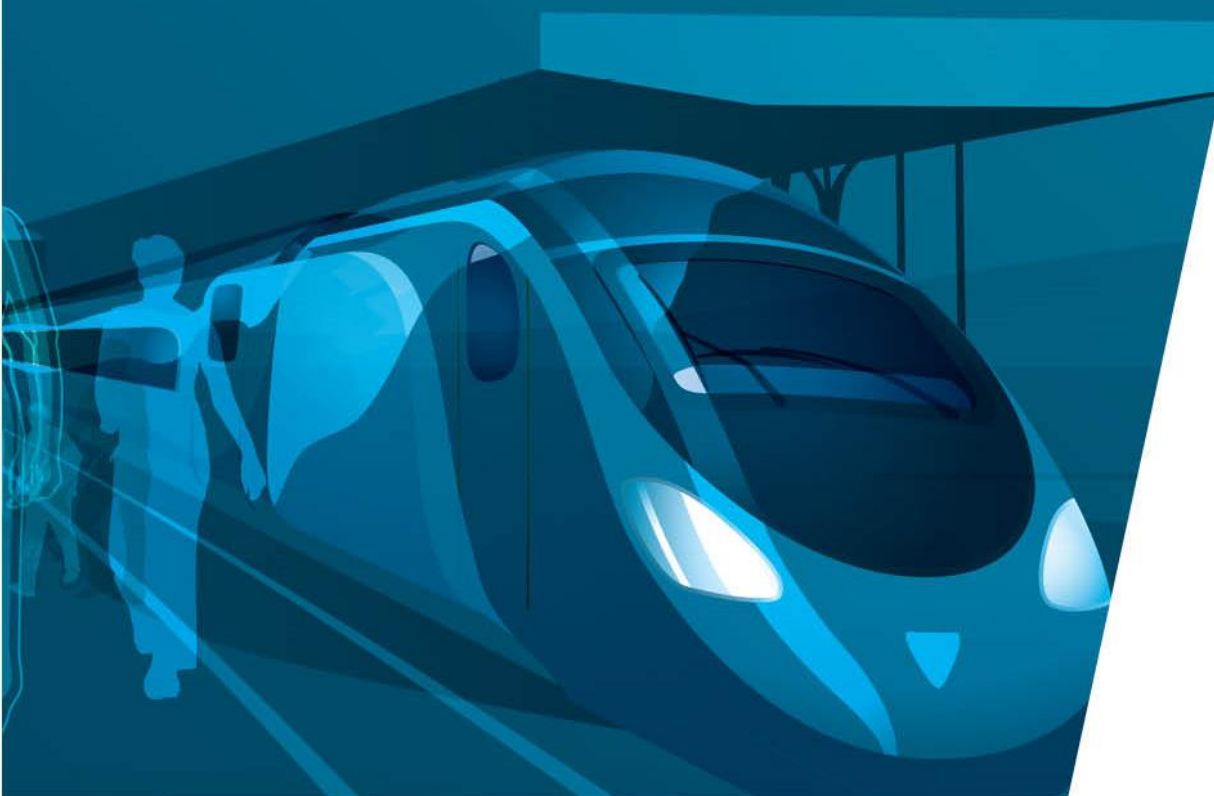




Wrexham General Railway Station

*Application for Listed Building Consent – Installation of Water
Refill Point on Platform 1*

Date: November 2023



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1 Introduction

This Statement has been prepared by Network Rail in support of an application for Listed Building Consent in relation to proposed works at Wrexham General Railway Station, Wrexham, LL11 2AA. The Station building is Listed, Grade II. The development comprises:

“Installation of Water Refill Point on Platform 1”

Wrexham General Railway Station was designated as Grade II in 1986 and is located outside of any Conservation Area boundaries. It forms part of the Wolverhampton to Saltney Junction (Chester) Line, Stafford Road Junction to Saltney Junction (WSJ2) in Wrexham, North East Wales. The station first opened in 1846 and the station building was built in c.1875 as a replacement for the original.

In terms of planning consent requirements, the proposed works are on operational land. This is permitted under Schedule 2, Part 17 of the Town and Country Planning (General Permitted Development) Order 1995, as the works are required in connection with the movement of traffic by rail on operational land.

This Statement incorporates context regarding the proposed project, an outline of the proposed works, and heritage considerations and assess the proposal against relevant planning policy and other relevant material considerations. It is divided into the following sections:

- Site description, historical context and background;
- Proposed development;
- Planning policy framework;
- Planning assessment; and
- Conclusion.

2 Site Description, Historical Context and Background

Site Description

The application site comprises Wrexham General Railway Station which is situated to the north west of Wrexham town centre. The site is located within the administrative boundary of Wrexham County Borough Council.

