SCALE	1:500	PAPER SIZE
DATE	June 2018	DRAWN BY
DRAWING No.	AL-101-002	REVISION
DRAWING STATUS	PLANNING	PROJECT No.
531-17		
Information contained on this drawing is the sole copyright of DAY Architectural Ltd. and is not to be reproduced without their permission.		

DAY

ARCHITECTURAL LTD

DAY ARCHITECTURAL LTD.

81 BURLINGTON STREET

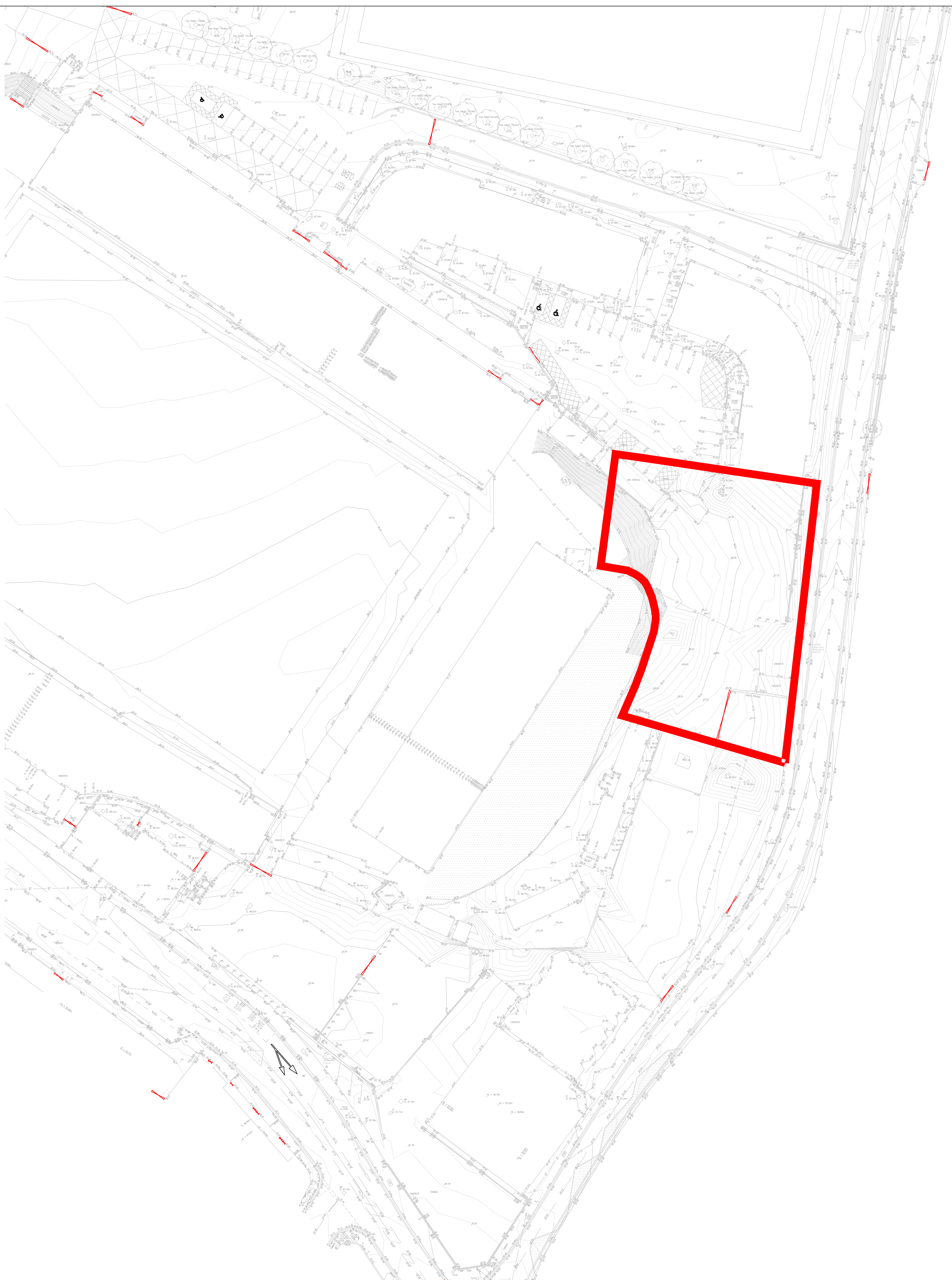
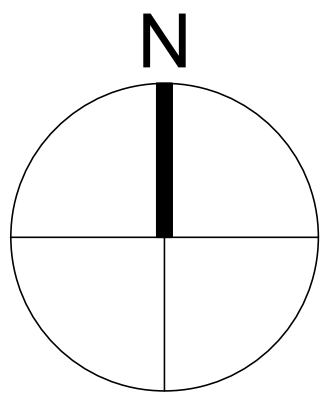
LIVERPOOL

L3 6LG

LIVERPOOL

MANCHESTER

0151 203 9703, info@day-architectural.com, www.day-architectural.com



GENERAL NOTES:

DAY Architectural Ltd accepts no responsibility for any costs, losses or claims whatsoever arising from these drawings, specifications and related documents unless there is full compliance with the Client or any unauthorised user of the following:

1. All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies reported to the Architect / Designer.
2. Partial Service: Any discrepancies with site or other information is to be advised to the Architect / Designer and direction and / or approval is to be sought before the implementation of the detail.
3. Block and site plans are reproduced under license from the Ordnance Survey.
4. Do not scale this drawing.
5. For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.

DRAWING NOTES:

STATUS	REVISION	DATE
--------	----------	------

CLIENT	Wrexham Glyndwr University	
PROJECT	Campus 2025	

DRAWING		
Wrexham Student Village 2_ Topographical Survey		
SCALE	1:500	PAPER SIZE
DATE	June 2018	DRAWN BY
DRAWING No.	AL-101-002	REVISION
DRAWING STATUS	PLANNING	PROJECT No.
Information contained on this drawing is the sole copyright of DAY Architectural Ltd. and is not to be reproduced without their permission.		

DAY

ARCHITECTURAL LTD

DAY ARCHITECTURAL LTD.

61 BURLINGTON STREET

LIVERPOOL

L3 6LG

LIVERPOOL

MANCHESTER

0151 203 9703, info@day-architectural.com, www.day-architectural.com



GENERAL NOTES:

DAY Architectural Ltd accepts no responsibility for any costs, losses or claims whatsoever arising from these drawings, specifications and related documents unless there is full compliance with the Client or any unauthorised user of the following:

1.

All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies reported to the Architect / Designer.

2.

Partial Service: Any discrepancies with site or other information is to be advised to the Architect / Designer and direction and / or approval is to be sought before the implementation of the detail.

3.

Block and site plans are reproduced under license from the Ordnance Survey.

4.

Do not scale this drawing.

5.

For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.

DRAWING NOTES:

</



- Key:**
- Existing student accommodation.
 - Existing laundry building to be demolished and replaced with new facility in new building.
 - New car park; 11 spaces (1 Dis.)
 - The Kop stand - Wrexham FC
 - 3m wide pedestrian access to Kop stand.
 - New student accommodation building.
 - Cyan dashed line indicates area for amenity / plant space at ground floor.
 - Magenta dashed line indicates line of step in the building at roof level - from 6 - 7 storeys.

Wrexham SoA 08.06.18				
	Cluster	Access Cluster	Studio	TOTAL
GF	21	2	1	24
1	27	2	1	30
2	27	2	1	30
3	27	2	1	30
4	27	2	1	30
5	27	2	1	30
6	21	1	1	23
TOTAL	177	13	7	197
		6.60%	3.55%	

GENERAL NOTES:

DAY Architectural Ltd accepts no responsibility for any costs, losses or claims whatsoever arising from these drawings, specifications and related documents unless there is full compliance with the Client or any unauthorised user of the following:

- All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies reported to the Architect / Designer.
- Partial Service: Any discrepancies with site or other information is to be advised to the Architect / Designer and direction and / or approval is to be sought before the implementation of the detail.
- Block and site plans are reproduced under license from the Ordnance Survey.
- Do not scale this drawing.
- For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.

DRAWING NOTES:

STATUS

REVISION

DATE

CLIENT

Wrexham Glyndwr University

PROJECT

Campus 2025

DRAWING

Wrexham Student Village 2
Typical Floor Plan

SCALE

1:200

DATE

June 2018

DRAWING No.

AL-101-005

DRAWING STATUS

PLANNING

PAPER SIZE

A1

DRAWN BY

LB

REVISION

P1

PROJECT No.

531-17

Information contained on this drawing is the sole copyright of DAY Architectural Ltd. and is not to be reproduced without their permission.

