



# WREXHAM TOWN CENTRE

## CONSERVATION AREA CHARACTER ASSESSMENT AND MANAGEMENT PLAN

This document is available in Welsh

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## EXECUTIVE SUMMARY

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. Furthermore Local Authorities are required to formulate policies and proposals for their preservation and enhancement.

The Wrexham Town Centre Conservation Area was first designated in March 1974 and subsequently extended in August 1975, June 1985 and most recently in April 2007. The Wrexham Town Centre Conservation Area Assessment and Management Plan was adopted by Wrexham County Borough Council as supplementary planning guidance in January 2009. This document has now been reviewed and revised to take account of changes in national and local policy, new initiatives and changing circumstances within the town centre.

The Conservation Area Character Assessment and Management Plan aims to provide clear guidance for those seeking to undertake works of development and change within the Conservation Area and provides a framework for decision-makers to ensure that through these works, the special character and appearance of the Conservation Area is preserved and enhanced.

Wrexham Town Centre Conservation Area encompasses an historic market town with a character largely dominated by the 18<sup>th</sup> and 19<sup>th</sup> century architecture of the Georgian and Victorian periods. St Giles Church is the principal Medieval structure and focal point around which the town has developed. The majority of buildings are two and three storeys high giving the town a human scale and intimate urban character.

The document comprises a brief history of the town and its development. A character assessment defines the areas special character and appearance as a historic market town with a character largely dominated by the 18<sup>th</sup> and 19<sup>th</sup> century architecture of the Georgian and Victorian periods. A management plan, included as Chapter 5.0, seeks to highlight the factors which diminish the special character and appearance of the Conservation Area and aims to identify opportunities through which the special character and appearance of the area may be better preserved and enhanced within a 10 year action plan. Detailed design guidance and advice on maintenance is also provided to assist those who have a responsibility for delivering change and in making informed decisions that will protect the special significance of the Conservation Area.

## 1.0 INTRODUCTION

### Conservation Area Designation

1.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning 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. Furthermore, ‘Local Planning Authorities must from time to time formulate and publish proposals for the preservation and enhancement of conservation areas in a management plan. In accordance with best practice this should be every 5-10 years.’

### Purpose

1.2 The Conservation Area Character Assessment and Management Plan aims to provide clear guidance for those seeking to undertake works of development and change within the Conservation Area and provides a framework for decision-makers to ensure that through these works, the special character and appearance of the Conservation Area is preserved or enhanced. More specifically, the purpose of a Conservation Area Character Assessment and Management Plan is:

- To provide a clear definition of an area’s special character and appearance;
- To identify ways in which their unique characteristics can be preserved and enhanced through the identification of opportunities and priorities for action and detailed guidance;
- To strengthen the justification for designation
- To create a clear context for future development in accordance with conservation area policies in the Local Development Plan
- To provide a vehicle for engagement and awareness raising

### Wrexham Town Centre Conservation Area

1.3 Wrexham Town Centre Conservation Area was first designated in March 1974 and subsequently extended in August 1975, June 1985 and most recently in April 2007.

### Location

1.3.1 Wrexham Town is the County Borough’s primary settlement and supports communities throughout the County Borough. The town also performs a sub-regional role as the largest centre in North East Wales. The county borough has boundaries with Flintshire and Denbighshire to the north-west, Powys and Shropshire to the south, Cheshire West and Cheshire to the east and a national boundary with England. The County Borough has a population of approximately 134,844. The Wrexham Town Centre Conservation Area includes the main historic and commercial streets of the town centre.

### Geology

1.3.2 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 gives rise to the distinctive local building materials and varied townscape.

### ***Wrexham Conservation Area Character Assessment and Management Plan***

1.3.3 The Wrexham Town Centre Conservation Area Assessment and Management Plan was adopted by Wrexham County Borough Council as supplementary planning guidance in January 2009.

1.3.4 This document has now been reviewed and revised to take account of changes in national and local policy, new initiatives and changing circumstances within the town centre.

1.3.5 This Character Assessment and Management Plan aims to promote and support developments that are in keeping with, or enhance, the character of the Wrexham Town Centre 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.

1.3.6 This document is 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.

### **Strategic Context**

1.4 This document should be considered in relation to the current planning context and delivered in conjunction with other initiatives affecting Wrexham Town Centre as follows:

#### ***National Legislation***

1.4.1 The document should be considered in relation to national planning policy guidance, *Planning Policy Wales Chapter 6: The Historic Environment (2016)*, *Planning Policy Wales Technical Advice Note 24: The Historic Environment (2017)* and *Managing Change in Conservation Areas in Wales (Cadw, 2017)*. The document also accords with the Well-being of Future Generations (Wales) Act which seeks to improve the social, economic, environmental and cultural wellbeing of Wales. The condition of the historic environment is one of the indicators used to help measure progress towards the achievement of the well-being goals established under the Act.

