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Letter issued by e-mail only

HERITAGE STATEMENT

Supporting Application for Listed Building Consent for Villa Romano, Grove Road, Wrexham, LL11 1DY a Grade II Listed Building.

1. Introduction

This Heritage Statement has been prepared in support of an application for Listed Building Consent at **Villa Romano, Grove Road, Wrexham**.

The purpose of this statement is to identify the significance of the heritage asset, describe the proposed works, and assess the impact of those works upon the special architectural and historic interest of the listed building.

Villa Romano is designated as a Grade II Listed Building and forms part of a notable group of late nineteenth-century villas within Grove Road, an area recognised for its historic architectural character.

2. Site Description

Villa Romano occupies a prominent position within Grove Road and is set within its own grounds. The property forms part of a wider Victorian villa development established during the expansion of Wrexham in the late nineteenth century.

The building is of two-storey construction with brick walls, stone detailing and a slate roof. The principal elevation displays strong Anglo-Italian influences and incorporates a symmetrical arrangement with projecting gables, decorative stone dressings, sash windows and detailed eaves supported on moulded brackets.

Key architectural features include:

- Original Victorian massing and form.
- Decorative stone detailing.
- Pedimented gables.
- Historic sash windows.
- Bracketed eaves.
- Terracotta roof features.
- Mature landscaped setting.

3. Historical Background

Villa Romano was constructed during the late nineteenth century following the development of Grove Road as an affluent residential suburb of Wrexham. The building is thought to date from after 1872 and may have been designed by architect J. R. Gummow.

Historically the property has served a variety of functions including residential accommodation and, at one stage, use as a nurses' home associated with healthcare provision in Wrexham. The building has adapted to changing needs over time whilst retaining its essential architectural character.

The property's inclusion on the statutory list reflects both its individual architectural merit and its wider contribution to a surviving group of Victorian villas that collectively demonstrate the historic development of the town.

4. Heritage Significance

Architectural Significance

Villa Romano possesses considerable architectural significance arising from:

- Its distinctive Anglo-Italian design.
- High-quality Victorian detailing.
- Survival of original external features.
- Contribution to the architectural coherence of Grove Road.

Historic Significance

The building has historic value as part of Wrexham's nineteenth-century suburban expansion and reflects the development of prosperous residential neighbourhoods during this period.

Group Value

Particular significance derives from the building's relationship with neighbouring listed villas along Grove Road. Together, these buildings represent a well-preserved example of planned urban estate development. This group value was specifically identified as a reason for listing.

Setting

The building's setting within a landscaped plot contributes positively to its significance and enables appreciation of its architectural form and detailing.

5. Proposed Works

The proposed works comprise the installation of **two discreet radon sump extraction systems** to mitigate elevated radon levels within the building and improve the internal environment for occupants.

The works consist of:

- Installation of one radon sump pump and associated discharge pipework on the **rear (south) elevation**.
- Installation of one radon sump pump and associated discharge pipework to the **west side extension**.
- Routing of external discharge pipework vertically against the building elevations.
- Pipework and external fittings to be coloured and detailed to match existing rainwater goods.
- Positioning of equipment in locations of limited public visibility and away from principal architectural elevations.

The proposed installations have been designed to minimise their visual presence by following existing architectural lines where possible and utilising materials and finishes that closely resemble the building's existing rainwater drainage systems.

The works do not require the removal of significant historic fabric, alterations to principal architectural features, or changes to the building's historic plan form.

6. Heritage Impact Assessment

Significance of Affected Areas

The proposed works affect secondary elevations located to the rear and side of the building. These elevations contribute to the overall significance of the listed building but are of lesser importance than the principal elevations and principal architectural features identified within the statutory listing description. Romano derives its primary significance from its overall architectural composition, Anglo-Italian styling, decorative stone detailing, gabled elevations, sash windows, bracketed eaves and its contribution to the wider group of Victorian villas along Grove Road.

Impact on Historic Fabric

The installation requires only limited and localised fixing points for pipework and equipment.

The works:

- Do not result in the loss of historic architectural features.
- Do not affect significant internal fabric.
- Do not alter the historic form, massing or roofscape of the building.
- Can be removed in the future with minimal intervention, making the works largely reversible.

As a result, the impact upon historic fabric is considered **negligible**.

Impact on Architectural Character

The proposed sump pump discharge pipework has been designed to replicate the appearance of traditional rainwater goods. By adopting similar dimensions, colouring and

vertical alignment, the installations will appear as subordinate service elements within the existing architectural composition.

The equipment will be located on secondary elevations where visibility from the public realm is limited. The proposal therefore avoids adverse impact on views of the building's principal elevations and preserves appreciation of its key architectural features.

The proposals will not detract from the character or appearance of the listed building and are considered sympathetic to its historic fabric and architectural interest.

Impact on Setting

The proposed works are small in scale and confined to existing built elevations. There will be no impact on the wider setting of the building, its relationship with neighbouring historic villas, or its contribution to the character of the surrounding conservation area. Romano's recognised group value as part of the late nineteenth-century villa development on Grove Road will therefore remain unchanged.

Public and Operational Benefits

The installation of radon mitigation measures delivers substantial operational and health benefits by reducing radon concentration levels within the building and helping ensure a safe environment for occupants.

The works will:

- Improve environmental conditions within the building.
- Assist the continued occupation and beneficial use of the property.
- Support the long-term conservation of the heritage asset through ongoing use and maintenance.
- Avoid the need for more intrusive mitigation measures.

Overall Heritage Impact

Having regard to the scale, location and design of the proposed works, the development will result in **no harm to the special architectural or historic interest of the Grade II listed building**.

The proposed radon sump pumps and associated pipework constitute minor, reversible interventions that will have a negligible visual impact due to their placement on secondary elevations and their design to resemble existing rainwater goods. The significance of the listed building, both as an individual heritage asset and as part of the wider historic group along Grove Road, will therefore be preserved.

Conclusion

The proposed installation of two radon sump pumps on the south rear elevation and west side extension has been carefully designed to minimise visual impact and avoid harm to historic fabric. The works are reversible, affect only secondary elevations, and have been detailed to mimic existing rainwater goods. Consequently, the proposal preserves the

special architectural and historic interest of Villa Romano and is considered fully consistent with the statutory objectives of listed building protection.

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