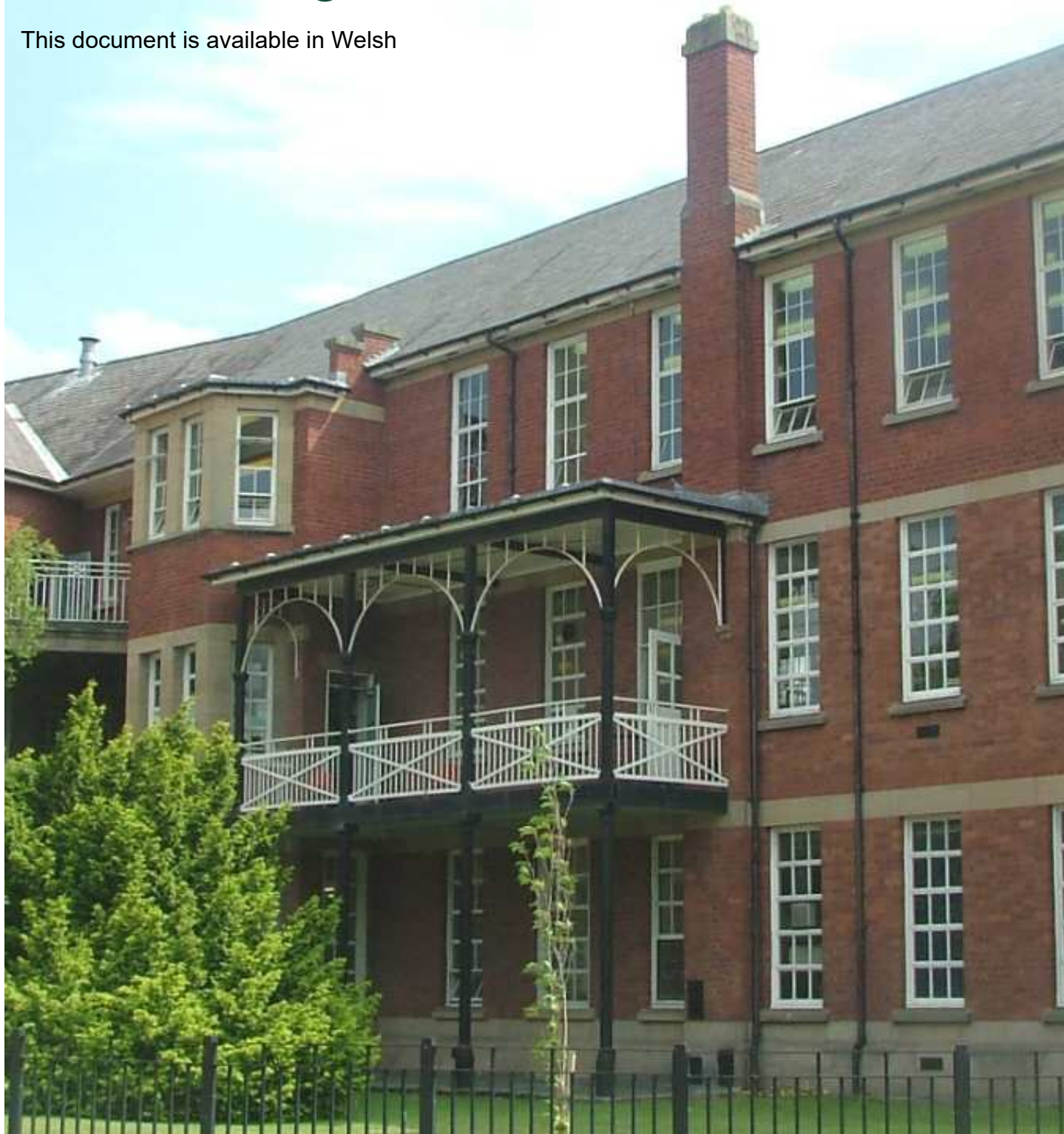


Grosvenor Road Conservation Area Assessment and Management Plan

This document is available in Welsh



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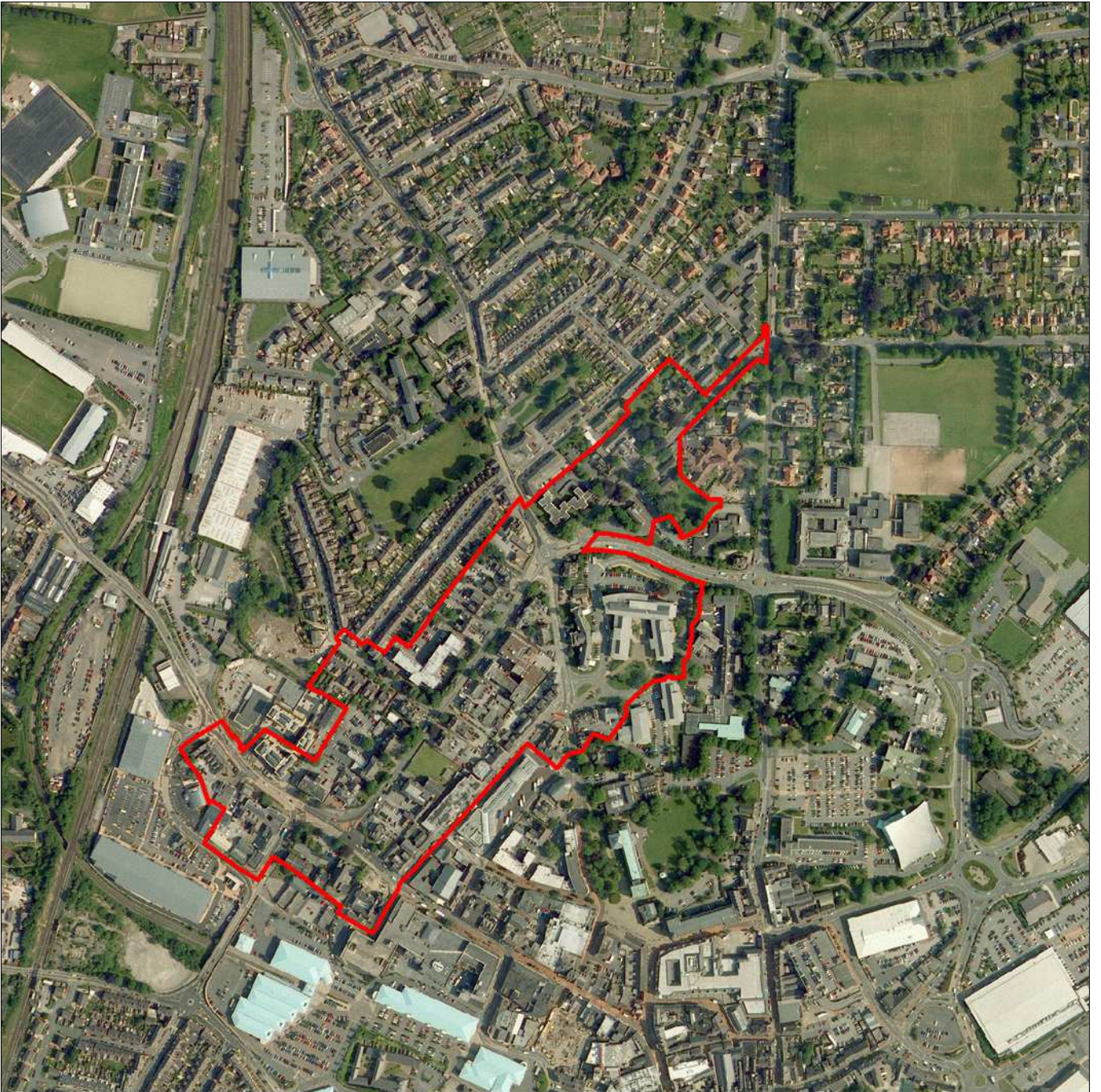
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This document is available in welsh and in alternative formats on request. It is also available on the Council's website