#### ***Local Development Plan 2013-2028***

1.4.2 This document should be read in conjunction with the adopted Wrexham Unitary Development Plan 2005 and the emerging Local Development Plan 2013-2028, in particular Policy SP16: Historic and Cultural Environment, Policy SP8: Wrexham Town and Policy R2: Development within the Wrexham Town Centre Masterplan area. A Strategic Objective of the emerging Local Development Plan is to 'Regenerate Wrexham Town as a multi-functional destination to include retail, education, civic, amenity, employment, leisure and residential uses.' This objective will be achieved in part by enhancing the vitality, attractiveness and viability of the Town Centre as a major destination to live, visit and shop. This will be supported by the adopted Wrexham Town Centre Masterplan. The document also supports the strategic wellbeing themes of the Council Plan 2017-2022 in particular supporting a sustainable a bio-diverse environment.

#### ***Wrexham Town Centre Masterplan April 2016***

1.4.3 The masterplan sets a clear vision, objectives and actions for the area as an attractive, distinctive and accessible 21<sup>st</sup> Century town where people want to live, learn, work, visit and

invest. It seeks to facilitate the delivery of key town centre sites with a development framework; develop an attractive and distinctive environment with high quality buildings and public realm to create a vibrant sense of identity that supports enhanced retail and visitor experiences; improve accessibility for pedestrians to help connect a fragmented town centre; enhance the range, mix and quality of visitor and retail attractions including enhanced leisure, particularly in the restaurant and evening economy; and make the town

centre a desirable place to live. The Masterplan is a material consideration in the determination of planning applications within the town centre and the wider Masterplan area.

#### ***Wrexham Town Centre Public Realm Study (AECOM, 2015)***

1.4.4 This study provides an assessment and analysis of the current public realm, a public realm strategy and concept plan, indicative design options and a materials palette for future public realm in the town centre. Proposals for the town centre need to reflect the Public Realm Concept Plan, the broad principles of which are supported by the Masterplan.

#### ***Wrexham Town Centre Townscape Heritage Scheme Stage 1***

1.4.5 Funding has been secured from the Heritage Lottery Fund (HLF) under the Townscape Heritage Grant Scheme. The development grant will enable a stage II funding bid to be developed for submission to the HLF in March 2019. If successful, the project proposes to enhance the appearance, character and function of certain buildings within Wrexham Town Centre through appropriate repairs to the historic fabric, reinstatement of lost architectural features and by bringing redundant upper floors back into viable use. The project will also provide opportunities for training and education in Traditional Building Skills.

#### ***Buildings at Risk Strategy 2012-2016 (under review)***

1.4.6 The Buildings at Risk Strategy was adopted in December 2011 with the aim of safeguarding the historic assets of the County Borough from the effects of neglect and decay. Within the town centre, certain listed buildings including The Old Swan, the Cambrian Vaults and the former Commercial public house have been removed from the register through works of refurbishment and repair enabling them to be brought back into beneficial use and to make a positive contribution once more to the character and vitality of the town centre.

#### ***Wrexham Tree and Woodland Strategy 2016-2026***

This strategy seeks to ensure that Wrexham County Borough is a 'greener place' through having a sustainably managed, protected, healthy and diverse tree population with sufficient canopy cover to promote greater 'climate resilience' and to enhance the health and wellbeing of all who live, work and visit the area. A study of urban tree canopy cover undertaken in 2009 revealed that Wrexham Town has an urban tree canopy cover of below the national average (16.8%). The strategy aims to increase urban tree canopy cover, throughout the County Borough, to over 20% by 2026.

#### ***Wrexham County Borough Destination Management Plan 2018-2020***

1.4.7 The Destination Management Plan recognises that Wrexham County Borough presents opportunities for further development as a tourist destination and that the visitor economy

needs to develop in parallel with the broader regeneration of the town centre. Priorities include the development and diversification of the retail and evening economy offers, increased leisure facilities and improved events and animation of the town along with the need for further accommodation development.

#### ***Wrexham Heritage Strategy 2018-2028: Making Connections***

1.4.8 The forthcoming strategy has a vision to enable the full potential of our heritage to flourish so that it can make the maximum possible contribution and enrich all aspects of life in the County Borough for the benefit of local residents and visitors alike. The vision will be brought about by better conserving, interpreting and promoting the area's key heritage assets.