DAY

ARCHITECTURAL LTD

DAY ARCHITECTURAL LTD.
61 BURLINGTON STREET
LIVERPOOL
L3 6LG

0151 203 9703, info@day-architectural.com, www.day-architectural.com

This page has been left blank intentionally

Appendix EDP 3

Listing Citation for Plas Coch (Former Denbighshire Technical College)

Full Report for Listed Buildings



Summary Description of a Listed Buildings

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
1851		II	Designated	31/01/1994	31/01/1994

Name of Property

Newt: Plas Coch (former
Denbighshire Technical College)

Address

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Wrexham	Rhosddu			332690	351107

Street Side

Location

Situated on the western edge of the town adjacent to the roundabout forming the junction of Mold Road, Berse Road and Plas Coch Road.

Description

Broad Class	Period
Education	

History

Built as the Denbighshire Technical Collage in 1950-53, to designs of Saxon, Smith and Partners of Chester, with R R

Jennings and Partners as consulting engineers and Holland, Hanner and Cubitt as contractors. In 1956, the architects were awarded the RIBA architectural bronze medal in the Liverpool Architectural Society's area for this building. At the time, the building was said to include many new features in its design and engineering, and particular attention was drawn to its planning, heating, lighting and acoustics.

Exterior

Welsh sand-faced brick with artificial stone dressings over concrete frame with steel frame to assembly hall, gymnasium, workshops and tower; flat (concrete) and low pitched roofs. The design set out to clearly separate and articulate different areas especially with a view to noise limitation, and so divided administrative and teaching areas, and provided accommodation for the building department, and the gymnasium and music department in separate blocks. The building encloses 3 sides of a courtyard, with the separate blocks located outside the main area. The entrance is towards the east of the building, in a long advanced 2-storeyed wing of rusticated brickwork. Alongside but of less height, to the SE is the projecting block of the main lecture theatre and former exhibition hall. This block has a shallow curve to its southern elevation, which is decorated with Portland stone low relief panels representing the crafts, by Darsie Rawlins. Running at right angles to the east of the entrance range (and set back from the lecture theatre wing) is the William Aston Hall (a 5-window range) with lower ancillary blocks (green room, dressing rooms etc) to the east; low reliefs (also by Darsie Rawlins) on its blind eastern elevation represent music and the dramatic arts. Rear range continuing the line of the entrance hall originally housed student common rooms with offices and library to first floor. Internal layout modified c1992, when the single storeyed rear range was also raised in height in similar style (the original design had allowed for such an addition). Refectory and canteen in short wing running west of this range. Gymnasium and music department off-set to NE, linked to the main building by a covered way. Main teaching block in long SW wing, with rooms opening off a central corridor on each floor, terminating in clock tower off-set over subsidiary entrance and stair hall. Running north of this is the science wing, with single storeyed laboratory block projecting to west. Construction department housed in separate block to NW beyond. The building is characterised by continuous bands of fenestration on each floor, with simple projecting concrete cornices, thrown forward as canopies over entrances, and with glass-brick lights to stairs, and as side and overlights to side and rear entrances.

Interior

Decorative finishes are largely confined to the entrance hall, which has tiled walls with stylised dragons, leeks and abstract representations of Welsh countryside, designed by Peggy Angus. William Aston Hall retains its original fittings with sloping floor and adjustable seating, and walls panelled in European ash and African walnut, to give resonance. Elsewhere, the building originally relied on the use of colour as decoration. Main corridors in teaching areas have built-in lockers, provided as part of the original design, as were the suspended ceilings concealing service ducts, and the use of acoustic tiles. Other internal details (the iron staircase balustrades, for example), are characteristic of their period.

Reason for designation

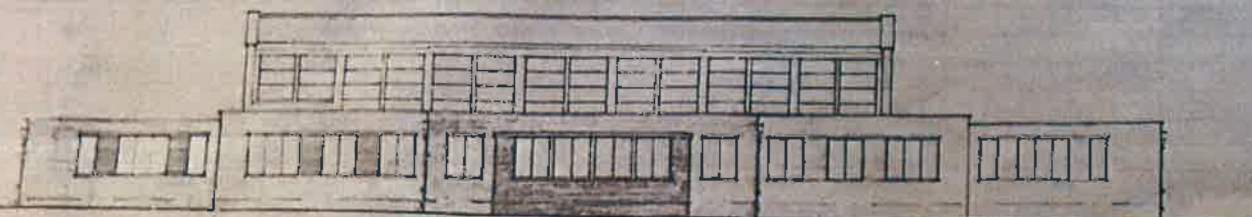
The building represents a landmark both in the provision of technical education in Wrexham (the college was built to serve the wider N-Wales region) and in design for education, providing a highly functional plan, articulated for a precise use, together with innovative services. It is an excellent, little-altered example of the architecture of the early

This page has been left blank intentionally

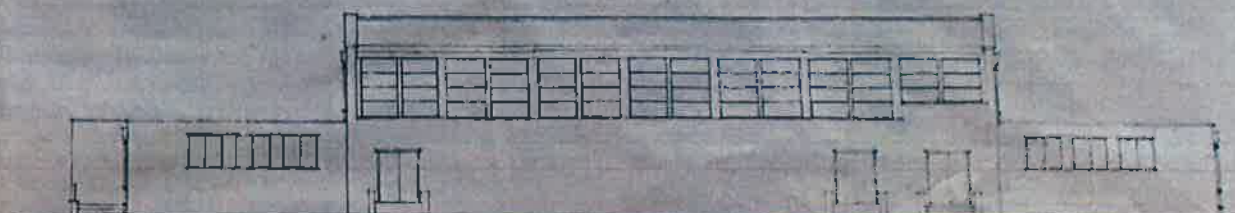
Appendix EDP 4
Original Drawings for the Gymnasium and Music Block
(including the Refectory)