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Part I Character Assessment

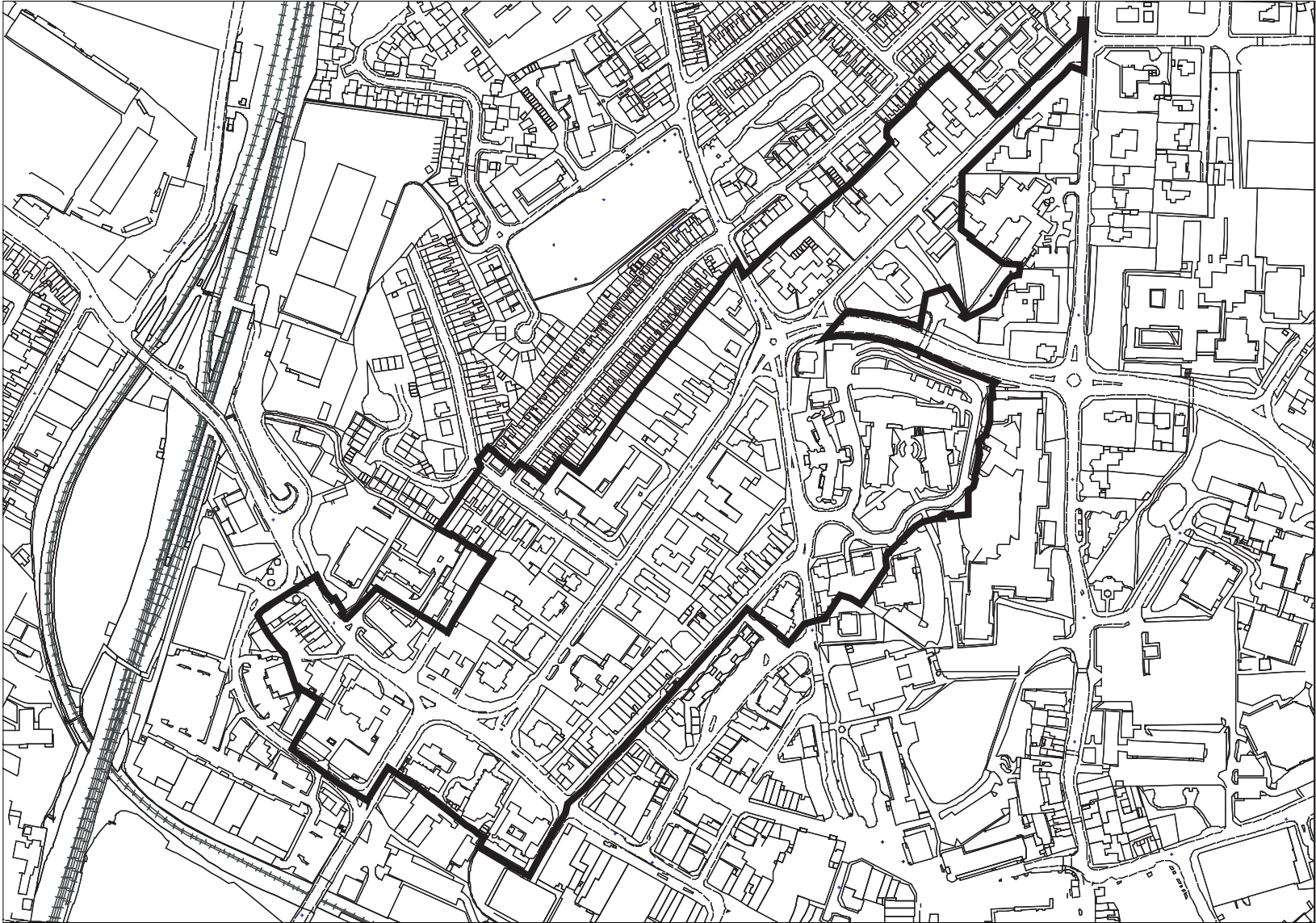


Figure 1 - Grosvenor Road Conservation Area



1 Introduction

Conservation Area Designation

1.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Authorities to identify "areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance" for designation as conservation areas.

Purpose

1.2 The purpose of the Conservation Area Assessment and Management Plan is:

- To provide a clear definition of an area's special architectural or historic interest
- To identify ways in which their unique characteristics can be preserved and enhanced through the Enhancement Plan
- To strengthen the justification for designation
- To create a clear context for future development in accordance with conservation area policies in the development plan

Grosvenor Road Conservation Area

1.3 This Assessment and Management Plan aims to promote and support developments that are in keeping with, or enhance, the character of the Grosvenor Road Conservation Area. It is not an attempt to stifle change. The aim is to strike a balance so that the interests of conservation are given their full weight against the needs for change and development. Grosvenor Road Conservation Area was first designated on 26 September 1990 and amended on 6 July 2007. This document is largely concerned with the reasons for designation, defining the qualities that make up its special architectural and historic interest, character and appearance. The omission of any building, feature or space should not be taken to imply that it is of no interest.

Planning Context

1.4 This Statement should be read in conjunction with the adopted Wrexham Unitary Development Plan 2005, and national planning policy guidance, in particular Welsh Office Circular 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas.

Gerald Street, Article 4(2) Direction

1.5 An Article 4(2) Direction has been in effect within Gerald Street since 6 July 2007. The purpose of the

Direction is to ensure that alterations to the frontages of those dwellings that make a special contribution to the character and appearance of the area are carried out

sympathetically. Planning Permission is normally required for alterations to windows, doors, porches, boundary walls etc, where the appearance of a visible frontage is affected.



Location

1.6 Wrexham is the biggest town in north Wales and serves an increasingly important function in education, employment and retail at a regional level. The town is located in north east Wales, close to the Cheshire border, approximately 8 miles south of Chester on the A483. Grosvenor Road Conservation Area is centred upon an axis formed by Grosvenor Road and Grove Road, to the north west of the town centre.

Geology

1.7 Wrexham mainly lies around the 80 metre contour line, and the underlying geology is a rich mix of sandstone, limestone, clay and carboniferous coal measures, which gave rise to the distinctive local building materials.

Consultation

1.8 Community Councils, Council members and a range of organisations and groups with an interest in the historic environment and the local area were consulted on this document. Statutory bodies such as Cadw were also consulted. Public consultation was undertaken during January and February 2009 and included public displays in both the Lambpit Street Offices reception area and the Wrexham County Borough Museum.





2 History and Development

2.1 Grosvenor Road Conservation Area is situated to the north west of the commercial town centre and incorporates Grosvenor Road, Grove Road and parts of Bradley Road, Regent Street, Caxton Place, King Street, Rhosddu Road and Grove Park Road. Also included is part of the Yale College campus.

Regent Street

2.2 Most certainly named after the Prince Regent, Regent Street was developed in the mid 19th century as a major axis route out to the west of the town, along which important civic buildings were constructed.

2.3 The oldest building, which, with large early 20th extensions, currently houses the Glyndwr University School of Art and Design, was built as an Infirmary in 1838-39 to the design of the architect Edward Welch of Liverpool. Following the opening of the new Memorial Hospital on Rhosddu Road in 1926, the buildings were used by Denbighshire Technical College and later by the NEWI College of Art. It is Listed Grade II. Adjacent is a good example of a Victorian Town House, also listed Grade II and used by the University.

2.4 The Roman Catholic Cathedral of St Mary was built in 1857 at the expense of Richard Thompson, iron master and owner of Ffrwd colliery, as a memorial to his wife Ellen. It was designed by E.W.Pugin, in the Early Decorated style and is built of coursed and squared stone with a distinctive tower and spire. The gothic style Presbytery adjoins the cathedral and forms an integral part of the designs for the site, both buildings are listed Grade



II. The parish hall which fronts onto Bradley Road was built in 1913 and is reputedly one of the largest in Wales.

2.5 The former County Buildings, now the Wrexham Museum, were built as militia barracks in 1857-58 to the designs of the younger Thomas Penson; and were converted in 1879 to a divisional police station and magistrates court - the group is listed Grade II

2.6 Numbers 1 and 2 Grosvenor Road, are both listed Grade II as good examples of the villa buildings which were such a notable feature of Wrexham's late 19th century development. They are very prominent buildings having group value with the Roman Catholic Cathedral at the

junction with Regent Street. Number 1, known as Grosvenor Lodge was built in 1869 by J.R.Gummow, the local architect responsible for much of the suburban development of the town in the latter part of the 19th century. Number 2 Grosvenor Road, was built circa 1870 possibly to the designs of Gummow, in a simplified Italianate villa style. Numbers 26 and 28 at the north east

end of the road are also listed as a pair of well detailed and well preserved villas.



King Street

2.7 Said to be the first residential street formally laid out in Wrexham, King Street had been established by 1828. Most of the buildings on the west side of the street are 18th or early 19th century in date and Georgian in character; originally these houses reputedly had private front gardens. The street was almost certainly named in honour of King George IV who had been Prince Regent until 1820. The

Trinity Presbyterian Church of Wales at the east end of King Street was built in 1902, using the local Ruabon red brick with sandstone dressings, and is listed as a good example of an early 20th century church and hall design using the Ruabon brick. It is designed in the Perpendicular style and has a distinctive bell tower.