#### ***Wrexham Local Housing Strategy 2018 – 2023***

1.4.9 The Council's vision for this housing strategy is;

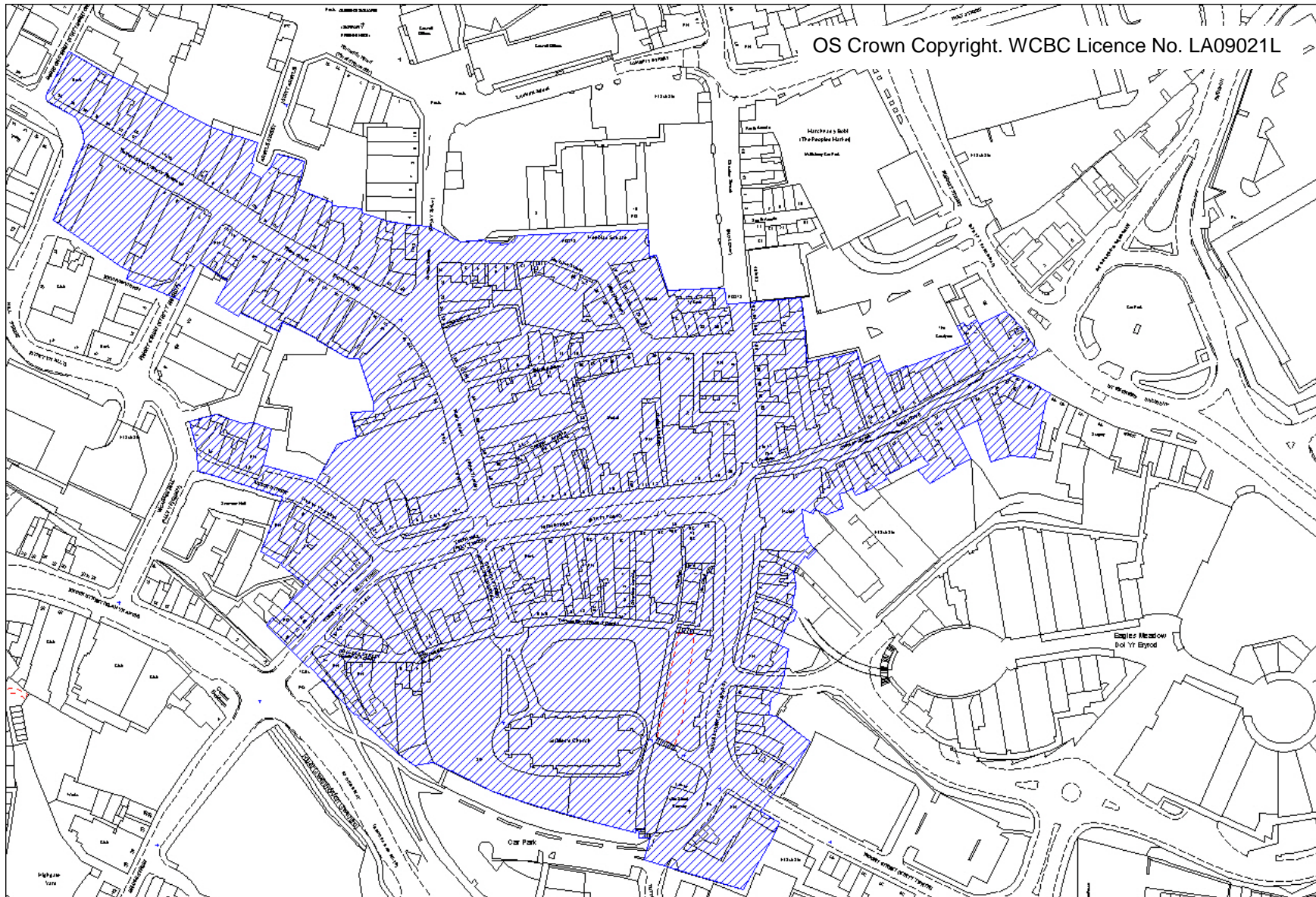
*“Provide the right homes for the right people in safe and attractive communities.”*

To help to achieve this vision, the Council aims to create sustainable, good quality housing in the town centre, which, in turn, will generate employment, training opportunities and improved leisure facilities. To support this, the Council will carry out improvement work to existing infrastructure and facilities, such as shops and unused buildings. This regeneration work will be carried out in a way that complements and enhances local heritage and traditional buildings in the vicinity.

#### **Consultation**

1.5 A public survey was undertaken during September 2018 which has helped to shape and inform this document. A further period of public consultation was undertaken during November and December 2018.





**Figure 1 Wrexham Town Centre Conservation Area**



## 2.0 HISTORY AND DEVELOPMENT

### Early Development

2.1 Wrexham is not mentioned in the Domesday survey of 1086 as it is likely that the area was not yet dominated and controlled by the Normans. The princes of Powys conquered the area in the early 12<sup>th</sup> century and the relative stability they created, allowed Wrexham to develop as a trading town. Wrexham prospered as a market town during the 14<sup>th</sup> and 15<sup>th</sup> centuries. The town also traded much further afield and by 1391 almost half of the inhabitants were economic immigrants attracted by the booming woollen and leather industries.

### 17<sup>th</sup> - 18<sup>th</sup> Century

2.2 During this time Wrexham's markets and fairs made the town central to the economy of North Wales. Farmers' wives sold their poultry, eggs, butter and vegetable produce on Hope Street, the butchers traded from Abbot Street, while the craftsmen sold their wares on the High Street. Wrexham became an important regional market town attracting travelling merchants and fairs from as far away as Yorkshire, Manchester and Birmingham.

2.3 Purpose built market courts were built in the late 18<sup>th</sup> century: Jones's Hall on Queen Street for linen and fancy goods, Yorkshire Square off Tuttle Street for the cloth dealers, Manchester Square, (which is now the site of the General Market) and the hardware dealers' Birmingham Square, which was replaced by the Vegetable Market (now demolished) partly in Henblas Street. The Beast Market at the end of Charles Street attracted farmers from throughout the borders, and two ale houses on Bridge Street and Pen y Bryn called the Horns Inn and the Jolly Drovers catered to the needs of the cattle drovers. Within the town there were many thriving workshops for blacksmiths, braziers, tin platers, skimmers, tanners, curriers and leather sellers where they were close to their suppliers and markets. In the late 18<sup>th</sup> century the town's first commercial brewery, Thomas' Brewery, College Street, opened.