DENBIGHSHIRE TECHNICAL COLLEGE MOLD RD. WREXHAM.
PLAN OF GYMNASIUM AND MUSIC BLOCK

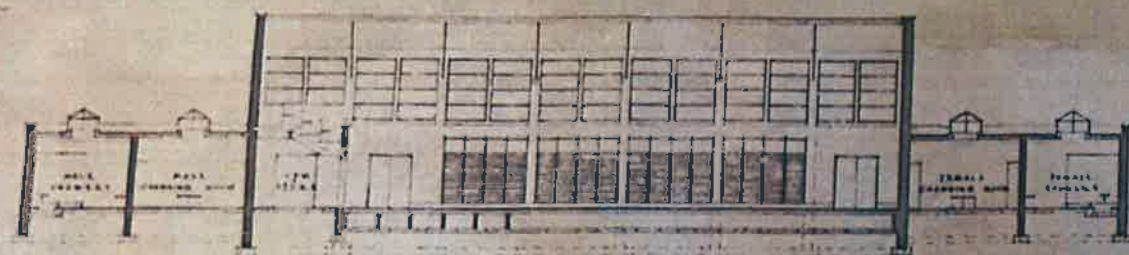
Scale: 8 feet to 1 inch



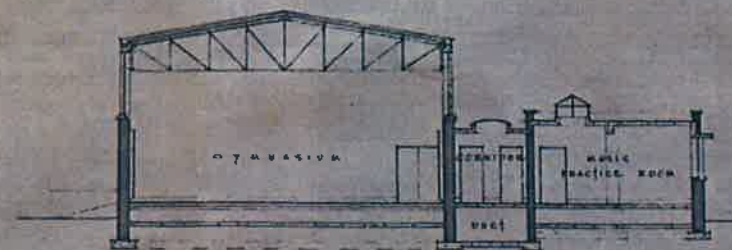
SOUTH WEST ELEVATION



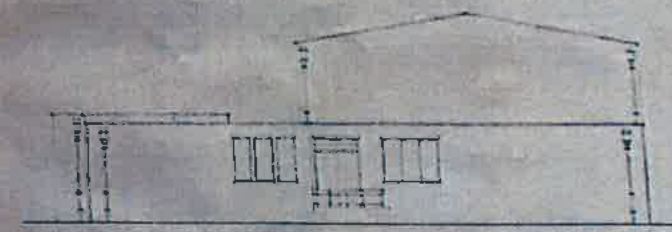
NORTH EAST ELEVATION



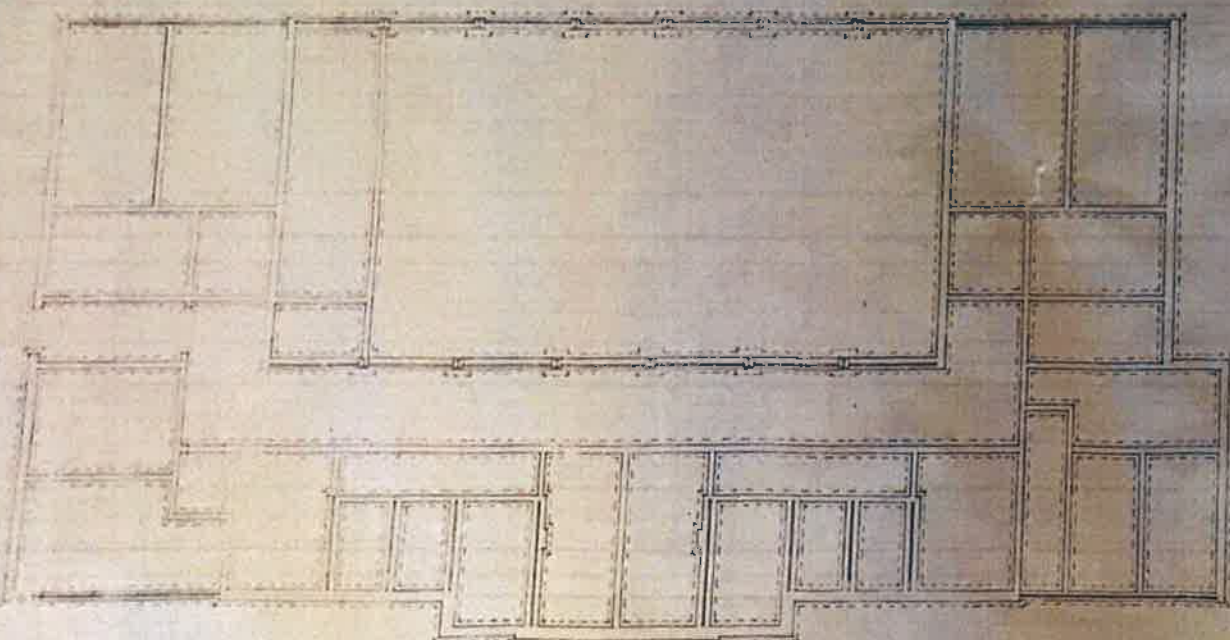
LONGITUDINAL SECTION



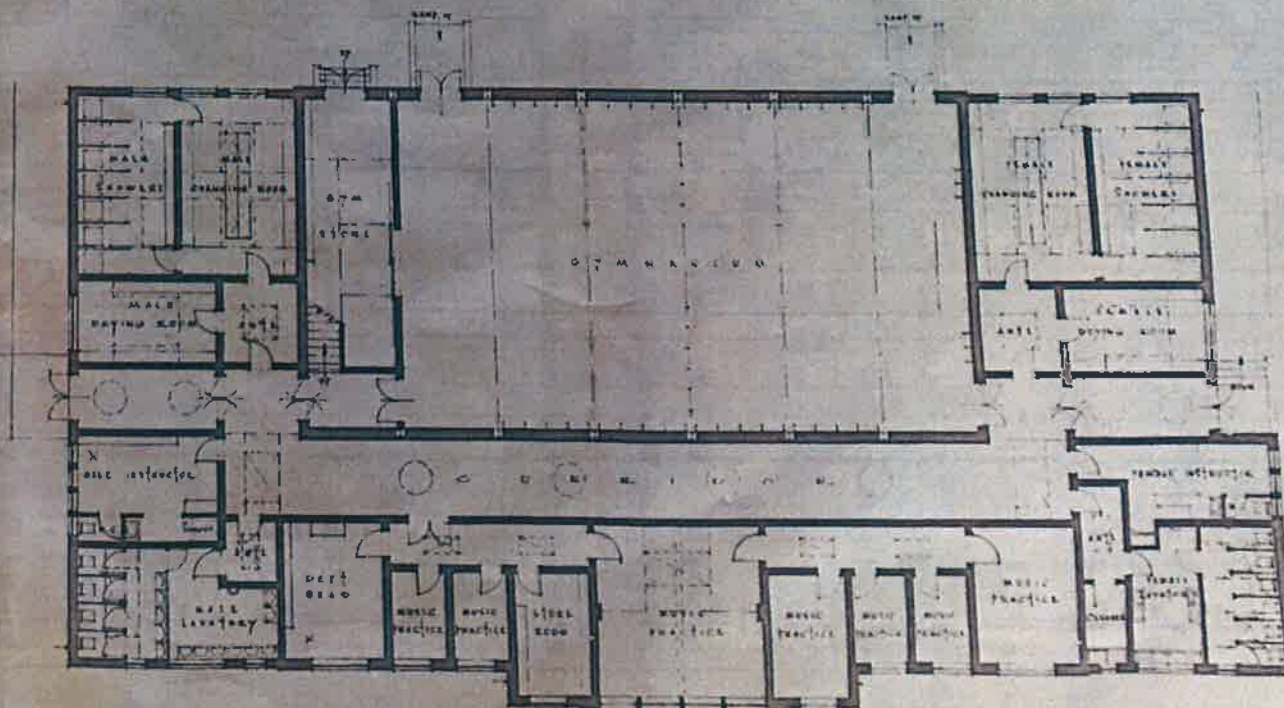
CROSS SECTION



SOUTH EAST ELEVATION



FOUNDATION PLAN



GROUND FLOOR PLAN

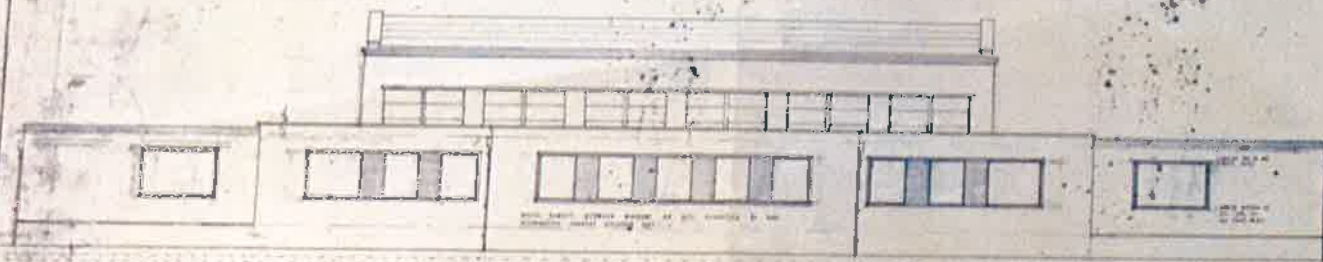
DENBIGHSHIRE TECHNICAL COLLEGE
MOLD ROAD WREXHAM
PLAN OF KITCHEN AND GYMNASIUM
SCALE: EIGHT FEET TO ONE INCH

EDWARD SWIFT & PARTNERS, LONDON. CHARTERED ARCHITECTS. 2, ST. MARK'S PLACE, CHESTER.