Grosvenor Road and Grove Road

2.8 Grosvenor Road takes its name from the Grosvenor family of Eaton Hall, Chester, who later became more well-known as the Dukes of Westminster. The road was laid through open land known as Oak Tree Field and followed a path known as Rope Walk. Grove Road was laid through an area known in the 18th century as Pant y Crydd and Erw Row which translate to "shoemaker's hollow" and "acre row"; by the early 19th century the area had become known as Grove Park.

2.9 Grosvenor Road and Grove Road were laid out between 1861 and 1881 as prestigious residential areas for Wrexham's emerging middle class. Each building was individually architecturally designed, the most notable in the form of Italianate villas, and all with careful attention to detail.

2.10 The original occupants included an interesting mix of

chemist, hatter, baker, paymaster staff, a ladies school, a farmer, a wine merchant, a reverend, a publisher, a doctor, a confectioner and Baptist preacher, a draper, boot and shoe dealer, railway and corporation stock holder, insurance secretary, dentist, solicitor, minister, ironmonger, tailor, and brewer.

2.11 All of the properties were individually named, such as Grosvenor Lodge, Irvon Villa, Belgrave House, Kelso Villa, Brynhyfryd, Plas Darland, Bodlondeb, and Nythfa, which added to the sense of place. These names were usually carved into the stonework of the gate pillars to the properties and many can still be seen today, though most original gatepiers have not survived.

2.12 By 1951 Grosvenor Road had become a street of prestigious offices with very few of the houses still in residential use.

Gerald Steet

2.13 This street was laid out and developed in the 1890's as high status semi-detached and terraced housing and was probably named after Gerald Grosvenor, the son of the 1st Duke of Westminster. The houses are richly detailed with crow stepped or Flemish gables, decorative brickwork

including corbelling and terracotta panels, balconettes with ornate railings, elaborate doors and sash windows. They all have small front gardens enclosed within decorative brick and sandstone walls.

Yale College Campus

2.14 The principal historic building is the former Wrexham and East Denbighshire War Memorial Hospital - opened in 1926 - an impressive and well detailed building of brick with stone dressings and set within its own grounds. It is in the style of a mid-Victorian Italianate villa with a crested roof and windows leading out onto balconies. Running through the campus is the sinuous tree-lined curve of Grove

Park Road, which was originally laid out in the 1860's, linking Rhosddu Road with Chester Road. It gave access to Grove Park County School for Boys and the hospital Casualty Department. Following the construction of the inner ring road link from Rhosddu Road to Chester Road and Powell Road, Grove Park Road was closed to traffic.

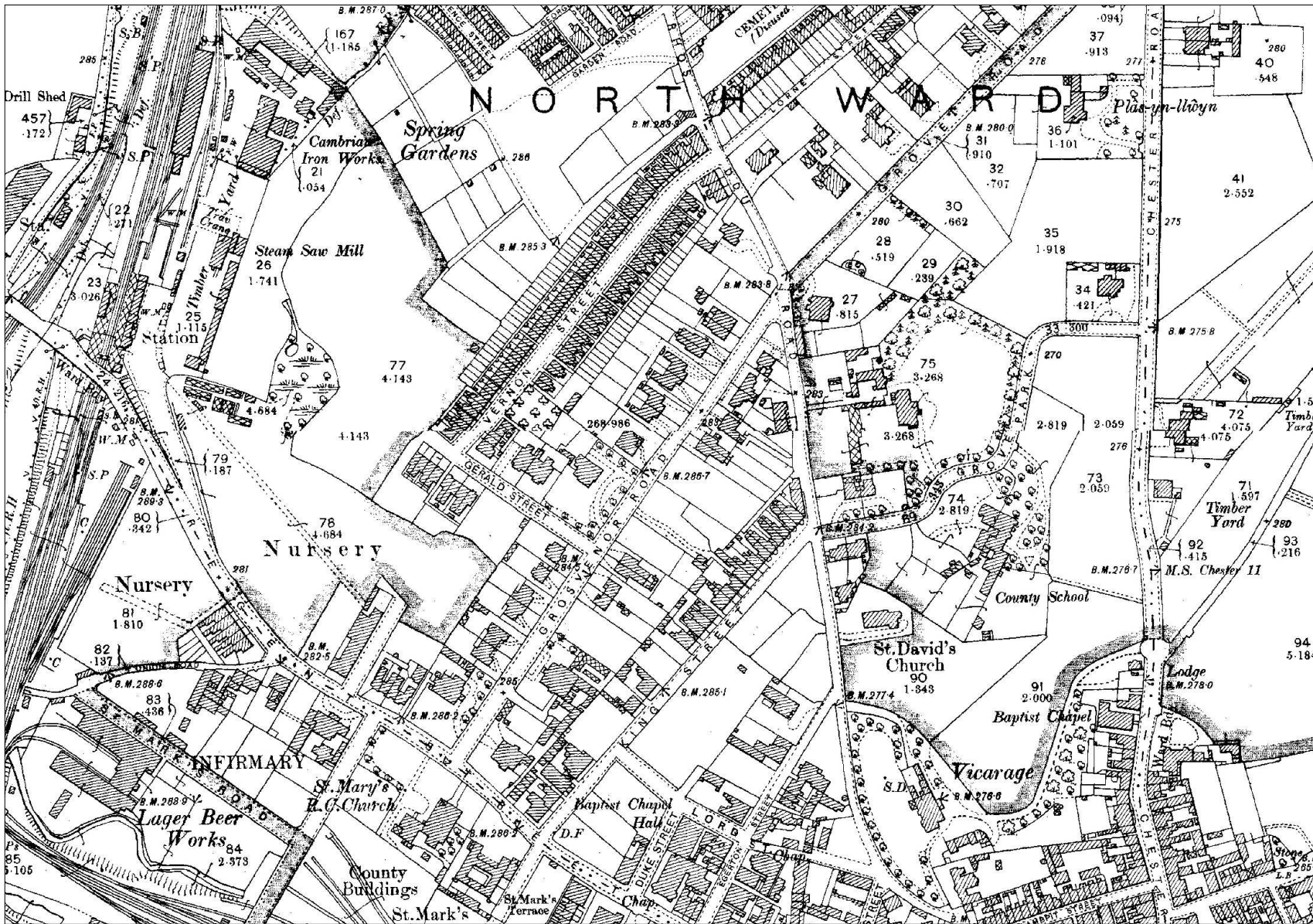


Figure 2 Grosvenor Road 1899





3 Summary of Special Character

Original Plot Widths and Continuous Building Lines

3.1 These are very strong and distinct within each of the key areas of the Conservation Area. For example, King Street displays narrow plot widths with properties set



directly against the street and a regular rhythm afforded by the uniform pattern of the fenestration. In contrast the grander and individually distinctive properties of Grosvenor Road and Grove Road are set back from the road within their own fairly substantial grounds. It is these distinct building patterns that give the Conservation Area both its diverse and unique character, important in the understanding of the historic development of the town.

Contribution of Trees and Open Space

3.2 The long linear route along Grosvenor Road and Grove Road is lined with trees, which create a leafy suburban feel and contribute to the setting of listed and unlisted buildings alike. The mature trees along Grove Park Road create a back-drop to the buildings of the Yale College Campus. Its formally laid out grounds are perhaps the most significant area of open space within the Conservation Area, although spaces between buildings to Regent Street, Grosvenor Road

and Grove Road give rise to the distinctive street pattern and contribute to the setting of buildings.



Boundary Details

3.3 Boundary walls form a strong and consistent feature

of the area, particularly along Grosvenor and Grove Road. Generally they are of sandstone or red - brick construction with sandstone copings and gate piers, often with the property name engraved, adding to the sense of place.

Architectural Features

3.4 Within the Conservation Area there is a great variety of elevational design and ornamentation with materials such as dressed stonework and terracotta - and decorative iron for railings. These contribute to the diversity of the area and to the overall character and appearance..

Landmark Buildings

3.5 Five of the listed buildings within the Conservation Area are architectural landmarks situated in the vicinity of the junction of Grosvenor Road and Regent Street; they are Grade II listed and of significant group value. They are the

summary of special character

Roman Catholic Cathedral of St Mary, the Museum, the Glyndwr University School of Art and Design and numbers 1 and 2 Grosvenor Road. The Trinity Presbyterian Church of Wales is also a Listed Building and is a focal point from both King Street and Rhosddu Road.



Important Views and Vistas

3.6 Regent Street offers far-reaching views of the Esclusham Mountains, allowing the setting of the town within the surrounding area to be appreciated. The long and straight Grosvenor Road, Grove Road and King Street serve as significant vistas within the Conservation Area.



