Mr. & Mrs. Kelly

AT

65 Acton Gate

Wrexham

LL11 2PW

BY

FOXALL SURVEYORS
Commercial & Residential

BUILDING SURVEYORS – CHARTERED BUILDING ENGINEERS –
ARCHITECTURAL DESIGN – PLANNING CONSULTANCY SERVICES
RICS HOMEBUYER SURVEYS LEVEL 1, 2 & 3

Foxall Surveyors

May 2026 / RevA September 2026

Heritage Impact Statement – Listed Building Consent

Proposed Rear Single Storey Extension / Modifications to

Front Elevation Windows / Doors

RICS® Regulated by RICS

CIOB
THE CHARTERED INSTITUTE OF BUILDING

CONTENTS

1. Introduction and Objectives
2. Historic and Architectural Significance
3. Justification for Proposed Works
4. Impact of Proposed Works
5. Setting of the Listed Building
6. Legislation and Policy
7. Evaluation of the scheme in the context of the Conservation Principles
8. Assessing the changes to in the context of the Conservation Principles
9. Conclusion



Photo 1 – Depicts 65 Acton Gate, Wrexham LL11 2PW

RICS Regulated by RICS

1.0 INTRODUCTION

1.1 This heritage statement has been prepared to accompany the listed building application for proposed works at 65 Acton Gate, Garden Village, Wrexham, LL11 2PW, namely the removal of the interconnecting wall separating the kitchen from the rear dining room, along with the removal of the rear elevation dining room wall to form a larger open plan kitchen / dining room and family room create a large a kitchen-dining room which is more suitable for modern-day living. This report draws on the guidance on the statutory requirement to prepare a heritage impact statement in tandem with an application for listed building consent. The guidance is complementary to the Historic Environment (Wales) Act 2016 and is underpinned by the modern conservation philosophy of CADW's Conservation Principles for the Sustainable Management of the Historic Environment in Wales (2011).

1.2 - 65 Acton Gate is a Grade II listed property, designated as such on 31st January 1994. The listed building description as detailed on the CADW website is attached in Appendix A. Reference Number 1858 Grade II Listed.

1.3 - Appendix B shows the Ordnance Survey map detailing the location of the property, also from the CADW website.

1.4 65 Acton Gate is a roughcast render over brick, bay fronted semi-detached house. Built around 1913 as part of the Wrexham Garden Village.

1.5 The proposal comprises the creation of a modern kitchen / dining and upgrading the utilities throughout. A summary of the proposal is detailed below:

• Removal of interconnecting wall between the kitchen & dining room, including removal of rear retaining external elevation wall to kitchen / dining room as existing to enlarge the space by creating a single storey rear extension. to create one large kitchen Diner / Family space.

• Installation & modernisation of Kitchen / dining room.

• Improvements to the utilities (throughout).