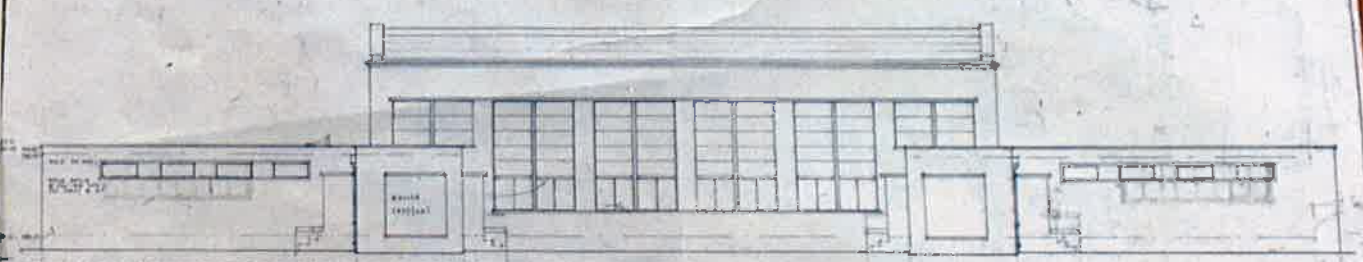
PC/159

PC/107

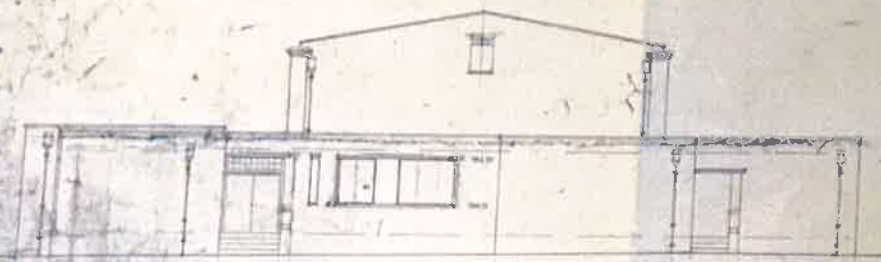
PC/108



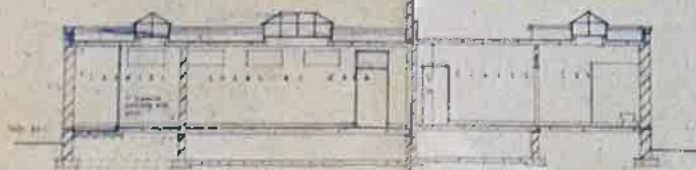
SOUTH WEST ELEVATION



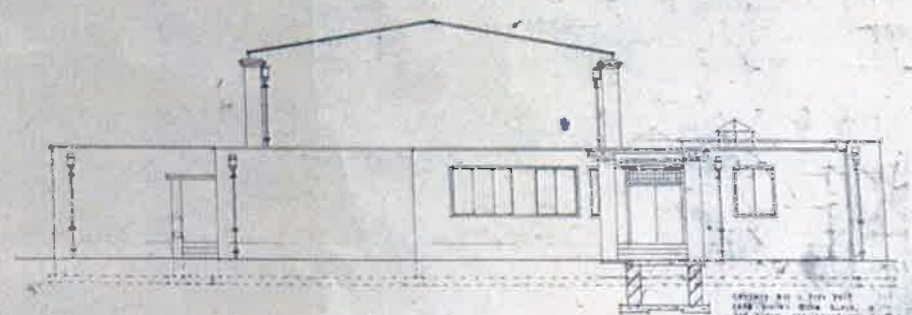
NORTH EAST ELEVATION



EAST ELEVATION



SECTION

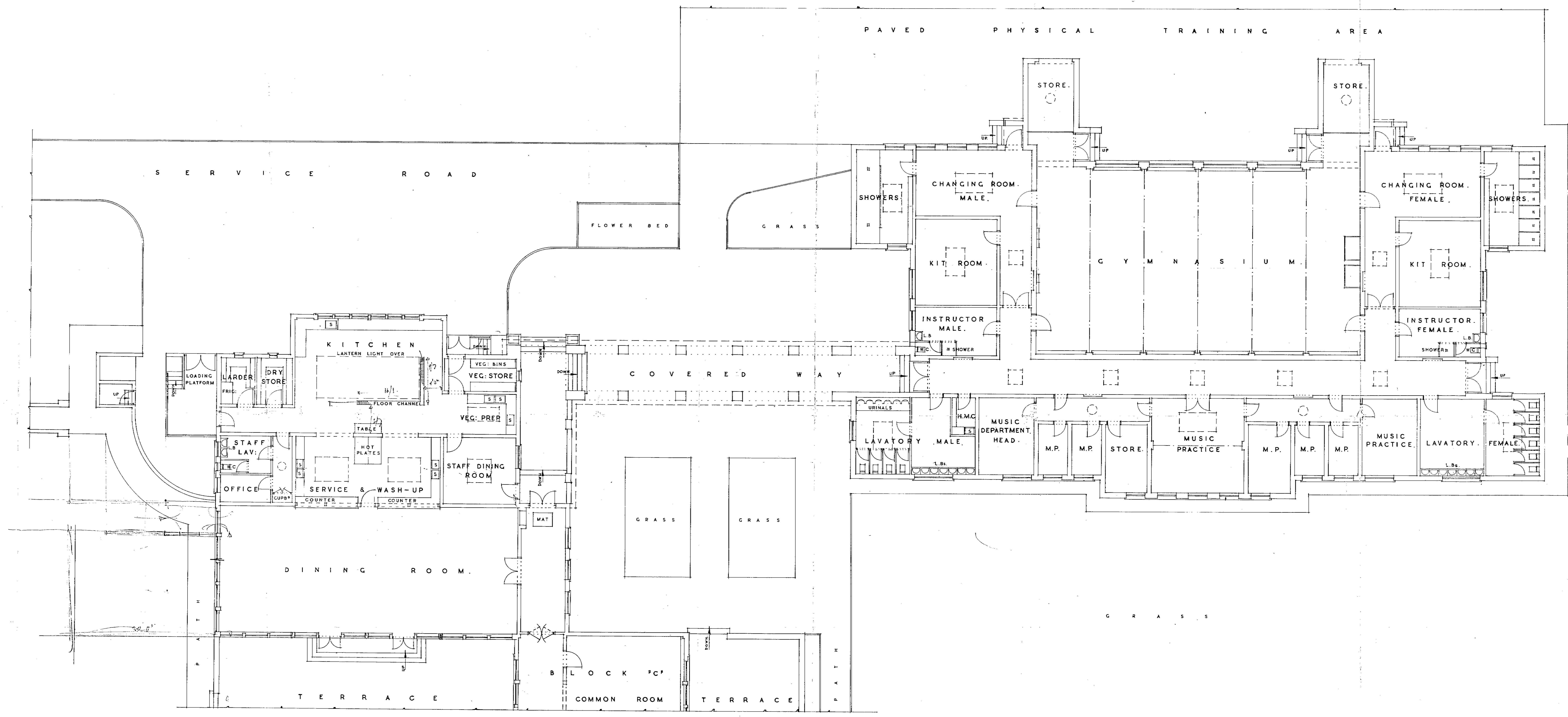


NORTH WEST ELEVATION

This page has been left blank intentionally

Appendix EDP 5

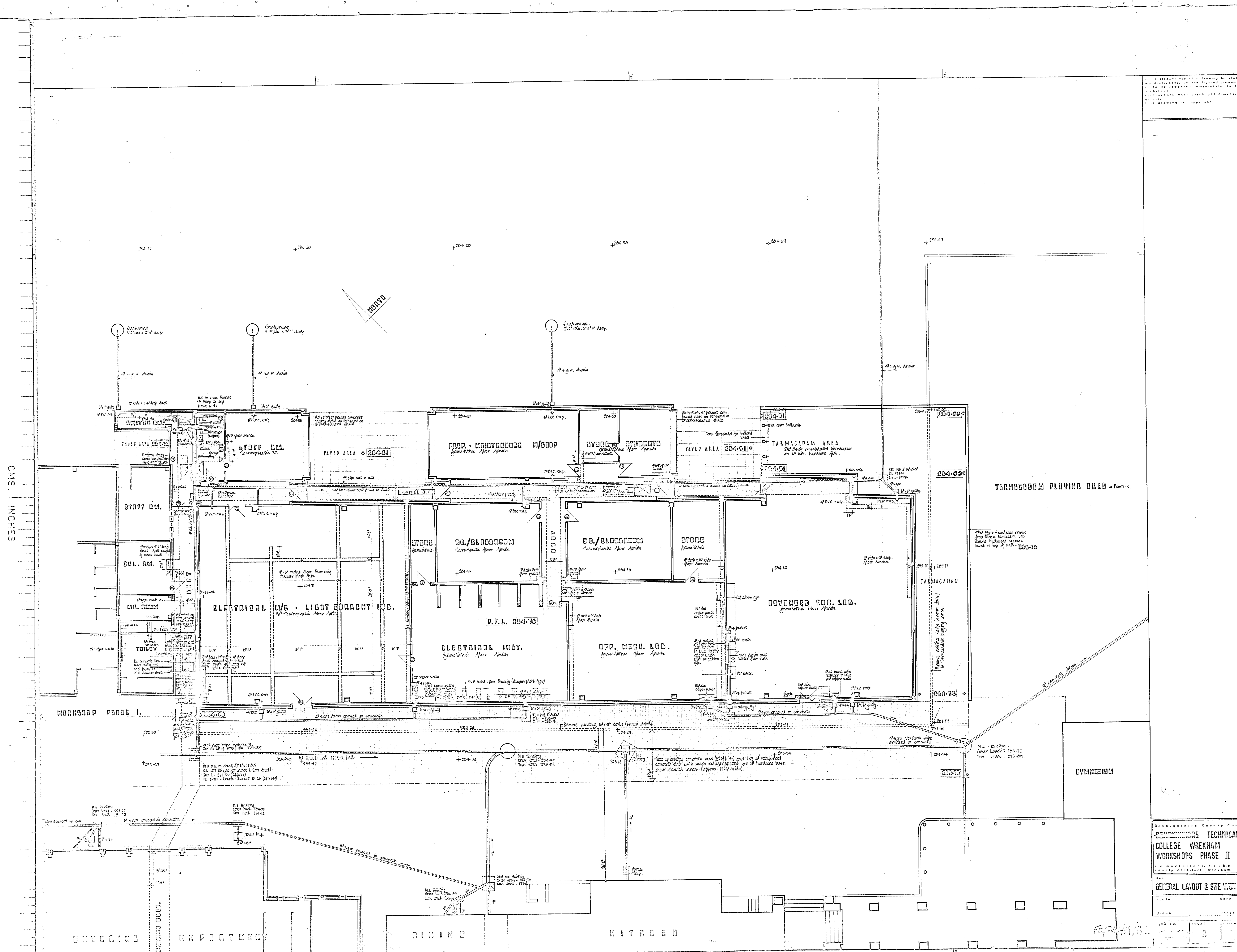
Original Drawings for the Kitchen and Gymnasium



14. 1. 1920
 700 in 2 1/2 in 2 1/2 in 1/2 in
 69
 448
 128
 1128

DENBIGHSHIRE TECHNICAL COLLEGE
 MOLD ROAD WREXHAM
 PLAN OF KITCHEN AND GYMNASIUM
 SCALE. EIGHT FEET TO ONE INCH
 SAXON SMITH & PARTNERS F.R.I.B.A. CHARTERED ARCHITECTS 2 STANLEY STREET CHESTER.