Contribution of Unlisted Buildings

3.7 The majority of buildings within the Conservation Area are not listed but they contribute to its special character or appearance either individually or as part of a group. Alterations should therefore be undertaken sensitively if the area is to be preserved and enhanced. An Article 4(2) Direction is in place in Gerald Street to ensure that alterations to the frontages of dwellings are carried out in sympathy with the special character of the area.





Figure 3 Grosvenor Road Character Areas

summary of special character





4 Character Areas

King Street

4.1 The majority of historic buildings along the west side of the street are Georgian in character and scale. The buildings are tightly packed forming an unbroken terrace along the west side of the street, with all of the properties fronting directly onto the pavement, creating an intimate character. A number of buildings are Listed Grade II reflecting their architectural and historic importance but the unlisted buildings also make a positive contribution in architectural terms and townscape value and give strong cohesion to the street.

4.2 Much of the character derives from the predominantly two and three storey residential scale buildings, tightly packed on regular narrow plot widths and forming an unbroken terrace. The irregular rooflines punctuated with chimneys, and small sash windows deeply recessed within their reveals at first and second floor level, create depth and interest to the street frontage. The dominant and unifying architectural style is typically Georgian with brick walling, slate roofs, brick chimney stacks, dentil courses, decorative window heads and cills.



4.3 Numbers 55 to 67 King Street were purpose built as a terrace of seven shops with living accommodation over. The



remainder of the houses in the street were mostly altered during the 1920's by local builder Charles Caldicott who converted them to retail and office premises. Traditionally designed shopfronts with fascias, stallrisers and pilasters were inserted and these are important to the character and appearance of the street. Of particular interest is number 11 and 13 King Street. This property originally served as St David's Roman Catholic Chapel and was used for worship until St Mary's Cathedral was built in 1857. The frontage of the building was removed in the 1930's when the ground floor was converted into shop premises. Sandstone detailing at the eaves is the only reminder of the building's former use.

character areas

4.4 The Trinity Presbyterian Church of Wales stands at the east end of King Street, its distinctive bell tower forms an important focal point in long distance views down both King Street and Rhosddu Road. Numbers 7 and 9 Grove Park Road and Park Lodge were built around 1862 and form a group with the buildings at the end of King Street, clustered around the church creating an historic setting at the junction of Rhosddu Road with King Street.

4.5 The east side of King Street was in use as tennis courts up until the 1950's, when it was developed into the town's central bus station. The bus station was re-developed in 2002 in a very contemporary architectural style, which contrasts sharply with the character of the rest of the street.



character areas



Regent Street



4.6 The public buildings on Regent Street create an impressive civic area; the open spaces between the buildings are very important to their setting, as are the wide pavements and the treatment of the wide junction with Grosvenor Road. The urban open spaces to the front of all of these buildings are crucial to their setting and the creation of a dignified sense of place and civic pride.

4.7 The character of this area is derived from the grouping together of five key listed buildings around the junction of Regent Street with Bradley Road and Grosvenor Road. Those buildings range in date between 1838 and 1857, and each has a strong architectural and historic presence, creating a unique and distinctive area.

4.8 The three public buildings on the south west side of the road are built of the local yellow sandstone which together with their architectural presence sets them apart and gives them civic status. The oldest is the Glyndwr University School of Art and Design, one of the towns' landmark buildings. The original part, built as the Infirmary, was completed in 1838; it has a distinctive neo-classical front with pedimented central section and Doric portico with fluted columns. The Roman Catholic Cathedral with its Presbytery and the Wrexham Museum are also landmark buildings in the town. The civic group is completed, and an urban space enclosed on the opposite side of the road, by Numbers 1 and 2 Grosvenor Road which are a pair of prominent, well detailed and preserved villas, built of brick with fine yellow sandstone dressings. Number 51 is Listed grade II and was built as a detached town house circa 1850, it is well preserved, retaining its original details and forms part of the historic setting of the Glyndwr University School of Art.

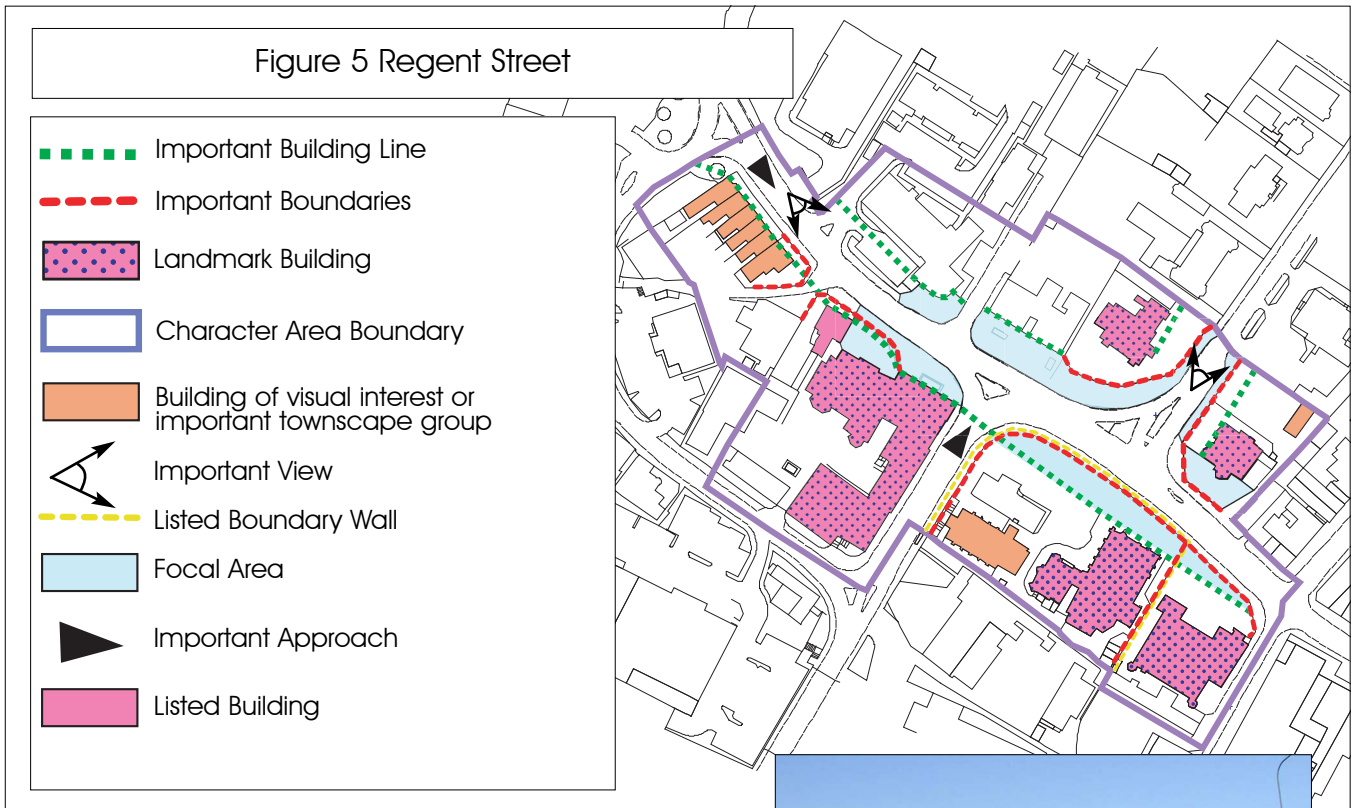
4.9 On the north east side of Regent Street is a small lane called Caxton Place, which, as the name suggests, was once the site of an old printing works which has been redeveloped



into a large modern apartment block of the same name. The block is built of brick with cast stone dressings, and despite its four-storey scale, fits in well within the context of the surrounding historic buildings. The pedestrian forecourt to the apartments contributes to the formal open urban space, which is a feature of this character area.



4.10 Regent House is a prominent 1950/60's office/retail block development at the end of Bradley Road at its junction with Regent Street. It is on a key site at the gateway into the Grosvenor Road conservation area as approached from the south. It is rectangular in form with a horizontal emphasis, a flat roof and large proportion of glazing to walling area with a paved hard landscaped area to the front with mature silver birch trees.



4.11 The narrow Union Road is so called because it once led to the Wrexham Poor Law Union Workhouse. A far-reaching view out of the town to the Esclusham mountains is available from the road, serving as a reminder of the setting of the town.

4.12 The terrace of Edwardian houses numbered 57 to 67 Regent Street and the Conservative Club have a different character to the rest of this area because of their smaller domestic/residential scale. The terrace has been converted into offices but they retain elegantly detailed brickwork, stonework, sash windows and distinctive decorative metal railings at first storey level; the elevations of some have regrettably been painted white and some windows have been replaced with inappropriate ones.