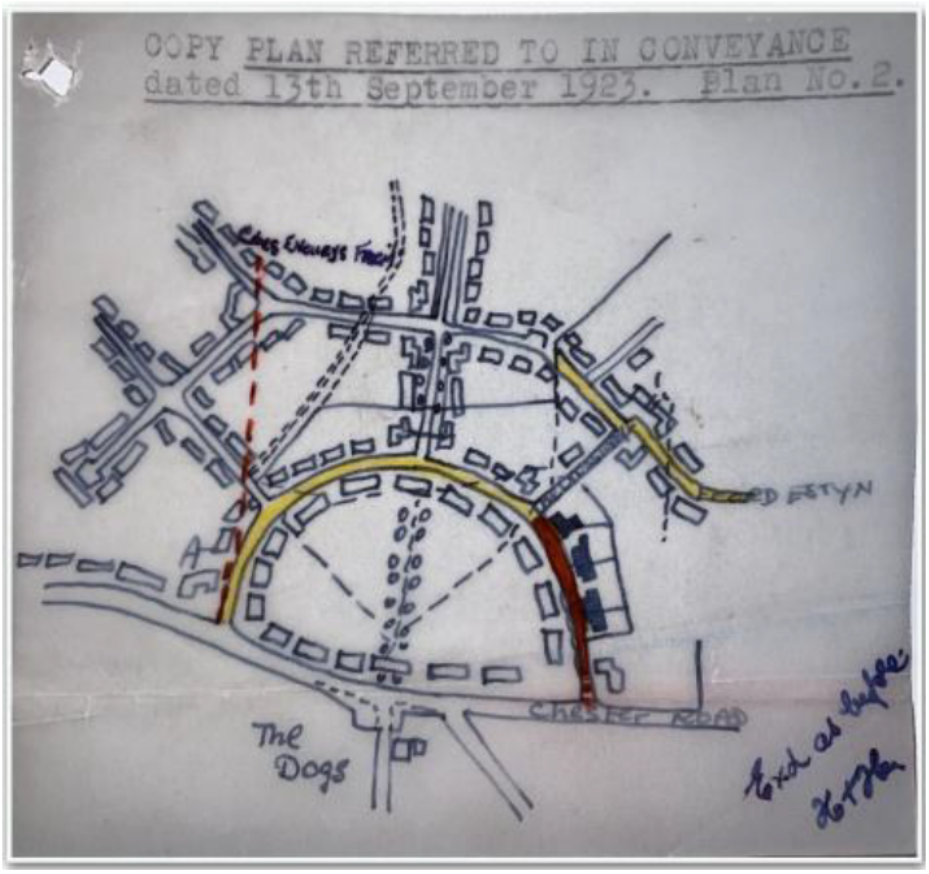
RICS Regulated by RICS

2.0 HISTORICAL AND ARCHITECTURAL SIGNFICANCE

2.1- Historical Context. There is little recorded history about the house however there is some history in relation to the area that the house is located and the housing development that it formed part of. Garden Village is a suburb of the town of Wrexham and an electoral division (ward) in the community of Rhosddu in Wrexham County Borough, North Wales. At the start of the 20th century, the housing supply in many areas of Wrexham was of poor quality and, with the increase in industry locally, in short supply. The development of Garden Village began with the purchase of some 200 acres (81 hectares) of land from Sir Foster Cunliffe near to the estate of Acton by the Welsh Town Planning and Housing Trust Limited. The intention was to provide affordable housing to workers coming to Wrexham to work in the expanding industries of coal and iron. Gresford Colliery had recently been opened where it was expected that approximately 3,000 men would be employed in the next two years. A Co-partnership Housing Society was set up in 1913 called Wrexham Tenants Limited, with Lord Kenyon, Mr. David Davies, M.P., and others as Directors to build the houses, while the Trust would build the roads and supervise the development of the estate. The Architect chosen for the project was G.L Sutcliffe, who has become well known for his work on Brentham and Hampstead Garden Suburbs in London. Sutcliffe was keen to improve the living conditions of ordinary working people, and saw garden suburbs on the edge of existing cities as a more practical solution than free-standing Garden Cities on the Letchworth model. Sutcliffe had designed several large houses in the Surrey and Buckinghamshire commuter belt, in an attractive 'arts and crafts' style with gables and steeply-pitched tiled roofs. These features characterised the cottages and houses he designed within the various garden suburbs. Even when commissioned to plan a garden suburb for a northern city like Liverpool, he kept to the same style. An original artwork from the Hampstead Garden Suburb designed by the architect G.L. Sutcliffe is shown below.



2.2 - Sutcliffe's original plan for Garden Village in Wrexham was to provide a village institute, two places of worship, a school and plenty of open spaces and recreation grounds. The design was inspired by the Garden City Movement and was planned as a 'Garden Suburb'. In the first year, 44 properties were completed; numbers 63-71 Acton Gate, numbers 149-167, Chester Road (originally called Bryn Acton) and Cunliffe Walk. These first house were designed by Sutcliffe and the remaining 205 by Thomas Alwyn Lloyd, architect to the trust. One of the pioneering features of the development was that the tenants were also investors in the Company 5 of 22 Heritage Impact Statement – 65 Acton Gate, Wrexham - February 2021 thus ensuring control of future development. The picture below shows the plan for Garden Village as referred to in the Conveyance of September 1923. Appendix C shows the Ordnance Survey map for the area from 1938 which shows the early development of Garden Village and the row of listed houses within Acton Gate.



Unfortunately, with the advent of World War I, the development lost impetus and no further development was undertaken by Wrexham Tenants Limited. The planned shops, churches, institute and school were never built, although St Margaret's church was built in 1928, partly to the original design of Thomas Alwyn Lloyd. In 1955, Wrexham Tenants Limited was wound up and the properties sold to the tenants at greatly reduced prices of between [redacted] and [redacted] Analysis of the deeds (shown to the right) confirm that the house was first owned by Wrexham Tenants Limited as outlined above. It is believed that the houses on Acton

RICS Regulated by RICS

Gate were occupied by the managers of the Gresford mine, with the workers from the mine occupying the houses in the remainder of the village.