2.4 Between 1792-4, the renowned artist Joseph Mallord William Turner (1775-1851) sketched and painted certain views within the town. Both works now form part of a collection held by the Victorian and Albert Museum.

### 19<sup>th</sup> Century

2.5 By 1833 the population had expanded to 5,500 and by 1900 it was an improving commercial centre of over 15,000 people. In September 1857 a charter of incorporation was granted and Wrexham became a Borough and for the first time there was a central body responsible for tackling the poverty, appalling sanitation, crime and muddy streets within the town. Wrexham was well connected by daily mail coaches to London, and the daily Shrewsbury to Chester shuttle. Stagecoaches operated from the Feathers Inn and later from the Wynnstay Arms. The arrival of the Shrewsbury and Chester railway in the 1840s ended Wrexham's reliance on the turnpike toll roads and heralded the start of further expansion for the town. The Wrexham, Mold and Connah's Quay railway lines headed northwards from 1866 and the Wrexham to Ellesmere line opened up the south in 1895. New shops and businesses opened to cater for those people who had grown rich and found steady employment through local industry and the markets gained a new lease of life through the purpose built Butcher's Market (built 1848), the Butter Market (built 1879) and the

Vegetable Market, (built 1910 and 1927). Wrexham's traditional workshop industries, begun in the 18<sup>th</sup> century, of brewing, skinning, tanning and blacksmithing expanded rapidly during the 19<sup>th</sup> century.

2.6 Industrialisation increased productivity in the 19<sup>th</sup> century and brought about changes in working practices, which called for larger buildings providing increased internal space and light. It was generally a time of increased wealth and confidence when complete redevelopment was preferred to adaptation and many of the town's timber framed buildings were replaced or re-fronted to incorporate the new architectural fashions in materials such as sandstone or brick.

2.7 The brewing industry dominated the town during the 19<sup>th</sup> century. By the 1860's there were 19 local breweries, all using copious supplies of water, from underground sources and the River Gwenfro on whose banks the breweries were situated. The most famous brewery was the Wrexham Lager Brewery, which once stood on the site now occupied by the Central Retail Park on Central Road.

## 20<sup>th</sup> Century

2.8 Brewing remained one of Wrexham's main industries in the twentieth century comprising of several large breweries together with many smaller ones situated at the rear of local inns. Some of the more famous breweries were the Albion, Cambrian, Eagle, Island Green, Soames and Willow. Soames's Brewery and several of the smaller breweries merged in 1931 to form Border Breweries. Changing tastes and rationalisation led to the closure of Border Breweries in 1984 and Wrexham Lager Brewery in 2000. Because of the town's industrial past there was a large and complex network of railways, the main branch being the Wrexham and Minera line, which supported the steelworks at Brymbo and the Minera Limeworks. The network of railway branch lines was torn up in the 1960's and 70's after which Wrexham began a period of economic depression. In the 80's and 90's a partnership of local authorities and the Welsh Development Agency intervened to improve Wrexham's situation. As well as funding improvements to shop frontages through Town Improvement Grants and to factories through Environmental Improvement Grants, boosting the area's employment prospects, it funded the A483 dual carriageway thereby providing better links to Chester, Shrewsbury and the cities of Liverpool, Manchester and Birmingham.

## 21<sup>st</sup> Century

2.9 The early 21<sup>st</sup> Century has seen improved rail links to Cardiff. Substantial investment has led to a number of significant retail and mixed-use developments within and around the town centre in particular the Eagles Meadow development. Although Wrexham Town as many other Town centres in the UK have faced decline over the last 10 years, Wrexham Town Centre has a thriving business community who are taking actions in partnership with the local authority to regenerate this once prosperous Market Town.





Figure 2 Wrexham Town Centre Historic Map – 1899





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**Figure 3 Wrexham Town Centre – Character Areas**

### 3.0 CHARACTER ASSESSMENT

3.1 The Conservation Area can be sub-divided into 5 distinct areas of character as identified on figure 3 and now described below:

#### **Medieval Wrexham: St Giles' Parish Church and Precinct, Temple Row, Church Street, College Street, Town Hill, Abbot Street and High Street**

3.2 St Giles' Parish Church is the principal Medieval structure and focal point around which the town developed. It is prominently sited above the valley of the River Gwenfro and is set within a churchyard, enclosed by a sandstone boundary wall on the south and metal railings on the north, east and west sides. Within the precinct there are mature specimen trees which form a magnificent backdrop to the church, High Street and Yorke Street.

3.3 The precinct, and the narrow enclosed streets and alleyways to the north, east and west, Temple Row, The Ney, Overton Arcade, Church Street and College Street which link into High Street, Town Hill and Abbot Street, retain a medieval character. The secluded and intimate footpath bounding the churchyard and backing onto the numerous and quaint buildings of varying height and detail to Temple Row and College Street create an impressive sense of enclosure.