Grosvenor Road and Grove Road



4.13 One of the key character features of Grosvenor Road and Grove Road is the original and consistent building line.

Individually designed villas and houses are set back from the road, the generous plot widths and depths providing garden frontages which all contribute to a sense of high status.



4.14 Whilst the majority of the villas and houses in the street are not individually listed, collectively they make a significant contribution to the cohesive architectural and historic character of the conservation area. Most of the buildings are well preserved, retaining their original slate roofs, window and door joinery and fairfaced brickwork which are so crucial to maintaining the historic and architectural integrity of the area.

4.15 Both roads would originally have had a distinctive suburban green and leafy feel to them because of the influence of the formal front gardens and tree planting. The formal boundary walls and gates to the front of the properties create a sense of exclusivity and privacy. The red brick and sandstone walls and gate piers are important architectural and historic features and a significant characteristic of



Grosvenor Road and Grove Road. Some of them have elaborate carved designs, and they served to emphasise the high status of the dwellings and the area.

4.16 The richly detailed and well- preserved houses along Gerald Street contribute to the high quality residential character of the area and are protected by an Article 4(2) direction.



4.17 The mid to late 20th century re-developments on Grosvenor Road and Grove Road, such as the Social



Security offices, the new extension to the Telephone Exchange, and Carlton Grange apartments have seriously disrupted the architectural rhythm and cohesion of the area. These

developments do not respect the character of the area in terms of original plot widths, plot depths, domestic proportions, scale, architectural detail, decorative front boundary walls or soft landscaping. Only the building line is maintained.

Yale College Campus



4.18 This area is characterised by large buildings set within formally laid out paved and grassed areas, typical of a college campus, with an open, light and airy atmosphere. The open landscaped area at the southern entrance to the college was planted relatively recently, and so the trees and shrubs are yet to exert their full impact, but this is already an important public open space, making a positive contribution to the character of the area.

4.19 The principal historic building on the site is the former Wrexham and East Denbighshire War Memorial Hospital; the other college buildings are modern brick and glass structures with slate roofs which respect the scale and proportions of the old hospital building, and have a light and airy character. The three new buildings are arranged in a U shape around an attractive paved landscaped area creating a strong civic sense of place.

4.20 Running through the campus is the sinuous tree-lined curve of Grove Park Road, which is the main thoroughfare through Yale College campus, the mature trees lining the road forming an important backdrop to the buildings.



Figure 6 Grosvenor Road and Grove Road

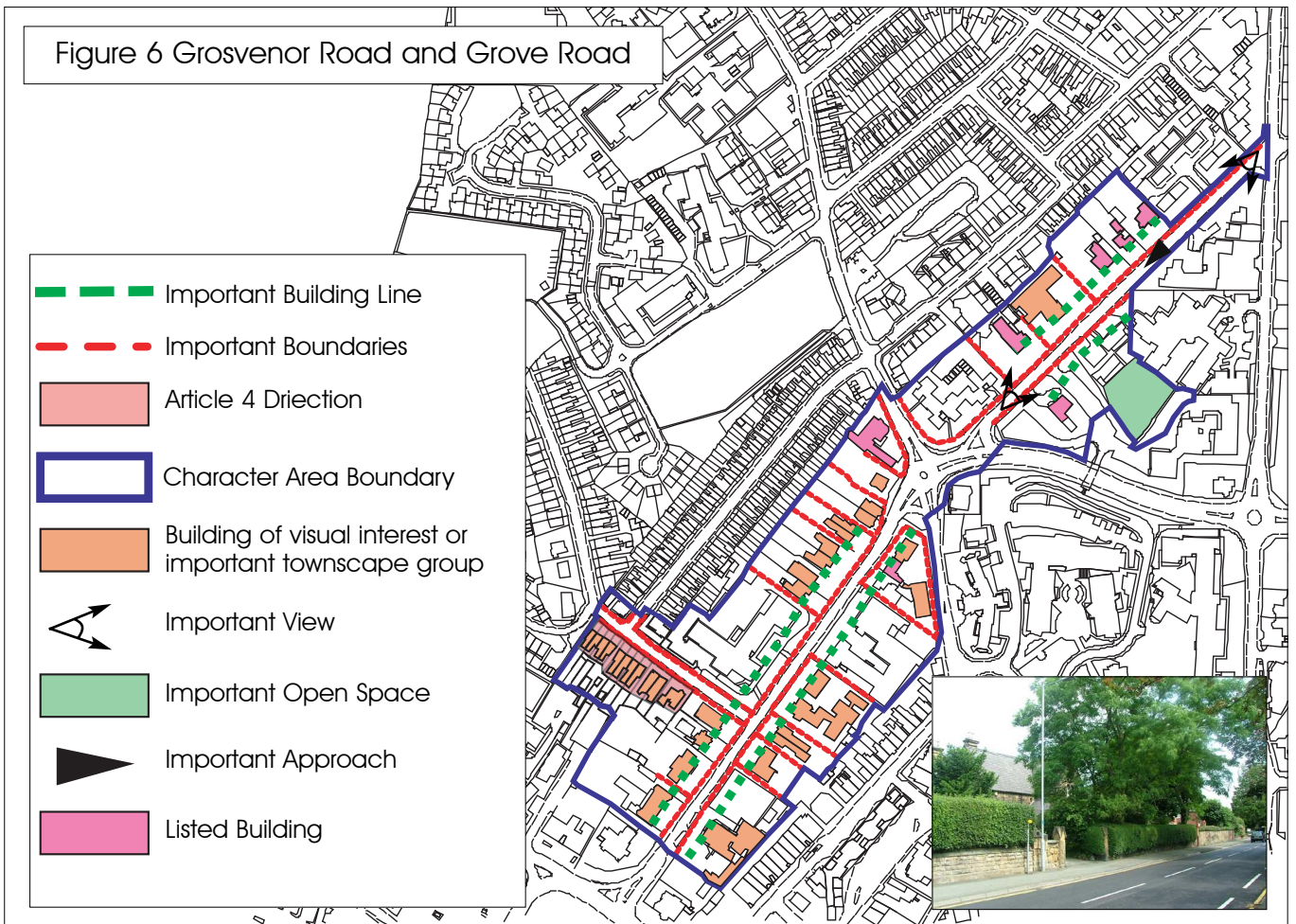
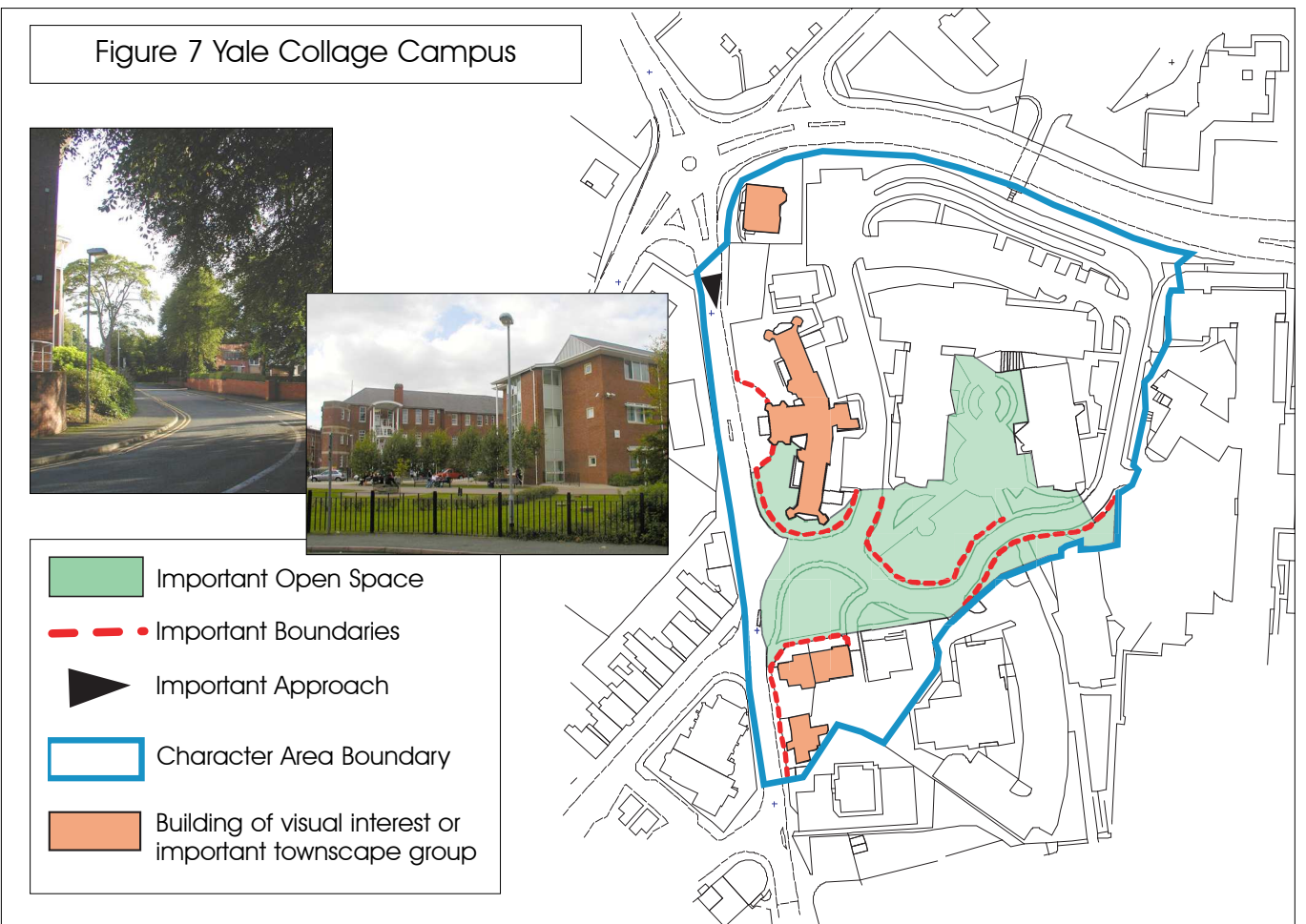