Aesthetic Context. 65 Acton Gate is a well-preserved example of a neo-vernacular style house, constructed with roughcast render over brick with grey slate roofs and brick axial and end wall stacks. Set over 2 storey's the house is a symmetrically planned 4-window range with advanced outer gables. The property's doorways are recessed in porches with round-arched entrances and the roof above swept down from the hipped gable. Gabled ranges have canted bay windows with slate roofs to the lower storey, some of the existing wooden window frames have been replaced and can be found not to match the traditional window pane styling, it is proposed to replace the none standard window frames to the front elevation with new wooden windows frames and glazing to match the rest of the property, including the removal of one inner covered door to a window again.

The Central range between the gables has roof swept down and carried on chamfered and braced timber posts over a veranda, with French doors in return of gabled cross wing, and casement windows in main range. There is also a long dormer window of 4-lights in the roof above. Linked to the entrance blocks at either side, are hipped roofed garage extensions, which may be adapted from original outbuildings, and are similar in detail to the main building. The image above shows the current view of the property from the South East.

2.3 - Communal Value. 65 Acton Gate does not hold any significant local status.

2.4 - Evidential Context. The structural history of the house is reasonably straightforward, and its major phases may be outlined as follows:-

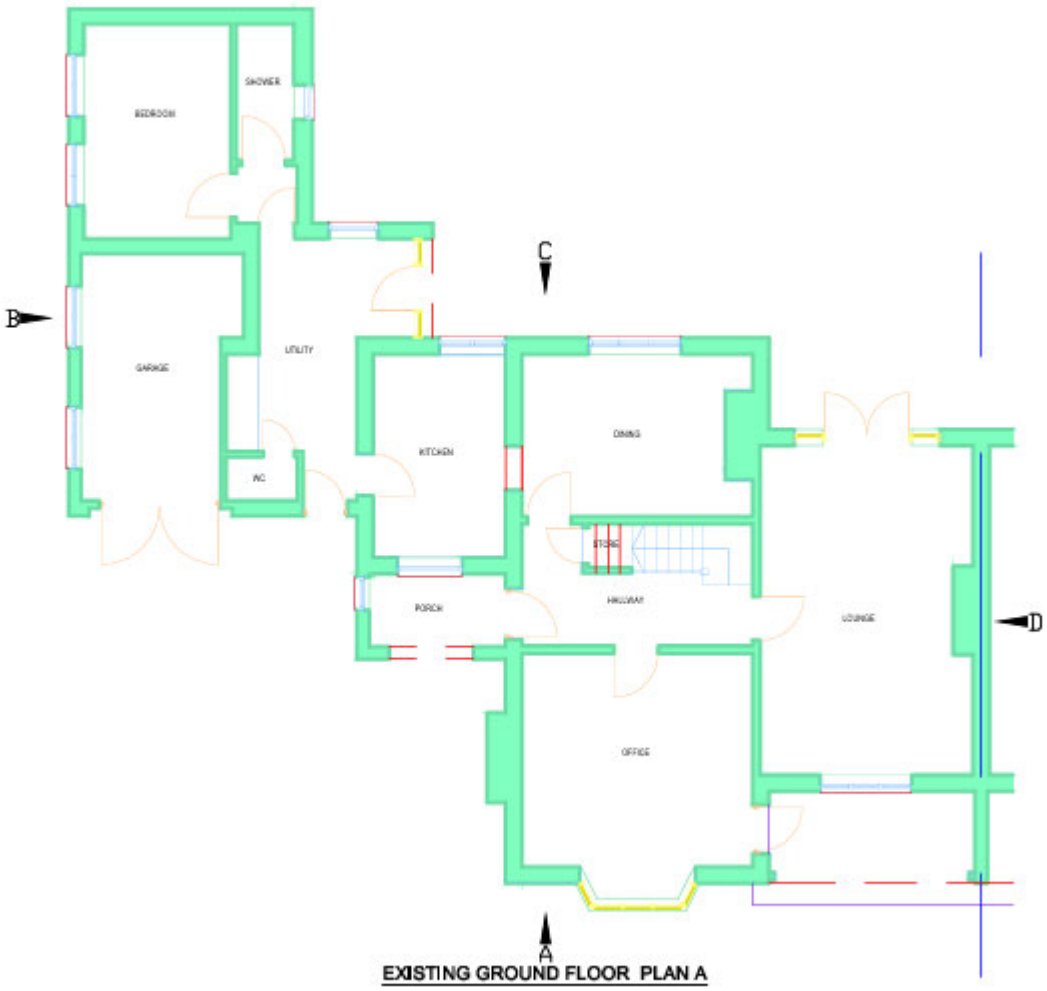
Phase 1. circa 1916, construction of the house

• Phase 2. circa 1980, extension of the utility room to the rear of the property with the installation of a flat roof.