Wrexham General Railway Station is designated Grade II Listed by Historic Wales. The Station is on the Wolverhampton to Saltney Junction (Chester) Line, Stafford Road Junction to Saltney Junction (WSJ2) at 201 metres and 66 chains. The station comprises four operational platforms with two disused bay platforms at the southern end of Platform 1.

Figure 1: Aerial View of Wrexham General Railway Station

Historical Context

Wrexham General Railway Station was designated as Grade II in 1986 and is located outside of any Conservation Area boundaries. It forms Wolverhampton to Saltney Junction (Chester) Line, Stafford Road Junction to Saltney Junction (WSJ2).

The station first opened in 1846 and the station building was built in c.1875 as a replacement for the original provided by Henry Robertson for the Shrewsbury and Chester Railway Company. The Company was formed in 1846 and absorbed by the GWR in 1854. There were later extensions and enlargements of the platforms in 1909 – 1912.

The full listing description is included within Appendix 2. It notes the details as follows:

- Roughly coursed and squared stone with ashlar dressings and fishscale slate roof.
- Platform side has roll moulded arches to doorways and 4-pane fixed glazing to windows.
- Canopied opening links the original building with a later addition to the E in red brick with blue brick dressings.
- Overall platform canopy with glazed pitched roof carried on cast-iron columns with twisted enrichment to high bases, fluted shafts foliate capitals. These carry cambered iron ties with enriched scrolled brackets, supporting in turn cambered timber trusses with short, chamfered king-posts.

- Similar brackets carry cantilevered canopy projecting to platform edge, terminating in fretted valances.

The listing states that the reason for designation is that it is a good example of GWR station architecture, which, with its fine canopy, survives intact.

3 Proposed Development

As outlined above, the proposals subject to this application is for the siting of a freestanding water refill point on platform 1 at Wrexham General Railway Station.

It is proposed to install a freestanding Sipple hydration station on Platform 1 next to the existing female toilet. This located toward the end of the canopy area, with minimal impact on the character and appearance of the platform area. I have included an example of the Sipple Hydration Station below.

Sipple Hydration Station



The existing water and electricity supplies from the female WC can supply the current vending machine. Drainage and water currently located on the platform.

The images below indicate the proposed location and supporting works proposed:



Approximate Location of Water Refill Machine (red)

4 Planning Policy Framework

This section provides a summary of the relevant national planning policy guidance and local planning policy relevant to the proposed development.

The application site falls within the administrative area of Wrexham Council. The ‘Development Plan’ currently comprises the adopted Wrexham Unitary Development Plan. In future this plan will be replaced by the emerging Wrexham Local Development Plan 2013 – 2028.

Planning (Listed Buildings and Conservation Areas) Act 1990

Planning (Listed Buildings and Conservation Areas) Act 1990 for both England and Wales sets out the government policy and guidance to Local Planning Authorities on the operation of the planning system and identification and protection of historic buildings, conservation areas, and other elements of the

historic environment.

Section 66 of the Act requires Local Planning Authorities, in the consideration of whether to grant permission for development which affects a Listed Building or its setting, to have special regard to certain matters, including the desirability of preserving the listed building or its setting, or any special features of architectural or historic interest of which it may possess.

Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012

The Regulations set out the framework and procedures in relation to the submission of applications for Listed Building Consent. This includes the requirements in terms of the content of such submission, the scope of the accompanying Design and Access Statement and the timescales for consultation.

Planning (Listed Buildings and Conservation Areas) (Wales) (Amendment) Regulations 2017

This Amendment requires applications for Listed Building Consent to be accompanied by a heritage impact statement which examines the impact of the proposed development upon the special architectural or historic interest of the listed building.

Historic Environment (Wales) Act 2016

The Act gives more effective protection to listed buildings and improves the sustainable management of the historic environment. Part 3 of the Act makes amendments to the Planning (Listed Buildings and Conservation Areas) Act 1990 in relation to buildings in Wales that are of special architectural or historic interest.

Planning Policy Wales (Edition 11, February 2021)

PPW Edition 11 reflects the Historic Environment (Wales) Act 2016. It is identified that change which has an impact on historic assets must be managed in a sensitive and sustainable way

Para. 6.1.6 identifies that one of Welsh Government's objectives is to: "Safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved".

PPW sets out a general presumption in favour of the preservation of a listed building and its setting with the primary material consideration being to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest it possesses with the aim of finding the best way to protect a listed building's special qualities. The proposed remediation works have been designed to protect, repair and conserve the special character of the footbridge.

Paragraph 6.1.10 of Planning Policy Wales 11th edition 2021 which states: "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."

It is noted that LBC applications must justify the proposals and show why the alteration of a listed building is desirable or necessary.

Technical Advice Notes

The Technical Advice Notes (TANs) are supplementary documents to Planning Policy Wales and each TAN provides detailed planning advice on a different subject. The TANs relevant to the proposed development are listed below.