Figure 7 Yale Collage Campus





5 Summary of negative features

Centenary Buildings, King Street

5.1 Numbers 16 - 30 Centenary Buildings and Number 33 are 1950/60's office buildings, built in the cubist flat roofed style of that period with rectangular form, strong horizontal emphasis and a high proportion of glazing to walling. Being only three storeys high, they respect the scale of the 18th and 19th century buildings along the rest of the street but are a stark contrast in terms of expected life of materials, detail and interest.

Flat Roofed Extension, Roman Catholic Cathedral of St Mary

5.2 The setting of the Cathedral, Presbytery and Parish hall is somewhat marred by the modern pre-fabricated flat roofed hall extension which has been built to the front in the churchyard.



Traffic Signs and Signals



5.3 Traffic lights and signage currently dominate the junction of Regent Street and Grosvenor Road and detract from the sense of place and presence afforded by the surrounding listed buildings.

Shopfront Signage, Regent House

5.4 Inappropriate signage to the shopfronts will detract from the building and any changes will need to reflect the status of the area.

Unsympathetic Alterations

5.5 The terrace from 57-67 Regent Street has suffered from some unsympathetic alterations, such as the painting of the facade and modern replacement windows. They originally had enclosed frontages probably with dwarf walls and possibly decorative railings giving a separation between public and private space, which would enhance their setting.



Erosion of Boundary Walls and Frontage Details

5.6 The boundary walls are being severely eroded by road salt, demolition and unsympathetic alteration or repair. It is crucial that they are maintained and restored in order to preserve and enhance the character and appearance of the conservation area. Most front gardens along Grosvenor Road in particular and many in Grove Road, have been turned into forecourts paved with bituminous macadam for car



summary of negative feature

parking and several dividing boundary walls between properties have been removed altogether. This is weakening and diminishing the special architectural and historic character of this once prestigious area. Parking to the front of key buildings such as the Wrexham County Borough Museum, the former War Memorial Hospital and the Miners Institute, not only compromise their setting but detract generally from the appearance of the area.



Trees and Hedges

5.7 Some mature trees survive along the roads but they have not been managed or properly cared for. It is important



that these trees are maintained or replaced where necessary to preserve and enhance the character and appearance of the area. There are also hedges in places, behind the boundary walls, such as the well maintained privet in front of the Mine Workers Institute, which are a reminder of the previous residential use. Elsewhere some of the hedges are looking unkempt

and overgrown which is affecting the appearance of the area.

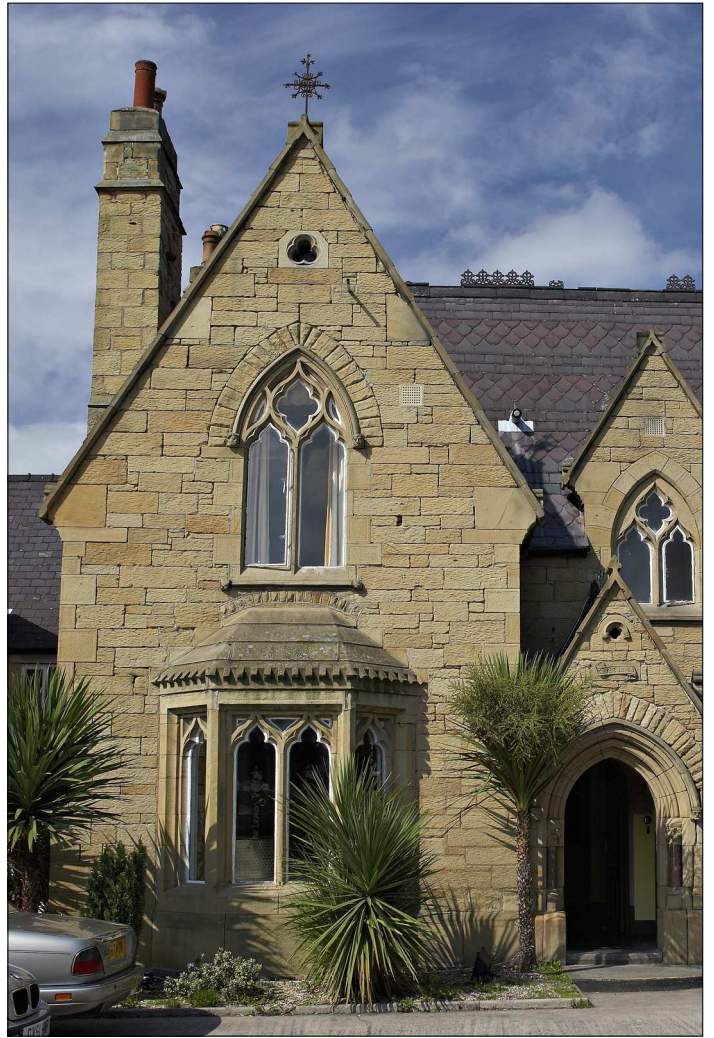
Recent Developments

5.8 The character of the area has already been eroded by the large modern commercial office block developments. Any opportunity to re-develop the inappropriate office developments should be welcomed, and the new proposals designed to reflect the high quality status, plot widths and depths and rich detailing of the area.

Traffic

5.9 Heavy traffic flow is a particular problem along Grosvenor Road and Regent Street with congestion an issue at peak times. Not only does this detract visually from the appearance of the area, the noise and hazards created distracts the visitor and destroys the ambience so that the special character and qualities can not be appreciated. Increased traffic levels create a need for additional signage and pedestrian facilities for example that can further detract from the special character and appearance of an area as mentioned previously.





Part 2 Management Plan

PROPOSALS FOR PRESERVATION AND ENHANCEMENT

General condition of Centenary Buildings	Re-development or upgrading of poor quality modern replacement buildings must be undertaken in accordance with guidelines as set out in Section 7.0 of this document. It is crucial that the scale and diversity of the surrounding architecture is respected and that an imaginative and high-quality design is employed to re-strengthen the cohesion of the street and give continuity to the scale, rhythm and rich detailing of the architecture of the existing streetscape.
Disused shops/underused buildings	Sensitive repair and regular maintenance will be encouraged through the distribution of maintenance leaflets, general advice and through the Development Control process.
Signage/Shop Fronts	Specific guidance for replacement shop fronts and signs within the Conservation Area will be published to improve visual quality and character of the area and to ensure the preservation of remaining, original shop fronts and signs. The use of bilingual signage will be promoted.
New Development	Development must respect the scale, design, rhythm proportions and materials of surrounding architecture to strengthen the cohesion of the street. It is crucial that the scale and diversity of the surrounding architecture is respected and that an imaginative and high-quality design is employed.
Maintenance of Listed Buildings	Sensitive repair and regular maintenance will be encouraged through the distribution of maintenance leaflets, general advice and through the Development Control process. It is of the utmost importance that traditional techniques and materials are used to retain the special historic character and appearance of the area.