• (Listing of 65 Acton Gate - 31/01/1994).

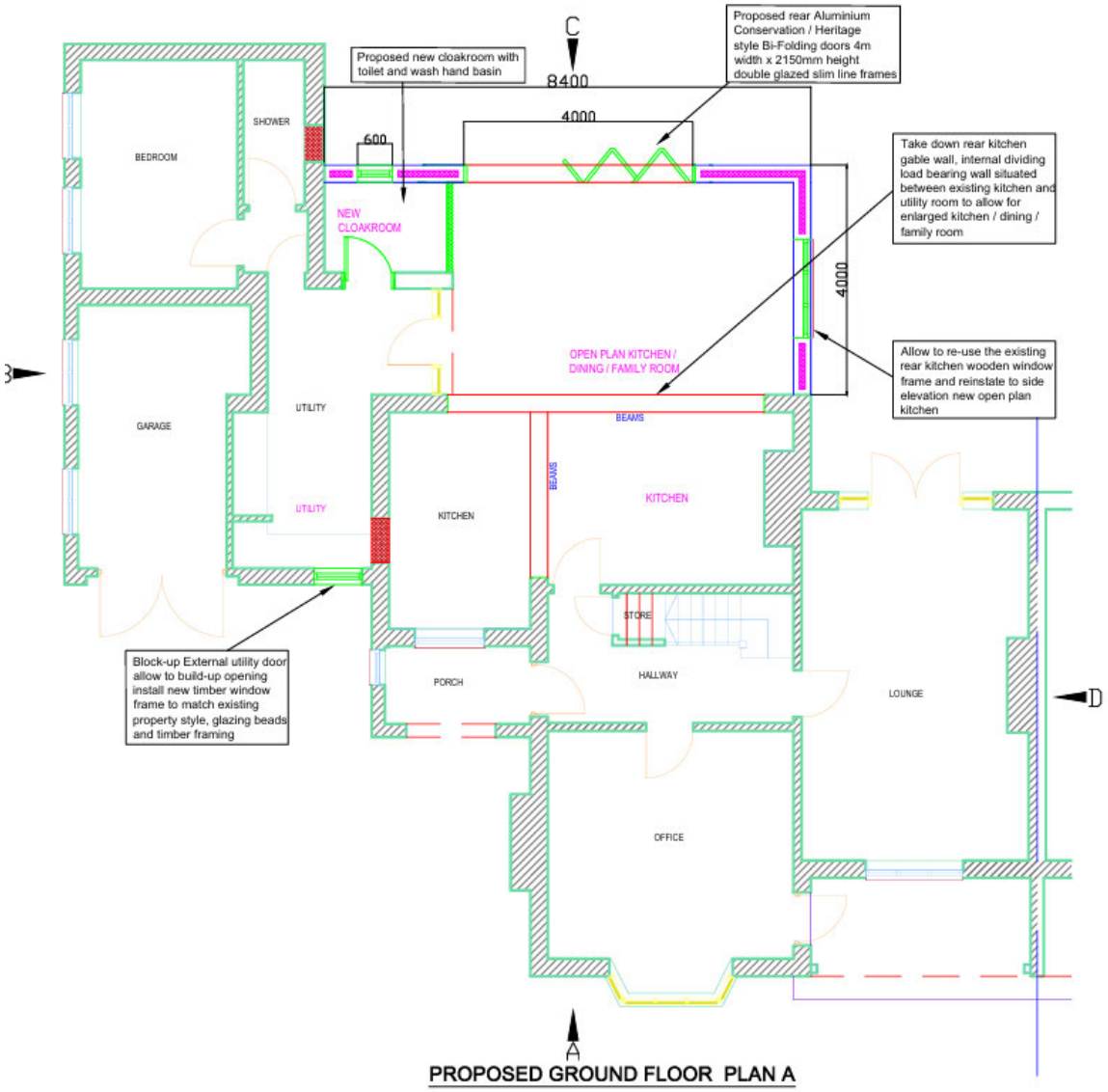
RICS Regulated by RICS

3.0 Existing Floor Plan



EXISTING GROUND FLOOR PLAN A

3.1 Proposed Floor Plan



PROPOSED GROUND FLOOR PLAN A

RICS Regulated by RICS

3.2 Existing Front Elevation Windows



Standard wooden casement installed Circa 1980's / early 1990's window frame does not match existing traditional frames or glazing