PC/159



CMS. INCHES
SULL REPROGRAPHICS LTD.

Donbighshire County Council
~~DENBIGHSHIRE~~ TECHNICAL
COLLEGE WREKHAM
WORKSHOPS PHASE II
r. o. macfarlane, f. r. i. b.
county architect, wrekhom
des.
GENERAL LAYOUT & SITE WORKS

scale	date

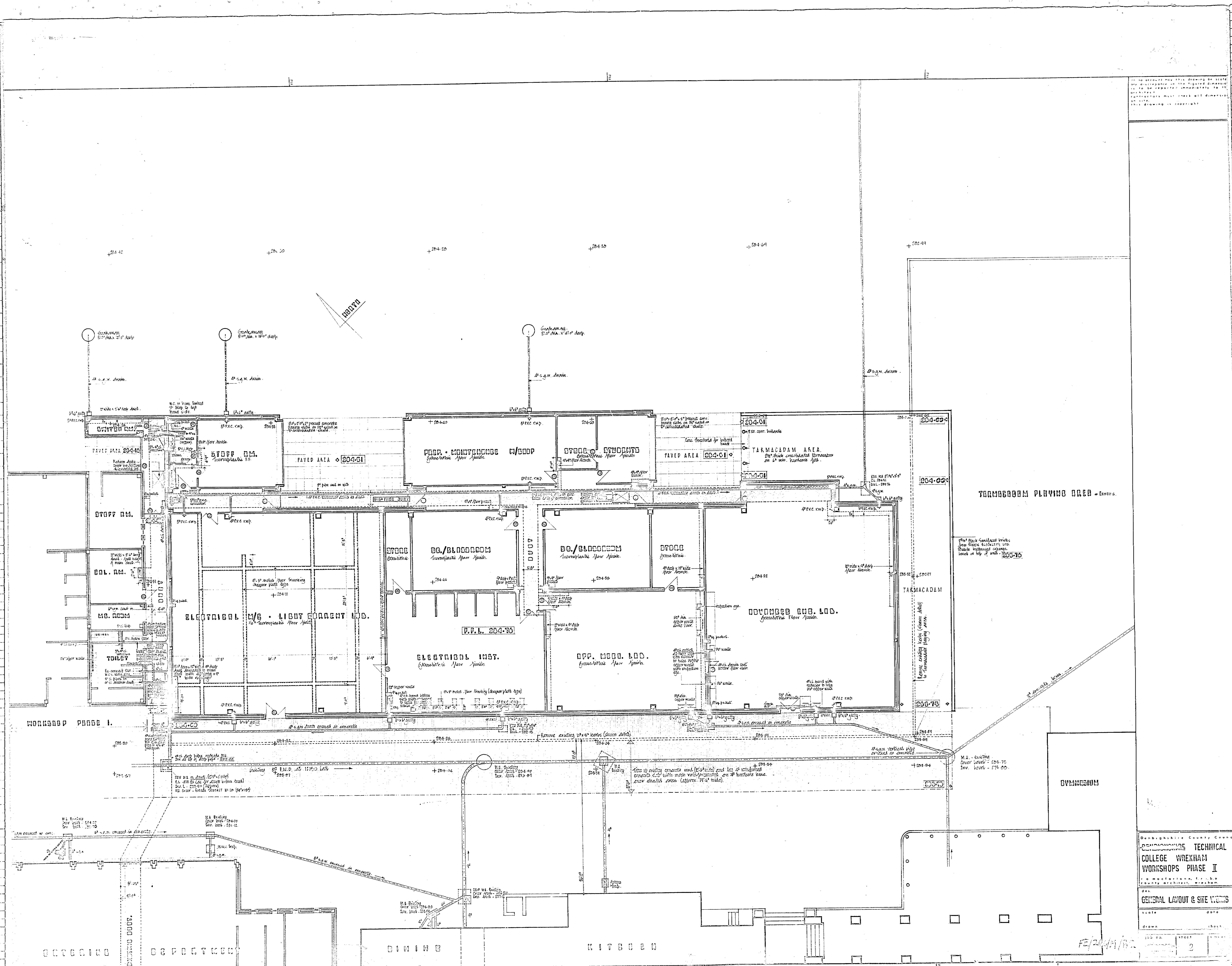
100 00. 10001 10001

PC/115

This page has been left blank intentionally

Appendix EDP 6

Original Plan of the Electrical Engineering Department



CMS. INCHES
GULL REPROGRAPHICS LTD.

Denbighshire County Council
~~Denbighshire~~ TECHNICAL
COLLEGE WREXHAM
WORKSHOPS PHASE II
10 Macfarlane, Friar
County Architect, Wrexham.

des.

GENERAL LAYOUT & SITE WORKS

scale date

drawn checked

PC/115

This page has been left blank intentionally

Appendix EDP 7

Historic Photograph of the Mold Road Elevation

		Grade	II
		Date Listed	31/01/1994
Community	Rhosddu		
Locality	Rhosddu	Grid Ref	
		Record No	1851
Post Code			
Name	NEWI: PLAS COCH (FORMER DENBIGHSHIRE TECHNICAL COLLEGE)		
Entry Name/No	NEWI: PLAS COCH (FORMER DENBIGHSHIRE TECHNICAL COLLEGE) / 338		
Street No, Name			

Location

Situated on the western edge of the town adjacent to the roundabout forming the junction of Mold Road, Berse Road and Plas Coch Road.

History

Built as the Denbighshire Technical Collage in 1950-53, to designs of Saxon, Smith and Partners of Chester, with R R Jennings and Partners as consulting engineers and Holland, Hanner and Cubitt as contractors. In 1956, the architects were awarded the RIBA architectural bronze medal in the Liverpool Architectural Society's area for this building. At the time, the building was said to include many new features in its design and engineering, and particular attention was drawn to its planning, heating, lighting and acoustics.

Exterior

Welsh sand-faced brick with artificial stone dressings over concrete frame with steel frame to assembly hall, gymnasium, workshops and tower; flat (concrete) and low pitched roofs. The design set out to clearly separate and articulate different areas especially with a view to noise limitation, and so divided administrative and teaching areas, and provided accommodation for the building department, and the gymnasium and music department in separate blocks. The building encloses 3 sides of a courtyard, with the separate blocks located outside the main area. The entrance is towards the east of the building, in a long advanced 2-storyed wing of rusticated brickwork. Alongside but of less height, to the SE is the projecting block of the main lecture theatre and former exhibition hall. This block has a shallow curve to its southern elevation, which is decorated with Portland stone low relief panels representing the crafts, by Darsie Rawlins. Running at right angles to the east of the entrance range (and set back from the lecture theatre wing) is the William Aston Hall (a 5-window range) with lower ancillary blocks (green room, dressing rooms etc) to the east; low reliefs (also by Darsie Rawlins) on its blind eastern elevation represent music and the dramatic arts. Rear range continuing the line of the entrance hall originally housed student common rooms with offices and library to first floor. Internal layout modified c1992, when the single storyed rear range was also raised in height in similar style (the original design had allowed for such an addition). Refectory and canteen in short wing running west of this range. Gymnasium and music department off-set to NE, linked to the main building by a covered way. Main teaching block in long SW wing, with rooms opening off a central corridor on each floor, terminating in clock tower off-set over subsidiary entrance and stair hall. Running north of this is the science wing, with single storeyed laboratory block projecting to west. Construction department housed in separate block to NW beyond.

The building is characterised by continuous bands of fenestration on each floor, with simple projecting concrete cornices, thrown forward as canopies over entrances, and with glass-brick lights to stairs, and as side and overlights to side and rear entrances.