3.4 From the crossroads at the west end of High Street, the short length of Church Street is closed by the Churchyard gates and dominated by the church tower above and beyond. The great character and interest of Church Street is created by the juxtaposition of contrasting facades of half-timbered, gable and stuccoed finishes. The scale and width of properties on Church Street contrasts with and provides an excellent visual approach to the Church.

3.5 In contrast, High Street is notable for its dignified and sometimes elegant, mainly 3 storeyed 18<sup>th</sup> and 19<sup>th</sup> century properties of varying scale, colour and detail. The majority of the buildings fronting both Town Hill and the High Street are Listed Buildings.

3.6 Listed Buildings of particular note in the High Street include on the north side, numbers 10 and 11 which form the entrance to the Butchers' Market built in 1848 of stone in a Jacobean style. It has shaped and finialed gables, pedimented mullioned and transomed windows and an oriel over the entrance arch. Numbers 14-15, built between 1910 and 1912 using ashlar with polished granite columns is in a Baroque palazzo style. On the south side of the street in a prominent site on the corner of Church Street stands Number 43 (built in 1896), the former Trustee Savings Bank of red sandstone ashlar blocks.

3.7 Town Hill rises and curves from the west into High Street and although containing a number of early and listed buildings, the physical fabric, particularly on the north side of the street, would benefit from repair and renovation. From Town Hills approach from the junction with Abbot Street until the cross-roads with Church Street and Hope Street, there is a widening of the Street. This area was the former location of the Town Hall, built in 1713 but demolished in 1940 as part of a road improvement scheme. High Street would originally have been enclosed with both eastern and western views terminated by the imposing structures of the Wynnstay Arms Hotel and the Town Hall respectively as can be seen on figure 2.

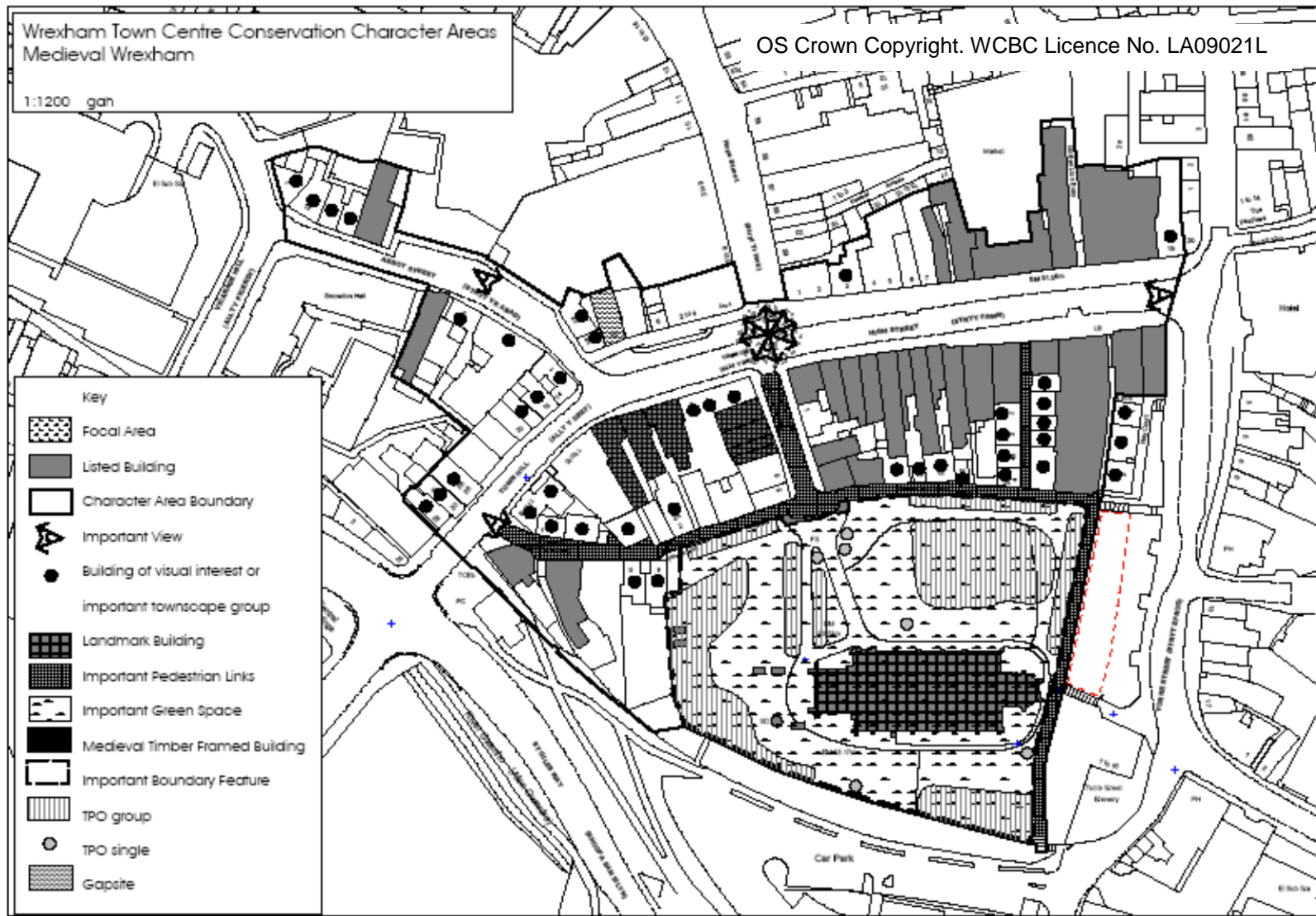
3.8 The properties along Town Hill and High Street are built on long narrow burgess plots probably of medieval origin. Characterised by a dense and compact form where houses and shops were intermingled and often properties consisted of a shopfront with accommodation above for the shopkeeper, and a workshop and yard to the rear. Some of these yards survive to the rear of properties along High Street and Town Hill but most have been filled in and developed.