Internal photo of front elevation under archway porch area

RICS Regulated by RICS

Proposed Copy Windows To Be Used In Place of Existing Casement Windows



Proposed Rear Wooden Dining Room Window Is To Be Re-Sited and Installed

Along The Side Elevation of the New Proposed Single Storey Kitchen Extension

The Front Utility Room Door Opening Is To Be Blocked Up and a New Replacement

Wooden Window Comprising of Four Glazing Panes Is to be used similar to the one shown above, the existing wooden casement front kitchen window is also to be replaced and matched with the existing rear dining room four pane glazed wooden window frame (refer to proposed floor plan drawing 04 showing areas concerned)



Front utility room door to be half blocked up and a new wooden four pane glazed window to be installed to match existing rear dining room window.

Proposed Slimline Velva Aluminium Double Glazed Bi-Folding Door Set





Proposed Flat Double Glazed Black Roof Lights to be installed within the flat roof of the rear single storey kitchen extension / family room x 2 No. Lanterns



Example of how the flat roof glazed roof lights will appear once installed amongst the flat roof extension to the property.

RICS Regulated by RICS

EXTERNAL MATERIALS PROPOSED

All external wall render is to match existing in style, size and colour.

All Windows are to match existing in wood frames with a four pane glazed windows.

All new doors (rear doors) are to be installed using a slim line Aluminium framed double glazed Bi-Folding doors black in colour.

All roof lanterns are to be slim flat line conservation style double glazed black framed roof glazing.

The flat roof covering installed over the newly constructed flat roofed family room / kitchen diner is to be single ply rubber membrane roof covering

All fascia and soffit boards are to be exposed timberwork and painted black.

All rainwater goods are to be a conservation style metal or aluminium black guttering and black downpipes.

INTERNAL MATERIALS PROPOSED

All internal walls are to be constructed from lime mortar wall plaster and painted using matt emulsion breathable paint finishes.

All interior woodwork, door casings, timber skirting boards, dada rails, door architraves are to match existing in style, size and appearance.

Floor coverings are to be installed to the open plan kitchen diner / family room using ceramic floor tiles.

All ceilings are to be plastered using a modern gypsum plasterboard finish with a plaster skim applied finish smooth and painted using breathable matt emulsion paint.

Where all internal loadbearing walls are to be taken down and removed and for supporting steel beams installed, solid bulk heads are to be formed and left in position to differentiate between the old and newly formed extension rooms of the property.

4.0 IMPACT OF THE PROPOSED WORKS

4.1 By increasing the energy efficiency of the property via improvements to plumbing and heating systems the energy rating of the property will be significantly increased resulting in a lower carbon footprint.

4.2 The proposed changes allow for the vast majority of the property to be preserved or restored to its original format, with only sympathetic restoration and improvements carried out.

4.3 Proposed Exterior works may be described as: - The refurbishment of the original windows, with existing wooden casement windows (more modern windows) being replaced to match the existing, along with the removal and blocking up of the front utility room entrance door and replacement of the door with a new wooden window to match existing windows, with original materials will not only bring the property back to its original standing & character, but will make the property more energy efficient. The outside of the property will be fully re-painted with the correct materials, which will aesthetically bring the property back to its original standing. Over the past few years the exterior of the property has been neglected.

4.4 The proposed scheme has the following merits: - The exterior of the property will remain unchanged from all aspects - The environmental impact of running and maintaining the property is significantly reduced

5.0 SETTING OF THE LISTED BUILDING

5.1 The setting of a listed building is the surroundings in which it is understood, experienced and appreciated, embracing present and past relationships to the surrounding landscape. Views to, from and across a historic asset are an obvious form of evaluation, but other sensory elements may be relevant too, including topography, layout, use, noise, and light pollution, as well as historic, artistic, literary, cultural or scenic associations, tranquillity and remoteness. When assessing proposals, local planning authorities are required to pay special regard to the desirability of preserving the building or its setting or any other features of special architectural or historic interest which it possesses. This is set out in section 66 of the 1990 Act Listed Buildings and Conservation Areas Act.