TAN 12: Design

TAN 12 was adopted in March 2016 and provides advice on promoting good, sustainable design through the planning system.

The guidance promotes early consultation and consideration of design with the local planning authority and sets out the approach for delivering good design. Guidance is provided on a range of design elements, including, but not limited to access, character, sustainability, movement and context.

With respect to areas of architectural and/or historic value sustaining character is recognised as important. Paragraph 5.6.3 states that in the design of alterations or extensions to listed buildings, professional expertise is essential to assess the elements which make up the special interest of the building and to achieve a balance between sensitive change and maintenance of integrity.

In response to the above guidance, this Statement provides the justification of the proposed works and the wider benefit of the inclusion of a key passenger service such as a water refill station.

TAN 24: Historic Environment

TAN 24 was adopted in May 2017 and provides guidance on how the planning system considers the historic environment, including listed buildings. The Advice Note identifies that applications for listed building consent require a heritage impact statement to ensure that the significance of the building is taken into account in the development and design of proposals. Consequently, this report includes a Heritage Impact Statement.

Advice is given to local planning authorities on LBC considerations, which include the importance and grade of the building and its intrinsic architectural or historic interest; the physical features of the structure which justify its listing and contribute to its significance; the contribution of the setting of the listed building; the impact of the proposed works on the building's significance; and the extent to which the proposed works would bring substantial community benefits (Paragraph 5.13). These considerations are examined in detail within this Statement.

BS 7913:2013 Guide to the Conservation of Historic Buildings

BS 7913 serves as the standard of Good Practice for the management and treatment of historic buildings and is intended for those who own, use, occupy and manage historic buildings.

Managing Change to listed Buildings in Wales (Cadw)

Managing Change to Listed Buildings in Wales supplements Planning Policy Wales 1 and Technical Advice Note 24. It sets out general principles to consider when making changes to listed buildings and explains how to apply for listed building consent, including the roles and responsibilities of owners, local planning authorities and the Welsh Government's Historic Environment Service (Cadw).

This document has been used to consider the appropriateness of the proposals, specifically in the use of a modern material such as Polycarbonate. In particular the requirement to: "Retain all historic materials and finishes wherever practicable; repair where necessary; respect inherited character in any renewal."

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Local Development Plan

As set out above, the 'Development Plan' comprises the Wrexham Unitary Development Plan, adopted on 14 February 2005.

Policy EC9 refers to listed buildings of social architectural or historic interest. It states that 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 building or structures.

In respect of additions to listed buildings the policy states that the greatest skill and care is required in order to avoid damage to the intrinsic character of the buildings themselves (including interiors and fixtures) to their setting. The proposals subject to this application require minimal permanent works and are completely reversible in nature.

Emerging Development Plan

The emerging Wrexham Local Development Plan (LDP2) 2013 to 2028 will replace the current adopted Unitary Development Plan. The LDP2 was submitted to the Planning Inspectorate and the Welsh Government on 30th November 2018. The emerging LDP2 has the following policy relevant to proposals.

Policy SP16 refers to historic and cultural environment. It states that development will only be supported where it conserves, protects and enhances listed buildings. The Council are keen to ensure that historic assets are protected from inappropriate development and the opportunity is taken, where possible, to enhance historic areas, buildings and landscapes.

In accordance with the above, the proposals within this application have been developed in accordance with these national and local policies and is in accordance with the wider legislative requirements.

5 Assessment of Proposals

This section considers the proposed works to Wrexham General Railway Station in the context of national and local planning policy guidance as outlined above, together with heritage, design, access and other relevant matters.

Principle of Development

The principle of conserving, enhancing, and safeguarding the character of listed buildings is clearly set out within Planning Policy. The installation of a water refill station on platform 1 in a way which is completely reversible is a minor addition to the listed building. The proposals have no major impact on character and appearance and no historic fabric will be lost during the installation or any future removal of the water refill station. The location has been chosen to minimise the impact on the listed building, located in an area of the platform that requires the minimal physical works.

The installation of the water filling station is an important enhancement for passengers using the station.

The development is therefore considered to be in accordance with local policy, national guidance and legislation.

Heritage and Design Considerations

Wrexham General Railway Station is a Grade II listed structure and is considered an important

remaining part of the major rebuilding of the original station.