3.9 Timber framing, the prevalent building material of the medieval period, comprised wattle and daub and lime-rendered infill panels. Several complete medieval buildings survive on Town Hill and Church Street, in particular 5, 7 and 9 Town Hill and 7 to 9 Church Street, all of which are protected by listing. On the north side of the High Street, The Golden Lion Pub is of 16<sup>th</sup> century origin. Elsewhere, remnants of medieval timber frames survive within later structures. The Medieval core remains a highly sensitive archaeological area. There is a strong likelihood that remnants of buildings and deposits may be found in the excavation of land, provided this has not been destroyed by later structures.

3.10 The former Commercial public house and The Cambrian Vaults are two listed buildings of great character in College Street and are the remnants of the brewing industry which so dominated this part of the town on the banks of the River Gwenfro. Originally the Wrexham to Ellesmere railway line ran immediately adjacent the Cambrian from Central Station and continued along its route where the car park now stands between St Giles' Church and St Giles' Way as can be seen on figure 2.

3.11 Abbot Street or Stryt yr Abad, retains fragments of medieval character, which once prevailed in this part of the town before the devastation wrought by the railway and subsequent demolition and redevelopment. The main aspect of the character is the narrowness of the street and small scale of buildings (two and three storey) and sense of enclosure. Key buildings include the two listed public houses the Cross Foxes and The Old Swan. The Cross Foxes was probably purpose-built as a public house in the late C18 replacing an earlier inn and became the first tied house for the Wrexham Lager Brewery in 1922. The Old Swan public house is probably of 16<sup>th</sup> century origin.





**Figure 4 Wrexham Town Centre – Medieval Wrexham**

### Hope Street, Regent Street and Queen Street

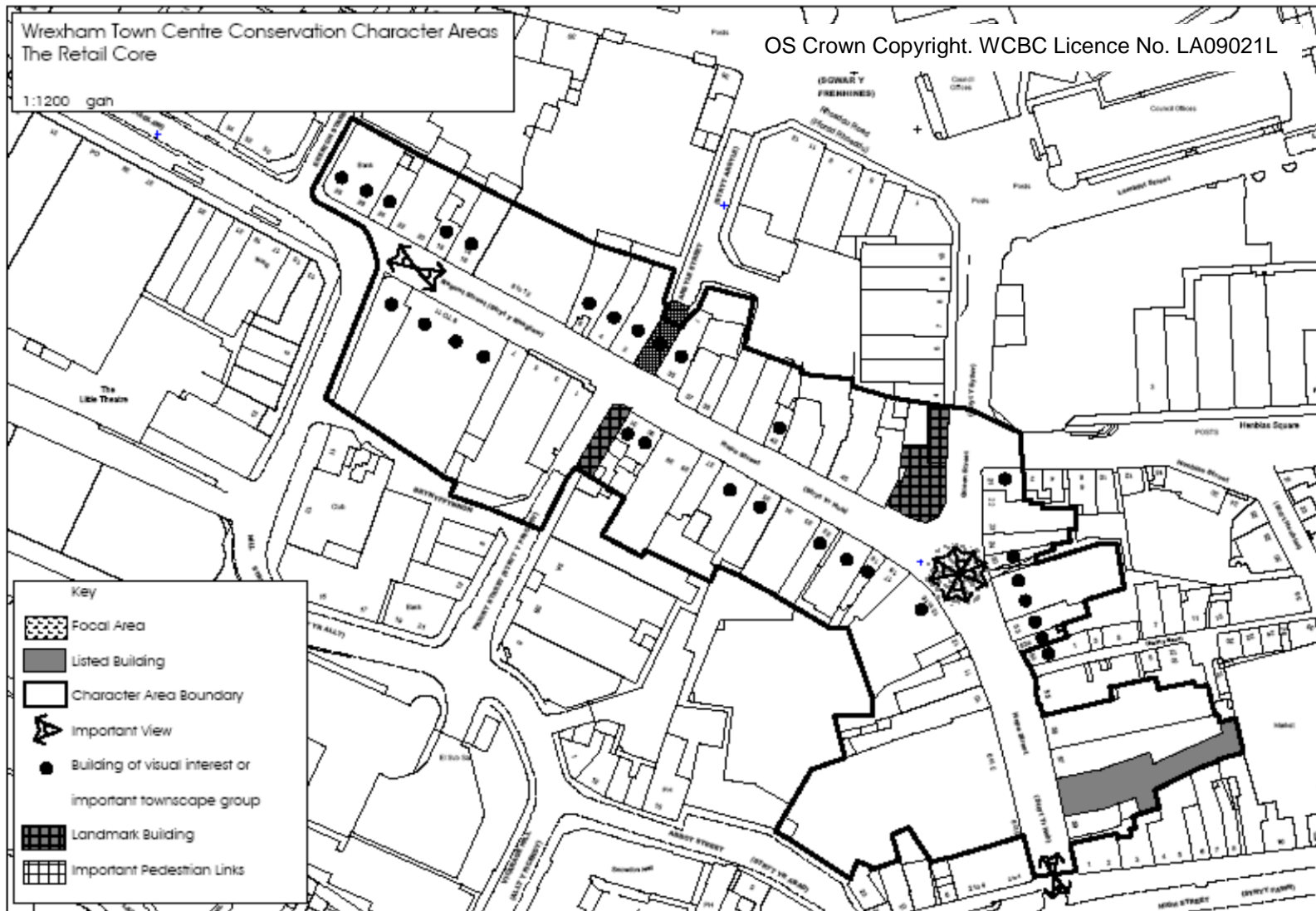
3.12 These streets are a continuation of the medieval street pattern radiating out from the core area around St Giles' Parish Church. The first reference to Hope Street or "stryd y hopp" occurs in 1553. These streets are wider in some parts than others, resulting from the location of the street markets, which occurred throughout the town centre from Medieval times through to the 19<sup>th</sup> century. These three streets still form the main retail streets within the historic town centre.