PROPOSALS FOR PRESERVATION AND ENHANCEMENT

Landscaping, Street furniture and lighting	Develop strategy through negotiations with Transport and Asset Management Department for general improvement works to public realm.
Traffic and Signage	All Planning Developments and Highway Department Strategies must aim to reduce traffic congestion within the Conservation Area. Highway works should be designed in accordance with guidelines as set out in Section 7.0 of this document.
New Development/Condition of Regent House	Any proposals for re-development or upgrading must be undertaken in accordance with guidelines as set out in Section 7.0 of this document. It is crucial that the scale and diversity of the surrounding architecture is respected and that an imaginative and high-quality design is employed to re-strengthen the cohesion of the street and give continuity to the scale, rhythm and rich detailing of the architecture of the existing streetscape.
Unsympathetic alterations	The re-instatement of traditional features will be encouraged through the Development Control process.

6.3

Grosvenor Road and Grove Road

PROPOSALS FOR PRESERVATION AND ENHANCEMENT

Minimising impact of commercial usage	New signage must be kept to a minimum, be well designed and discreet, without detracting from the architectural quality of the buildings and the prestige of the area. The use of bilingual signage will be promoted.
Demolition and alteration of boundary details	An enhancement and repair scheme is urgently required for the retention of important sections of wall and entranceways. Proposals for the creation of inappropriate parking areas to building frontages will be resisted.
New Development	Any proposals for re-development or upgrading must be undertaken in accordance with guidelines as set out in Section 7.0 of this document. Development must respect the scale, design, rhythm proportions and materials of surrounding architecture to strengthen the cohesion of the street. It is crucial that the scale and diversity of the surrounding architecture is respected and that an imaginative and high-quality design is employed .
Protection of trees and hedges	The retention or replacement of trees and hedges will be encouraged through Development Control process.
Traffic and Signage	All Planning Developments and Highway Department Strategies must aim to reduce traffic congestion within the Conservation Area. Highway works should be designed in accordance with guidelines as set out in Section 7.0 of this document.
Maintenance of Listed Buildings	Sensitive repair and regular maintenance will be encouraged through distribution of Listed Building Guidance notes, general advice and through the Development Control process. It is of the utmost importance that traditional techniques and materials are used to retain the special historic character and appearance of the area.

6.4

Yale College Campus

PROPOSALS FOR PRESERVATION AND ENHANCEMENT

Open space and trees	Continued management of existing spaces and trees.
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7 Design Guidance

7.1 The character of the individual buildings and street elevations, which together form the Conservation Area, derives from a number of factors to which the following design guidance relates. Within these parameters there is scope for high quality architectural invention, provided that this is sympathetic to the existing character in terms of the following:

Scale

7.2 Restoration and re-development must respect traditional plot widths and avoid massive repetitive and unrelieved facades, which typify so many modern designs.

Proportion

7.3 Older building styles followed traditional systems of proportion. In most of the buildings within the Conservation Area, the relationship between windows, doors, floor heights and the relationship of solid to void (the extent of wall area in relation to the number and size of window or door openings), in the design of elevations is crucial. Traditional proportions should be emulated in new development

Building Line

7.4 Frontage development must conform to the historic street pattern.

Roofs

7.5 The roof-line is nearly always a dominant feature of a building and retention of the original shape, pitch, verge and eaves detail and ornamentation is essential. Heights and shapes of roofs are important; flat roofs are alien to local tradition and are unacceptable. Chimney-stacks are important features of the roof-scape and must be retained even if no longer required. Where roofing materials are to be replaced they should match the colour, size and texture of the original.

External Walls

7.6 Any alteration or repair to external walls must respect the existing building materials and match them in texture, quality and colour. Every effort should be made to retain or re-use facing brickwork or stonework, which must not be rendered, pebble-dashed or painted. Re-pointing must be carried out with a mortar to match the



existing in colour, type and texture and historically would have consisted of lime and sand. Hard, modern cement mortars prevent the evaporation of moisture through the joints, which is instead drawn through the next softest material, the masonry itself thus damaging both the appearance and the structure of the building. Original render must not be stripped off to expose rubble stone, brick or timber-framed walls, which were not intended to be exposed. Traditionally, render finishes were lime-based. More modern, hard cement renders prevent the evaporation of moisture, which can accumulate between the wall and the render causing damp internally. When appropriate, hard cement renders should be replaced with a lime alternative. Rainwater goods must be repaired if original or reinstated in original materials. Pargetting or moulding must be retained or copied when repairs are necessary.

Windows

7.7 These are important features and must be correctly proportioned, well related to each other and adjoining buildings and should respect the existing openings. Any repair or replacement must always match the original, however, retention must always be the first consideration. This includes not only structural elements of the window but also historic glass and original window furniture.



Particularly important is the method of opening, the set back within the reveal and the sections of glazing bars. Sash and casement windows predominate in the Conservation Area and windows almost always have a vertical emphasis. Replacement of timber or iron windows in a uPVC alternative, no matter what the pattern is unacceptable. Original dormers must be repaired and retained. All windows

must have a traditional painted finish rather than a modern stained alternative.

Doors

7.8 Original door-cases, doors and door furniture must be retained wherever possible. Replacements must match the original in proportion, style and materials and must have a painted finish.



Shop-fronts

7.9 Modern shop windows with large areas of unrelieved glass can be difficult to integrate successfully with an historic street to ensure that each façade retains its own identity from the ground upwards and not only from the first floor level. The retention of original shopfronts is essential and replacement shopfronts should reflect the vertical proportions of the elevation. New signs must be the subject of careful consideration to ensure their integration into the design and composition of the urban fabric will be discreet and unobtrusive. Display signs will be restricted to fascia level and fascia boards and lettering must be in scale with the building as a whole and must not obscure traditional elevation features. Corporate styles will be accommodated where possible where they are sympathetic to the special



appearance of the area. Hand painted signs or the application of individual lettering will be encouraged. Both fascias and projecting signs may be externally illuminated in a discreet manner. Internally illuminated box fascias and projecting signs must be avoided. The use of perspex or aluminium for signage within the conservation area is undesirable.

Boundary Treatment

7.10 Sandstone walls are the most common and traditional form of enclosure within the conservation area. Red brick walls with sandstone cappings are also common boundary treatments. As a character feature of the area, the removal or alteration of boundary walls will not be viewed favourably. Repair should be carried out using identical materials and in the same style or bond and missing copings replaced to match the existing. The



use of a hard cement mortar to re-point joints is unacceptable, as this increases the rate of deterioration of sandstone in particular.

Ornamental Features

7.11 Features such as terracotta mouldings, figures, inscriptions, railings, entablature features and decorative ironwork etc. must be retained wherever possible as character features of the building and the Conservation Area in general.

Surfaces

7.12 The overuse of insensitive macadam finishes should be avoided and the opportunity taken to lay traditional, natural materials preferably local in origin, their colour, texture and pattern in sympathy with the character of the area and sensitive to adjacent buildings.

Highway Works

7.13 Redundant or unnecessary street furniture such as signs, bins or poles should be removed to reduce the effects of street clutter. Any historic features such as street signs must be retained and any new items such as bollards and sign-posts etc must be carefully integrated within the streetscape relating well to adjacent buildings and the area as a whole. The number and size of road signs must be kept to a minimum and only illuminated where essential. Backing plates should be grey or black, luminous yellow must be avoided. Where road lines are essential they must be of a restricted width within the Conservation Area.

Micro Energy Generation

7.14 Whilst the use of micro energy generation systems is to be encouraged, they will not be accepted where equipment is fixed to building frontages or main or visible elevations where they would have a negative visual impact upon the Conservation Area or where the fabric or setting of a Listed Building is detrimentally affected.



8 Conservation Area Controls

Special Controls

8.1 In order to protect the special environment, stricter controls exist within the Conservation Area. These are not intended as a hindrance to change, but as positive management to safeguard the character of the area as a whole. These include:

Additional powers of control to dwelling houses for extensions, roof extensions and alterations, cladding, garages and satellite dish location.

Most works involving total demolition require Conservation Area Consent. Consent for demolition will not normally be granted until it is known what form redevelopment will take.

Work to trees requires six weeks notice to be given to the Council.

With all proposals for development and the display of advertisements in a Conservation Area, greater care is necessary to ensure that schemes enhance and preserve the area's special character. Design and choice of materials are of particular importance in this respect.

Article 4(2) Direction

8.2 Small-scale and piecemeal change can cause the greatest damage to the character and appearance of a conservation area. The replacement of traditional materials with inappropriate alternatives or the removal of original features may seem to have insignificant effect but it is the cumulative effect of these small alterations that gradually erodes the special character of an area. Such changes to dwelling houses are normally not controlled as they are considered 'Permitted Development' under the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning

(General Permitted Development) (amendment) Order 1998).