5.2 In terms of its historic setting, 65 Acton Gate is a semi-detached property within the small village of Garden Village. The proposal to the front elevation of the property will slightly change the overall frontage appearance, but it is proposed to change the front elevation for the better, as the replacement front kitchen window changing back to match all other remaining front elevation windows, along with the blocking up of the front utility room entrance door and the installation of small wooden window with a four pane glazing design will put the property back to it’s original design and appearance prior to when previous renovations have been undertaken during the 1970’s / 1980’s period.

RICS Regulated by RICS

6.0 LEGISLATION AND POLICY

6.1 Legislation and Policy – The legislative and policy context includes the following:- - 1990 Planning (Listed Buildings and Conservation Areas) Act, section 66 - 2016 Historic Environment (Wales) Act 2016 - Technical Advice Note 24 (The Historic Environment) 2017 including annex 1 (Historic Impact Assessment in Wales), 2 (Managing Change to Listed Buildings in Wales) and 6 (Setting of Historic Assets in Wales) - Planning Policy Wales Edition 9 (November 2016), Section 6 - Pembrokeshire County Council Local Development Plan (2013), Policy GN.38 - Conservation Principles for the Sustainable Management of the Historic Environment in Wales', Cadw, 2010.

6.2 Evaluation of the proposed scheme in the context of national policy

6.21 The main material policy document is Technical Advice Note 24 (The Historic Environment) 2017. Paragraph 5.13 requires consideration of a number of issues when determining a listed building consent application.

These include:-

• 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 first four points comprise the crux of listed building legislation and it is considered that this statement addresses the relevant issues. In terms of the fifth point, it is certain that the proposal will enhance the local environment and highly likely that the renovated building will contribute to the area's economy through the ability to be used as comfortable work-from-home premises 6.22 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'. It advises that ' 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'.

RICS Regulated by RICS

It is considered that 65 Acton Gate is capable of sustaining the degree of alteration proposed to sustain its ongoing use as a family home with modern-day requirements and that a careful balance has been made against the heritage values of the building.

6.23 From the Welsh Assembly Government publication; 'Conservation Principles for the sustainable management of the historic environment in Wales', it is considered that the work being proposed for 65 Acton Gate do meet the criteria for justification of new work or alternations which are listed below:

a. the need for the work is fully justified; and

b. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the asset; and

c. the proposal would not materially harm the values of that asset, which, where appropriate, would be reinforced or further revealed; and

d. the quality of design and execution must add value to the existing asset; and e. the long-term consequences of the proposals can, from experience, be demonstrated to b.

7.0 EVALUATION OF THE PROPOSED SCHEME IN THE CONTEXT OF THE CONSERVATION PRINCIPLES

Principal 1 – Historic Assets will be managed to sustain their values

Changes in the historic environment are inevitable and conservation of historic buildings is about the careful management of change, having special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The proposed works at 65 Acton Gate are perceived as conserving the special character of the house whilst upgrading its facilities for modern-day residential use. The works of alteration mainly centres on the removal of a wall between the kitchen and sitting room and improvements to the internal efficiencies of the house. The character of 71 Acton Gate, as an example of an early house built in Garden Village and designed by G. L. Sutcliffe remains unaltered.

Principle 2 – Understanding the significance of historic assets is vital

In evidential terms, the structural history of 65 Acton Gate is very straightforward, as examined above. In terms of communal value, to the historian, 65 Acton Gate is a well-preserved semi-detached house, the proposed scheme has no impact on any of this.

Principle 3 – The historic environment is a shared resource

Although 65 Acton Gate is a private house, along with the other listed properties on the road, it has formed an important part of Garden Village. In terms of public interest, the legal

procedures needed to obtain listed building consent provide the mechanisms for arbitrating between private and public interests.

Principle 4 – Everyone will be able to participate in sustaining the historic environment

It is hoped that this document will assist ensuring that decisions about 65 Acton Gate are taken in an open and transparent manner, as well as sharing what is known about the house to date, raising people's awareness and understanding of their heritage.

Principle 5 – Decisions about change must be reasonable, transparent and consistent

It is hoped that this document will underpin this principle and provide a clear justification for proposed changes to the building.