3.13 The North of Regent Street is an important approach into the Conservation Area, which allows a long view down to the junction of Hope Street and Queen Street, a focal area in the town centre resulting from a convergence of key buildings most notably the Talbot Public House and numbers 24 to 54 Hope Street. Reciprocal views are also afforded up Regent Street with the spire of the Roman Catholic Cathedral of St Mary visible in the distance together with a fine view up Queen Street and terminated by the Old Library.

3.14 Few of the buildings within this character area are listed, but are nonetheless of local interest and architectural merit. They are mostly 19<sup>th</sup> and early 20<sup>th</sup> century buildings including Number 35 Hope Street and 2 Regent Street built in 1875 in gothic style with yellow brick having a tall archway through to Argyle Street.

3.15 The listed buildings include the Horse and Jockey Public House, which was probably originally built in the 16<sup>th</sup> century as a hall-house and retains its thatched roof. A fire in 2004, destroyed neighbouring buildings on Priory Street as well as a building on Hope Street now replaced with a glass fronted building. The Horse and Jockey remained largely untouched.

3.16 Also listed Grade II is the Central Arcade which links Hope Street with the Butcher's Market. It is dated 1891 and built of brick and terracotta, having a glazed roof and many original shopfronts. On the corner of Bank Street stands the former National Westminster Bank, now the Halifax (built 1876), of rusticated ashlar blocks in an Italianate style. The Talbot Public House purpose built in 1904 as a public house and shops, stands in a very prominent position at the junction of Hope Street and Queen Street and has a polygonal red tiled roof, half-timbered walling and terracotta panels and is an important landmark within the town.



**Figure 5 Wrexham Town Centre – The Retail Core**

### **The Markets: Henblas Street and Bank Street**

3.17 These streets combine to form a special part of Wrexham, and have a very intimate and personal character. In particular, Bank Street has a medieval character, being very narrow and enclosed by small-scale buildings and tiny shopfronts. This part of town still remains traditionally the domain of privately or family owned businesses and shops, which extends into the stalls within the Butcher's and General markets.

3.18 The humble small scale buildings lining the south side of Henblas Square, Henblas Street and Bank Street are largely of early 19<sup>th</sup> century pre- Victorian style and are all that remain of that period following re-development in the mid to late 19<sup>th</sup> and early 20<sup>th</sup> centuries. They are a mixture of styles but broadly follow a pattern of 2 storey, narrow-fronted, domestic scale buildings with sliding sash windows to the upper floors and traditional shopfronts below. They are a mixture of brick, painted brick or render finishes with slate roofs. The former hippodrome cinema opened onto Henblas Street and encompasses much of the area to the rear of this street. It was closed in 1997 and the site is now due for redevelopment following a period of neglect and subsequent fire in 2008.

3.19 The curve of Henblas Street and intimate rhythm of the fenestration creates interest and anticipation, which culminates in the tightly enclosed area at the bottom of Bank Street where the ornate entrance to the Butcher's Market faces the curved corner entrance to the General Market opposite. Both market Buildings are Grade II Listed Buildings.

3.20 Within this area it is evident that efforts have been made to reinstate traditionally detailed shop fronts and hand painted fascia signs have restored traditional charm.

### **Chester Street and Yorke Street**

3.21 Chester Street and Yorke Street were once very busy main north-south routes on the edge of the town centre. Yorke Street in particular has benefited from a high quality paving, lighting and street furniture scheme, which has restored a great deal of texture and historic character to the area. Originally Yorke Street was lined with shops and public houses on both sides creating a very intimate character as can be seen on figure 2. The west-side of the street was demolished in 1967 as part of a road widening scheme and the area subsequently landscaped.