Interior

Decorative finishes are largely confined to the entrance hall, which has tiled walls with stylised dragons, leeks and abstract representations of Welsh countryside, designed by Peggy Angus. William Aston Hall retains its original fittings with sloping floor and adjustable seating, and walls panelled in European ash and African walnut, to give resonance. Elsewhere, the building originally relied on the use of colour as decoration. Main corridors in teaching areas have built-in lockers, provided as part of the original design, as were the suspended ceilings concealing service ducts, and the use of acoustic tiles. Other internal details (the iron staircase balustrades, for example), are characteristic of their period.

Listed

The building represents a landmark both in the provision of technical education in Wrexham (the college was built to serve the wider N-Wales region) and in design for education, providing a highly functional plan, articulated for a precise use, together w

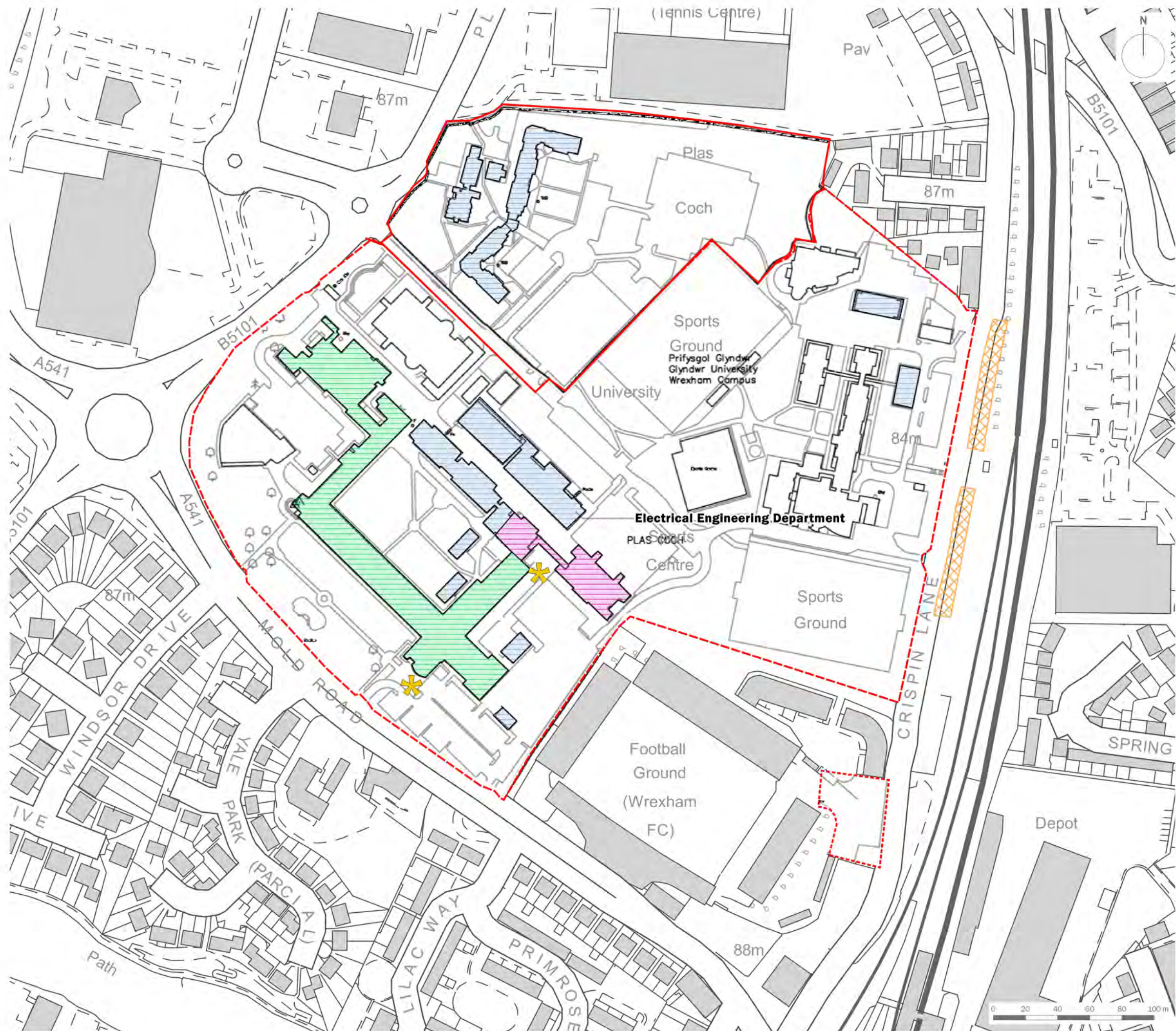
Reference



This page has been left blank intentionally

Plans

Plan EDP 1	Relevant Heritage Assets (edp4846_d014b 20 May 2019 GY/RS)
Plan EDP 2	Aerial Photograph dated 25 November 1951 (edp4846_d008a 14 June 2018 PD/AC)
Plan EDP 3	OS Map (1958) (edp4846_d009a 14 June 2018 PD/AC)
Plan EDP 4	Aerial Photograph dated 22 April 1956 (edp4846_d010a 14 June 2018 PD/AC)
Plan EDP 5	OS Maps 1967 and 1968 (edp4846_d011a 14 June 2018 PD/AC)
Plan EDP 6	OS Map (1975) (edp4846_d012a 14 June 2018 PD/AC)
Plan EDP 7	Aerial Photograph dated 21 August 1974 (edp4846_d013a 14 June 2018 PD/AC)
Plan EDP 8	Relative Chronology of Buildings on Site (edp4846_d022a 20 May 2019 GY/RS)



Application Boundaries

- Northern Quarter Residential Development
- Plas Coch Academic Campus
- Wrexham Student Village Phase 2
- Listed Building to be Retained
- Listed Building to be Demolished
- Unlisted Building to be Demolished
- Wat's Dyke Scheduled Monument
- Proposed Pavilion Location

client

Wrexham Glyndwr University

project title

Plas Coch Campus

drawing title

Plan EDP 1: Relevant Heritage Assets

date	20 MAY 2019	drawn by	PD
drawing number	edp4846_d014b	checked	AC
scale	Refer to scale bar	QA	CR