Principle 6 – Documenting and learning from decisions is essential

The information and documentation gathered as a result of the proposed scheme will be retained by the owners, with a copy provided to the Wrexham Borough Councils public archive.

8.0 ASSESSING THE CHANGES TO 65 ACTON GATE IN THE CONTEXT OF THE CONSERVATION PRINCIPLES

Changes to the building may be categorised as new work or alteration, including: New work or alteration.

- Removal of existing front elevation utility room entrance doorway, block-up half the door opening, installation of new wooden window frame with four pane glazing.
- Removal of existing front elevation kitchen window (existing window more moder top hung wooden casement window) allow to replicate new wooden window frame with four pane glazing to match existing front elevation window design.
- Take down supporting load-bearing wall positioned between existing kitchen and dining room, allowing to take down and remove rear elevation load-bearing wall, installation of 'T Shaped' steel beams to support openings, leave bulk-heads in place, to allow formation of single storey rear extension to form new enlarged kitchen diner / family room space.
- Installation of new slim line conservation style black aluminum framed bi-folding patio doors to family / kitchen space.
- New aluminum slim line conservation style roof lights x 2 No.
- Re-purpose the existing wooden rear elevation dining room window, allowing to install the window into the side elevation opening of the newly formed kitchen.

9.0 CONCLUSION

9.1 This Heritage Impact Statement has been completed in line with current CADW guidance (CADW 2017a).

9.2 Completion of the works will allow the property to become a fully functioning family home once again.

9.3 The removal of the wall diving the kitchen & dining room, including the removal of the rear elevation kitchen / dining room wall to form an additional rear single storey kitchen diner / family room space, which will be the focal point of the family home.

9.4 The proposal has been carefully planned to preserve and restore as much of the original house as possible.

9.5 The property will receive significant investment to sympathetically modernise to today's living standards whilst maintaining and restoring many original features, protecting the property for many generations to come.

9.6 Taken as a whole, it is concluded that the proposed development would at least 'preserve' the character and appearance of 65 Acton Gate. This is determined on the basis that all of those elements of the property which make a positive contribution to the listing are maintained.

9.7 It is hoped that this report adequately addresses the impact of the proposal on the character and setting of the 65 Acton Gate, balancing the statutory requirement to preserve the listed building with government and local policy to retain it in suitable use and condition

RICS Regulated by RICS

APPENDIX A – CADW – Full Report For Listed Building

Full Report for Listed Buildings

Cadw

The list description is not intended to be a complete inventory of what is listed: it is principally intended to aid identification. By law, the definition of a listed building includes the entire building (i) and any structure or object that is fixed to the said building and ancillary to it and (ii) any other structure or object that forms part of the land and has done so since before 1 July 1948, and was within the curtilage of the building, and ancillary to it, on the date on which said building was first included in the list, or on 1 January 1969, whichever was later.

Summary Description

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
1858	65	II	Designated	31/01/1994	

Name of Property	Address
65 Acton Gate	65 Acton Gate

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Wrexham	Rhosddu		Garden Village	333626	351963

Street Side	Location
N	A pair of houses sited east of the bend on Acton Gate, set back from the road in small gardens.

Description

Broad Class	Period
Domestic	

History

Built as part of Wrexham Garden Village, an ambitious housing scheme initiated by Wrexham Tenants Limited in 1913 under the aegis of Co-Partnership Tenants, but adopted as one of its first five schemes by the Welsh Town Planning and Housing Trust. G. L. Sutcliffe was the architect to Co-Partnership Tenants, and was responsible for the layout of the estate, as well as for many of the building designs. This pair of houses, designed by Sutcliffe, were among the earlist houses to be built in the village.

Exterior

Roughcast render over brick, with grey slate roofs, and brick axial and end wall stacks. Neo-vernacular style. 2 storeys, a symmetrically planned 4-window range, with advanced outer gables. Entrances in short hipped roofed wings set back to either side. Doorways recessed in porches with round-arched entrances, the roof above swept down from the hipped gable.
Gabled ranges have canted bay windows with slate roofs to lower storey, and 3-light casement windows (renewed in original openings) above. Central range between the gables has roof swept down and carried on chamfered and braced timber posts over verandah, with French doors in return of gabled cross wing, and casement windows in main range. Long dormer windows of 4-lights in the roof above. Linked to the entrance blocks at either side, are hipped roofed garage extensions, which may be adapted from original outbuildings, and are similar in detail to the main building.