As a result of the Article 4(2) Direction, additional controls apply; as such, Planning Permission is also required for the following alterations:

- The enlargement of dwelling houses including the erection of structures or laying of hard surfaces within their curtilages
- Change of materials to external walls of dwelling houses including external doors, windows, window frames, rainwater goods and other external items and painting of those items (other than re-painting in the same colour)
- Any other alterations to the fenestration and external doors of dwelling houses
- Any other alterations to the roofs including chimneys of dwelling houses (including provision of rooflights)
- Installation of satellite antennae on dwelling houses or within their curtilages
- Alterations to, or the demolition of, boundary walls or other means of enclosure,

insofar as the development would front onto a highway, waterway or open space.

Making an Application for Works Controlled under an Article 4(2) Direction

8.3 It is always advisable to discuss your proposals with the Council's Planning Department prior to submitting an application. In planning alterations to your dwelling every effort should be made to retain original features and

materials. Where possible features such as original windows should be repaired and only where this is no longer possible should they be replaced and then on a like for like basis only. The re-instatement of lost features is to be encouraged based on accurate historical evidence. The replacement of traditional materials with modern is unlikely to be acceptable, in particular the replacement of traditional timber windows with a PVCu alternative.

There is no fee for applications required solely as a result of the Article 4(2) Direction.

Listed Buildings

8.4 A Listed Building is a building that is considered to be of 'special architectural or historic interest' and as such requires special protection. Once listed, a building is protected under the Planning (Listed Buildings and Conservation Areas) Act 1990. The Listing protects the entire building both externally and internally irrespective of the reason for listing as well as any object or structure fixed to the building (whether or not mentioned in the listing description). The listing also extends to and protects any object or structure within the 'curtilage' of the building, which has existed since before 1st July 1948. This is to ensure that the special character of both the building and its setting are protected.

Where works are proposed to a Listed Building, it is always advisable to check with the Council's Planning Authority whether Listed Building Consent is required. In any works proposed, special regard must be given to the desirability of preserving the building, its setting and special features of interest.

8.5 Listed Building Consent is required for the demolition of a listed building or for alteration, which would affect the building's character, integrity or special interest. This could include changing windows and doors, changing roofing materials, painting brickwork, moving or removing internal walls, fireplaces or staircases. Like for like repairs may not need consent but it is always advisable to check prior to undertaking any works as the carrying out of works without the necessary consent is a criminal offence with significant penalties for those involved following a successful prosecution.

Commercial Buildings

8.6 Properties in commercial use do not have Permitted Development Rights under the Town and Country Planning (General Permitted Development) Order 1995. Therefore the only works that may be carried out without Planning Permission are works of repair and maintenance and internal alterations, provided the building is not a Listed Building.





9 Sources of Funding

A fundamental principle of all grant schemes is that grant cannot be offered after the work has been started. All grants are discretionary and rates may vary. Early consultation with possible providers is essential.

Cadw: Welsh Historic Monuments

Cadw is the principal public agency offering grant aid for historic buildings in Wales. The key grant schemes summarise as:

Historic Buildings Grant

For the repair and restoration of historic fabric of buildings of 'outstanding' architectural or historic interest. Grants are normally paid in instalments or on completion of the work. The percentage of the total eligible cost of repair payable through grant aid is dependent on the building type, for example:

Religious	50%
Trusts and Charities	40%
Domestic/Private	30%
Commercial/Industrial	30%
Public	30%

Conditions of the grant may require a specialist to undertake and oversee the works and allow a degree of public access to the property once works are completed. The owner must also ensure that the property is kept in good condition and take out and maintain adequate insurance cover for the property.

Conservation Areas Grant

For works to the external structure or appearance of historic buildings, which significantly enhance a Conservation Area. Grants are again paid by instalments or on completion of the work based on the following rates:

Religious	40%
Trusts and Charities	30%
Domestic/Private	25%
Commercial/Industrial	25%
Public	25%

Similar to the Historic Building Grant, conditions may require a specialist to design, specify and oversee the works. The owner must also ensure that the property is kept in good condition and take out and maintain adequate insurance cover for the property.

Appendix 1

Listed Buildings

Rec. No. Address Grade

King Street

16510	No. 67 King Street	II
16509	No. 65 King Street	II
16508	No. 63 King Street	II
16507	No. 61 King Street	II
16505	No. 57 King Street	II
16506	No. 59 King Street	II
1847	No. 55 King Street	II
1846	No.s 1,3,5 Regent Street and 56,58,60 King Street	II
1848	Trinity Presbyterian Church of Wales, King Street	II
16511	Boundary Walls, Gate Piers and Gates at Trinity Presbyterian Church in Wales, King Street	II

Regent Street

1830	No.1 Grosvenor Road	II
1831	No.2 Grosvenor Road	II
1800	Former County Buildings, Regent Street	II
1801	Roman Catholic Cathedral of St Mary, Regent Street	II
1802	Boundary Wall and Gates to Roman Catholic Cathedral	II
1803	Presbytery at Roman Catholic Cathedral, Regent Street	II
1804	Art College (Former Wrexham Infirmary), No.49 Regent Street	II
1805	No.51 Regent Street	II

Grosvenor Road and Grove Road

1836	Epworth Lodge, Grove Road	II
1835	Fern Bank and Former Coach House, Grove Road	II
1834	No.9 Grove Road	II
1833	No.3 (Plas Gwilym) Grove Road	II
1837	Romano, Grove Road	II
1853	Abbotsfield Priory, Rhosddu Road	II
16492	No. 28 Grosvenor Road	II
1832	No. 26 Grosvenor Road	II

Appendix 2

Conservation Policy Guidance

Main Legislation	National Policy Guidance	Local Policy
Town and Country Planning Act 1990	Planning Policy Wales	Wrexham Unitary Development Plan (LDP in preparation 2008/9)
Planning (Listed Buildings and Conservation Areas) Act 1990	Welsh Office Circular 61/96: Planning and the Historic Environment: Historic Buildings and Conservation Areas	Local Planning Guidance Note 4: Conservation Areas
Ancient Monuments and Archaeological Areas Act 1979	Welsh Office Circular 1/98: Planning and the Historic Environment: Directions by the Secretary of State for Wales	Local Planning Guidance Note 12: Shopfronts
Town and Country Planning (General Permitted Development) Order 1995	Technical Advice Note 12: Design	Local Planning Guidance Note 1: Advertisements
	Welsh Office Circular 60/96: Planning and the Historic Environment: Archaeology	Local Planning Guidance Note 19: Wrexham Town's Character Areas Local Planning Guidance Note 30: Design: A Guide for Developers and Architects when designing residential developments



Appendix 3

Glossary of Architectural Terms

Coping	The projecting top course of a wall parapet or chimney - often shaped
Corbelling	Courses of brick or masonry overhanging the courses immediately above
Coursed	Unworked stones placed in courses
Crow- Stepped	A gable which is stepped from eaves to apex
Decorated Gothic	Historical division of English Gothic architecture, prevalent from the late 13th to mid 14th century characterised by elaborate ornamentation
Dentil Course	External moulding where the roof meets the wall which has small cubic projections
Doric	The simplest of the 3 Greek Orders of architecture characterised by fluted columns and a plain capital
Edwardian	Dating from or typical of the period 1901-1910
Fenestration	The arrangement of windows in a building
Flemish Gables	Gables with curved sides and decorative pediment
Fluting	Shallow channels or grooves running vertically down the shaft of a column or other surface
Georgian	Dating from or typical of the period 1714-1830
Italianate Style	A 19th century style based loosely on Italian Renaissance style
Lintel	A horizontal structural member (traditionally wood or stone) which supports walling over an opening
Neo-Classical	Relating to the revival of the Classical period in architecture
Pediment	A triangular low-pitched gable-end usually on a roofline or over a door
Perpendicular	Historical division of English Gothic architecture covering the period 1335-1530. The name is derived from the upright tracery panels used at the time
Pilaster	Flat representation of a Classical column in shallow relief to the wall
Portico	A roof supported by columns and attached to a building usually as a porch at the entrance
Sash Windows	A window which moves on grooves, either with one frame fixed (single hung) or both moving (double hung)
Squared	Rubble work where stones are squared and laid in courses
Terracotta	Unglazed brownish red fired clay
Victorian	Dating from or typical of the period 1837-1901

Reference Material:

The Buildings of Wales: Clwyd (Denbighshire and Flintshire) Edward Hubbard, 1986

The Encyclopedia of Wrexham: W.Alastair Williams, 2001

Guidance on Conservation Area Appraisals, English Heritage, 2005

Guidance on the Management of Conservation Areas, English Heritage, 2005