the environmental dimension partnership

Registered office: 01285 740427 · www.edp-uk.co.uk · info@edp-uk.co.uk



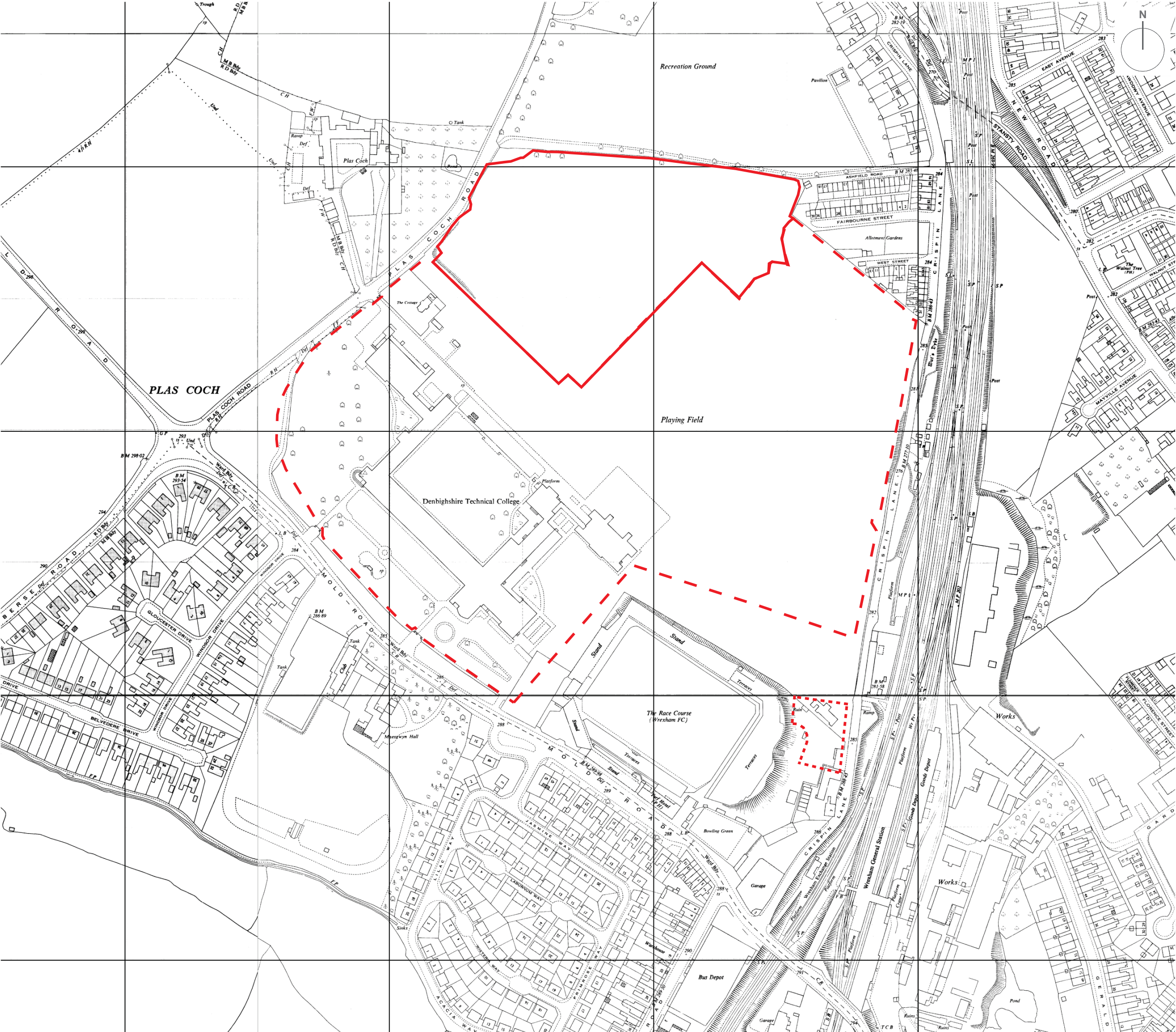
Application Site Boundaries

Northern Quarter Residential Development

Plas Coch Academic Campus

Wrexham Student Village Phase 2

client			
Wrexham Glyndwr University			
project title			
Plas Coch Campus			
drawing title			
Plan EDP 2: Aerial Photograph dated 25/11/1951			
date	14 JUNE 2018	drawn by	PD
drawing number	edp4846_d008a	checked	AC
scale	Not to scale	QA	CR



Application Site Boundaries

Northern Quarter Residential Development

Plas Coch Academic Campus

Wrexham Student Village Phase 2

client

Wrexham Glyndwr University

project title

Plas Coch Campus

drawing title

Plan EDP 3: OS Map (1958)

date

14 JUNE 2018

drawn by

PD

drawing number

edp4846_d009a

checked

AC

scale

Not to scale

QA

CR

the environmental
dimension partnership

info@edp-uk.co.uk www.edp-uk.co.uk

Cirencester 01285 740427 Cardiff 02921 671900 Shrewsbury 01939 211190

© The Environmental Dimension Partnership Ltd. © Crown copyright and Landmark Information Group Limited 2018. All rights reserved.