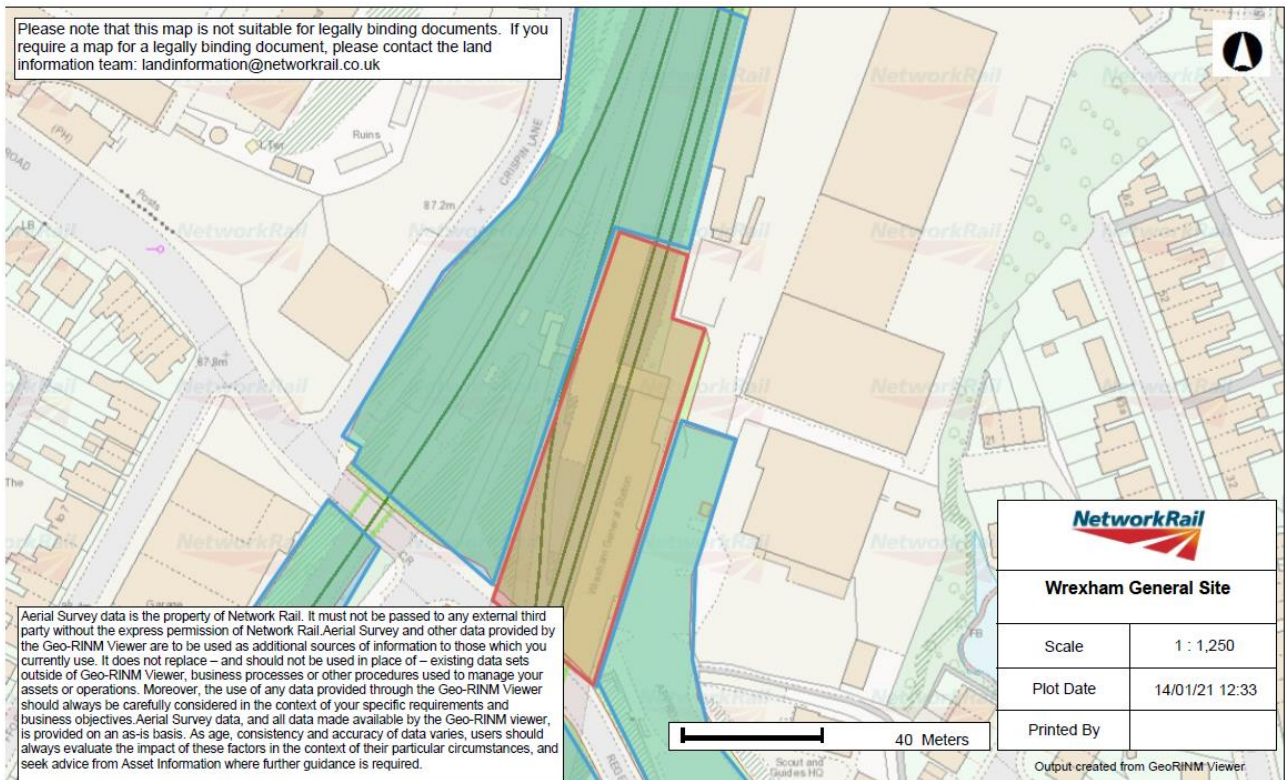
The installation of a water refill machine is considered to have no significant impact on the character and appearance of the listed building. The principle of the use of these refill stations has been agreed at a number of stations, including the Grade I listed Bristol Temple Meads Station.

It is considered that the proposed works will not adversely affect the character or appearance of the listed structure and will not compromise the features of the structure's Grade II listed designation and are de minimis in nature.

6 Conclusion

This application for Listed Building Consent responds to the need to install an appropriate water refill station and complies with the relevant legislation and policy. We look forward to your authority's determination of this application.

Appendix A: Site Location Plan



Appendix B: Historic Wales Listing Description

Wrexham General Station: Entrance Building

Grade II Listed

Date first listed: 2 August 1986

Date of amendment: 31 January 1994

List entry number: 1855

History

GWR station building, built c1875 as a replacement for the original provided by Henry Robertson for the Shrewsbury and Chester Railway Company, formed in 1846, and absorbed by the GWR in 1854. Later extensions and enlargement of platforms, 1909-12.

Exterior

Roughly coursed and squared stone with ashlar dressings and fishscale slate roof. Symmetrical single storeyed entrance range with outer pavilion blocks with wrought iron brattishing surmounted steep roofs. Central entrance in roll-moulded archway, flanked by cross-pane windows. Cornices over similar windows in pavilions (one now a doorway). Long range of offices, waiting rooms etc. Continuous to right, with similar openings. Platform side has roll moulded arches to doorways and 4-pane fixed glazing to windows. Canopied opening links the original building with a later addition to the E in red brick with blue brick dressings. Overall platform canopy with glazed pitched roof carried on cast-iron columns with twisted enrichment to high bases, fluted shafts foliate capitals. These carry cambered iron ties with enriched scrolled rackets, supporting in turn cambered timber trusses with short chamfered king-posts. Similar brackets carry cantilevered canopy projecting to platform edge, terminating in fretted valences.

Reason for designation

A good example of GWR station architecture, which, with its fine canopy, survives intact.