Interior

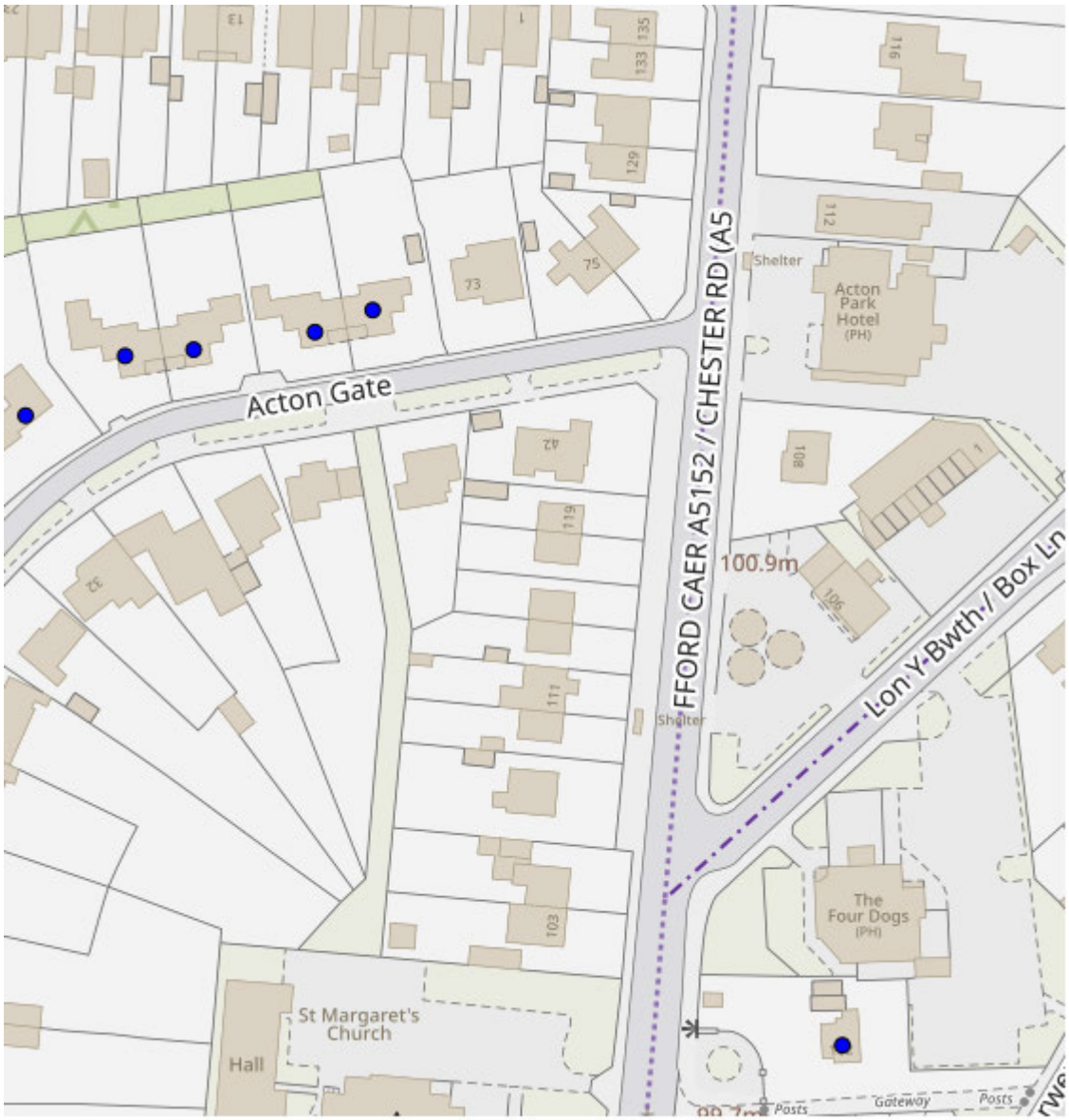
Reason for designation

A good example of one of the original designs for the Garden Village, forming a varied group of house designs, Nos 63 and 69-71 Acton Gate.

Cadw : Full Report for Listed Buildings [Records 1 of 1]

RICS Regulated by RICS

APPENDIX B – Map from CADW Website showing the Listed properties on Acton Gate Wrexham.



RICS Regulated by RICS

Ian Foxall BSc. (Hons) AssocRICS MCIOB C.Build E MCABE

Director

[redacted]

FOXALL SURVEYORS
Commercial & Residential