Application Site Boundaries

Northern Quarter Residential Development

Plas Coch Academic Campus

Wrexham Student Village Phase 2

client

Wrexham Glyndwr University

project title

Plas Coch Campus

drawing title

Plan EDP 4: Aerial Photograph Dated 22/04/1956

date

14 JUNE 2018

drawn by

PD

drawing number

edp4846_d010a

checked

AC

scale

Not to scale

QA

CR

edp

the environmental dimension partnership

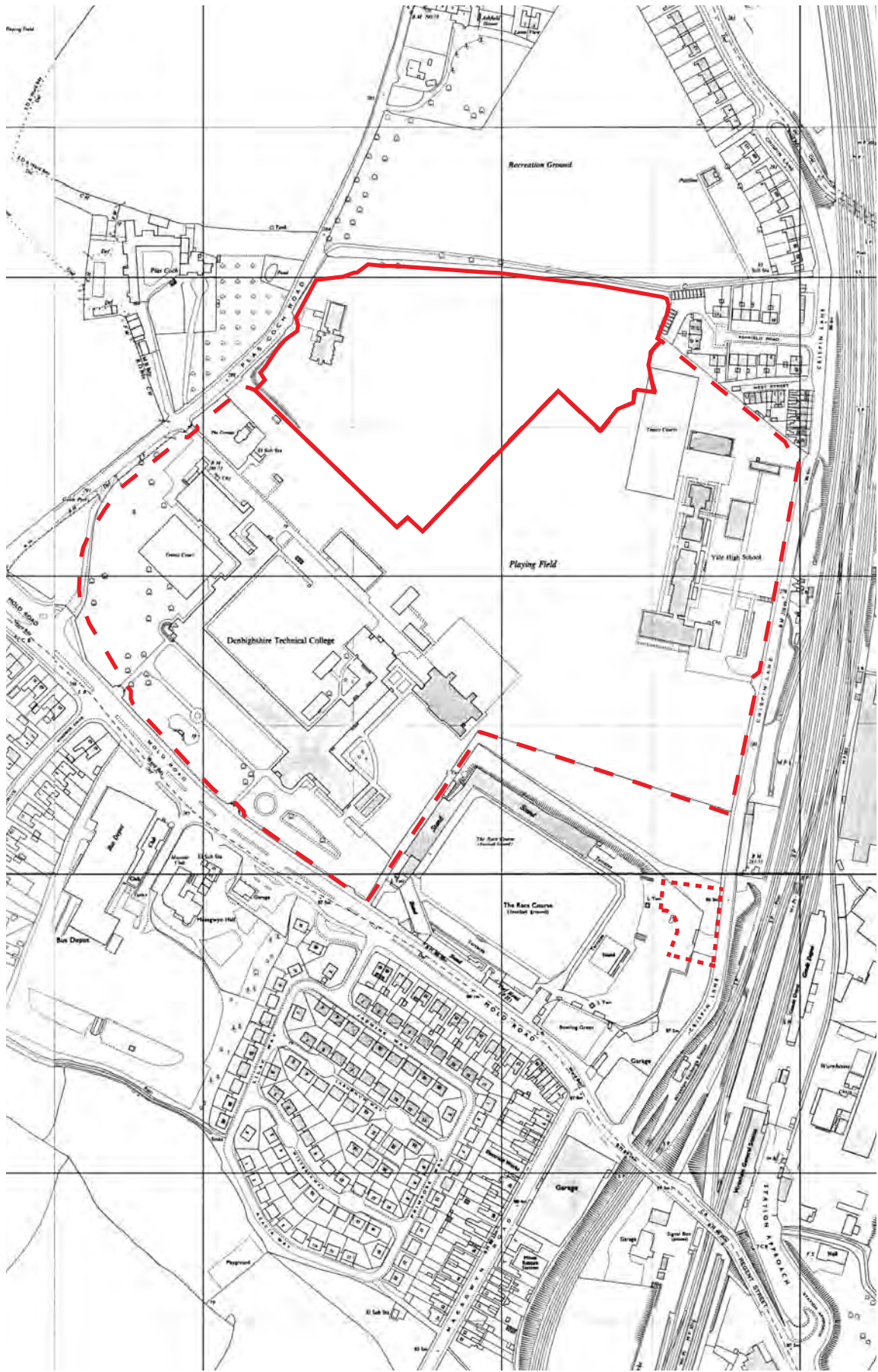
info@edp-uk.co.uk

www.edp-uk.co.uk

Cirencester 01285 740427

Cardiff 02921 671900

Shrewsbury 01939 211190



1967



1968

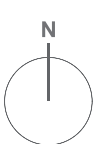
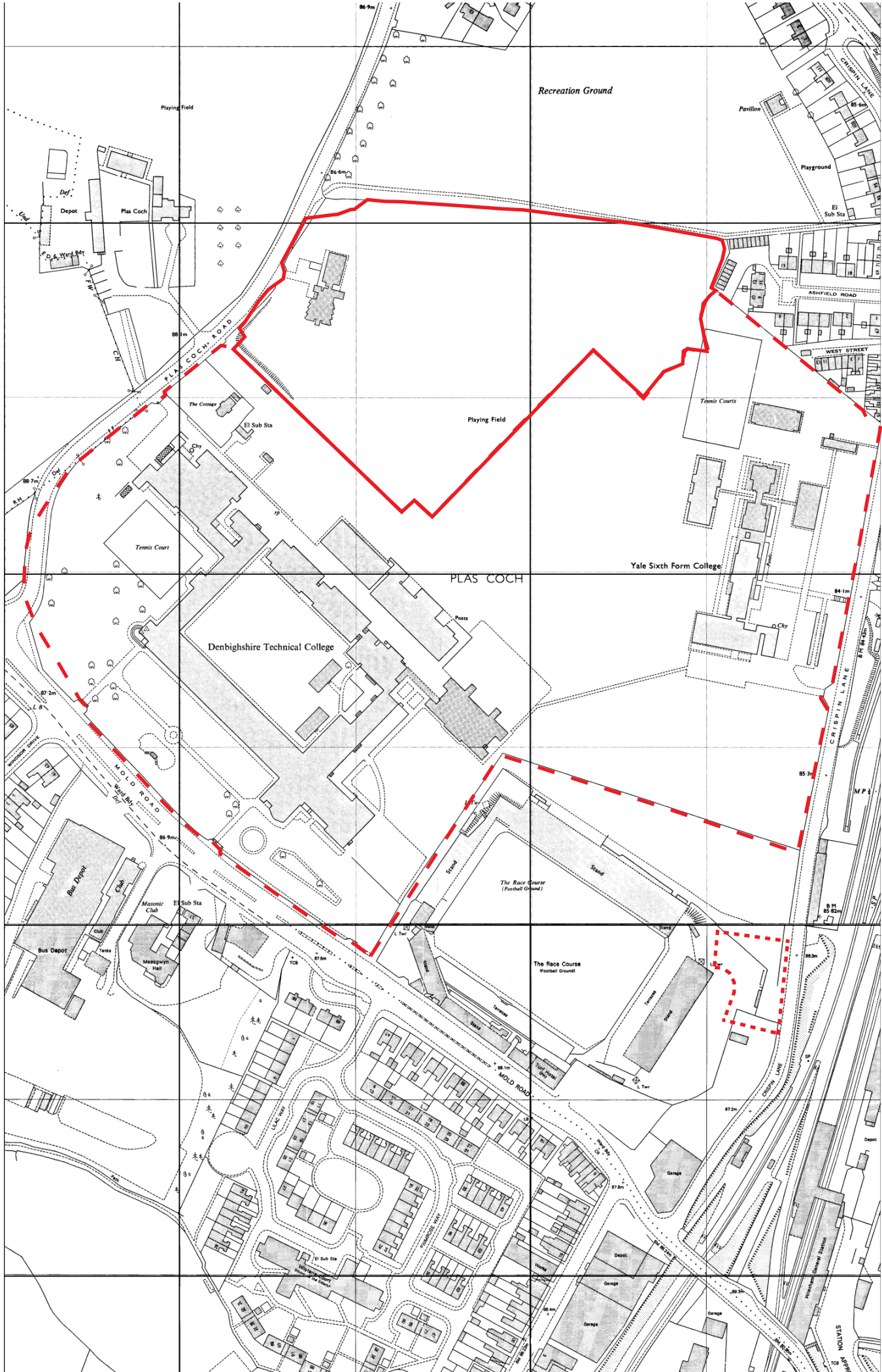
Application Site Boundaries

- Northern Quarter Residential Development
- Plas Coch Academic Campus
- Wrexham Student Village Phase 2

client	Wrexham Glyndwr University		
project title	Plas Coch Campus		
drawing title	Plan EDP 5: OS Maps 1967 and 1968		
date	14 JUNE 2018	drawn by	PD
drawing number	edp4846_d011a	checked	AC
scale	Not to scale	QA	CR



info@edp-uk.co.uk www.edp-uk.co.uk
 Cirencester 01285 740427 Cardiff 02921 671900 Shrewsbury 01939 211190



Application Site Boundaries

-  Northern Quarter Residential Development
-  Plas Coch Academic Campus
-  Wrexham Student Village Phase 2

client
Wrexham Glyndwr University

project title
Plas Coch Campus

drawing title
Plan EDP 6: OS Map (1975)

date	14 JUNE 2018	drawn by	PD
drawing number	edp4846_d012a	checked	AC
scale	Not to scale	QA	CR



Application Site Boundaries

Northern Quarter Residential Development

Plas Coch Academic Campus

Wrexham Student Village Phase 2

client

Wrexham Glyndwr University

project title

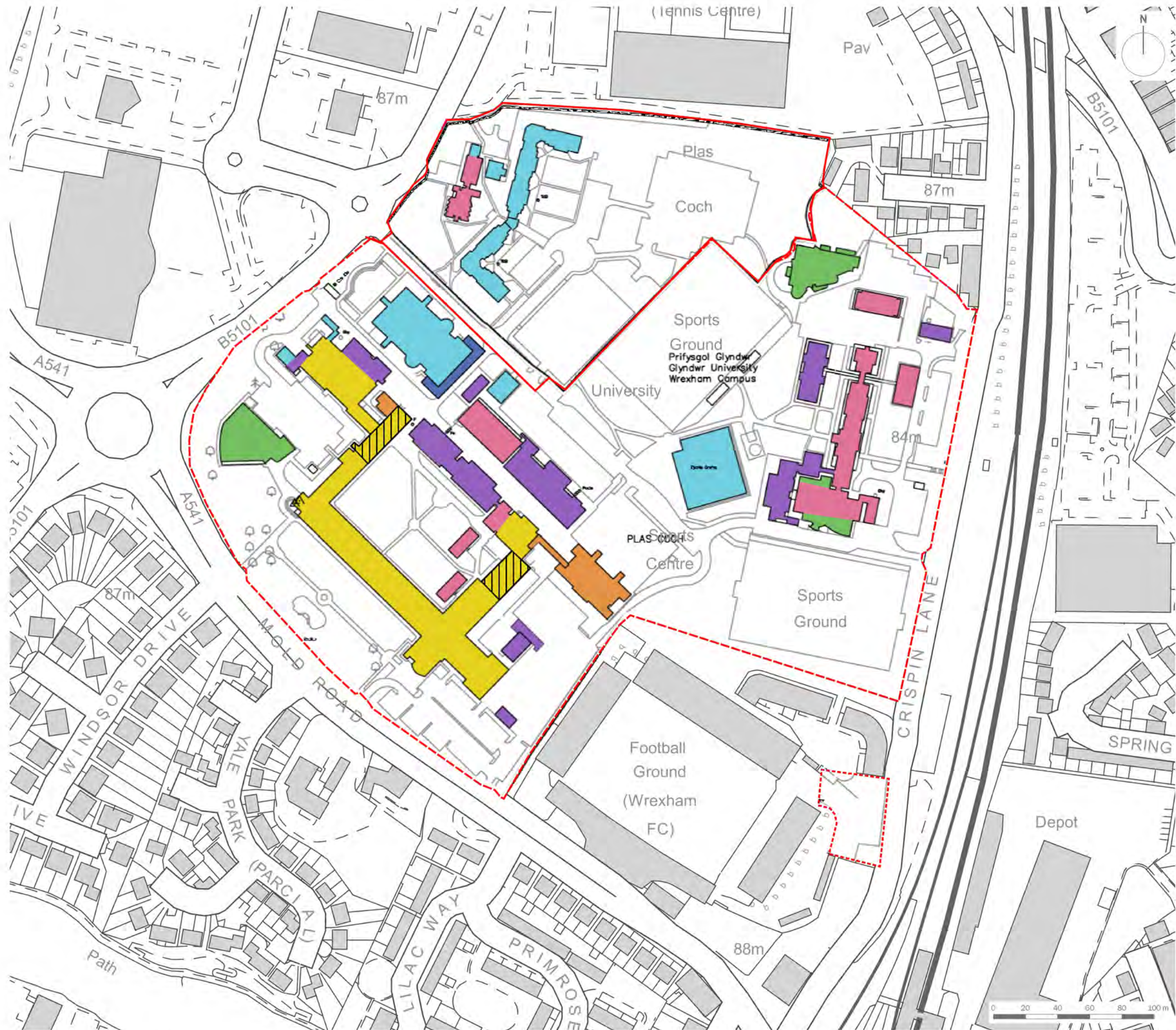
Plas Coch Campus

drawing title

Plan EDP 7: Aerial Photograph dated 21/08/1974

date14 JUNE 2018drawing numberedp4846_d013ascaleNot to scale

drawn by PDchecked ACQA CR



Application Boundaries

- Northern Quarter Residential Development
- Plas Coch Academic Campus
- Wrexham Student Village Phase 2
- Original Early 1950s First Phase
- Original Early 1950s Second Phase
- 1960s - In Place Before 1967
- 1960s - In Place After 1968
- 1980s
- 1990s/2000s
- 2nd Floor Added in 1990s
- 2010s

client

Wrexham Glyndwr University

project title

Plas Coch Campus

drawing title

Plan EDP 8: Relative Chronology of Buildings on Site

date	20 MAY 2019	drawn by	GY
drawing number	edp4846_d022a	checked	RS
scale	Refer to scale bar	QA	AG

edp the environmental dimension partnership

Registered office: 01285 740427 · www.edp-uk.co.uk · info@edp-uk.co.uk

CARDIFF
02921 671900

CHELTENHAM
01242 903110

CIRENCESTER
01285 740427

SHREWSBURY
01939 211190

info@edp-uk.co.uk
www.edp-uk.co.uk