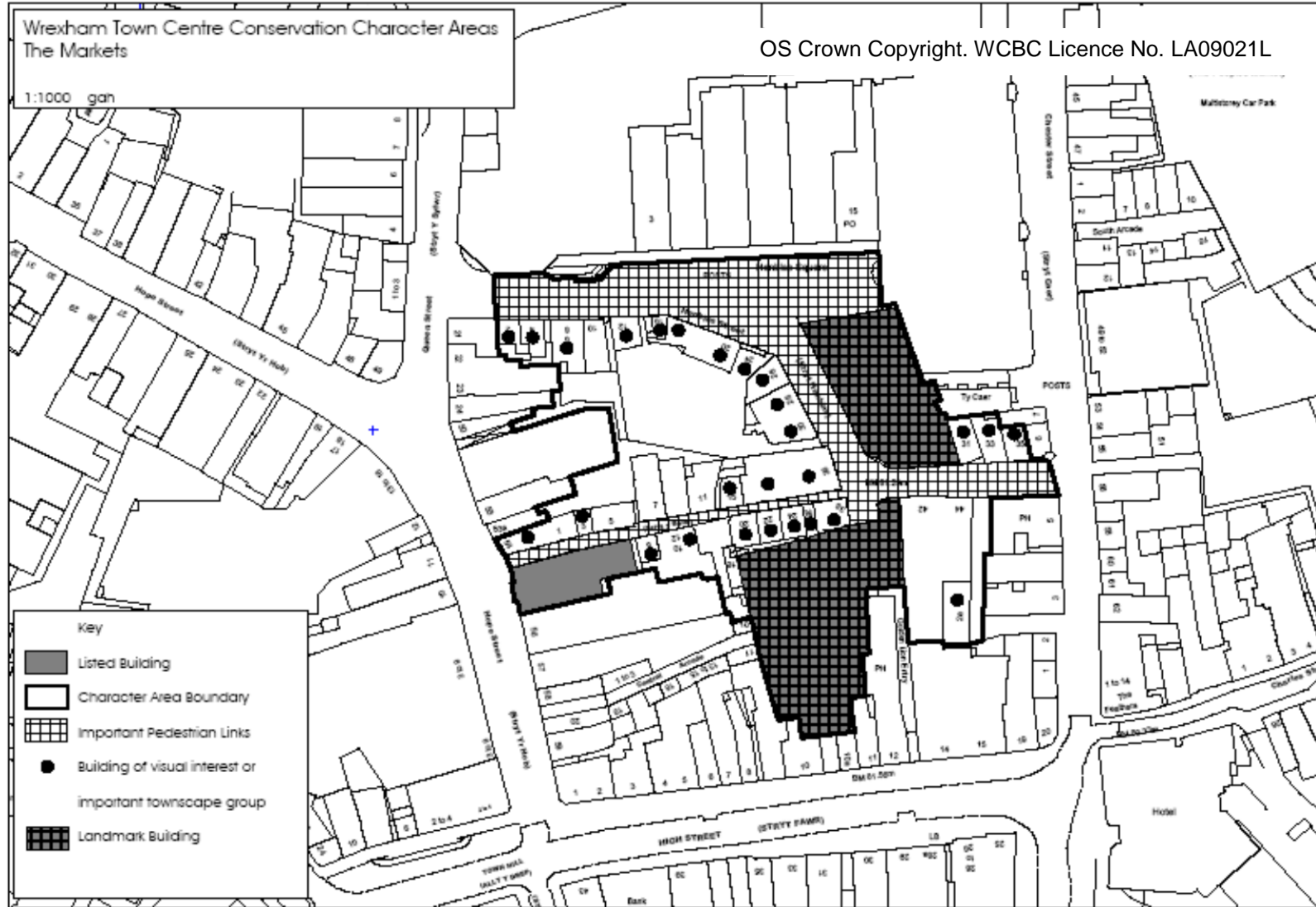
3.22 The situation of Yorke Street, High Street and Charles Street is an important focal area from where important far reaching views are available to the north, south and west due to the streets being wide and straight. The view northwards stretches as far as the historic buildings at the top of Chester Street; southwards down Yorke Street to the Border brewery buildings and chimney and Nags Head pub at the bottom of the hill; and westwards down to the end of the High Street.

3.23 The Wynnstay Hotel on Yorke Street is one of the most prominent listed buildings in the town, its 18<sup>th</sup> century façade (the only surviving part of the historic structure) impressively closes the vista down the High Street and its presence dominates Yorke Street. Next to it is The Feathers Public House, originally an 18<sup>th</sup> century coaching inn on an important east west route through the town, and its rear stables and coach houses. The Old Vaults on Chester Street is a typical example of a mid 19<sup>th</sup> century public house which retains much of its original character. The Nags Head, extensively remodeled in the late 19<sup>th</sup>

century in a boldly enriched, decorative gothick vernacular revival style closes the vista at the foot of the hill on Yorke Street. It has group value with the landmark Border Brewery chimney, which towers above it on Tuttle Street.

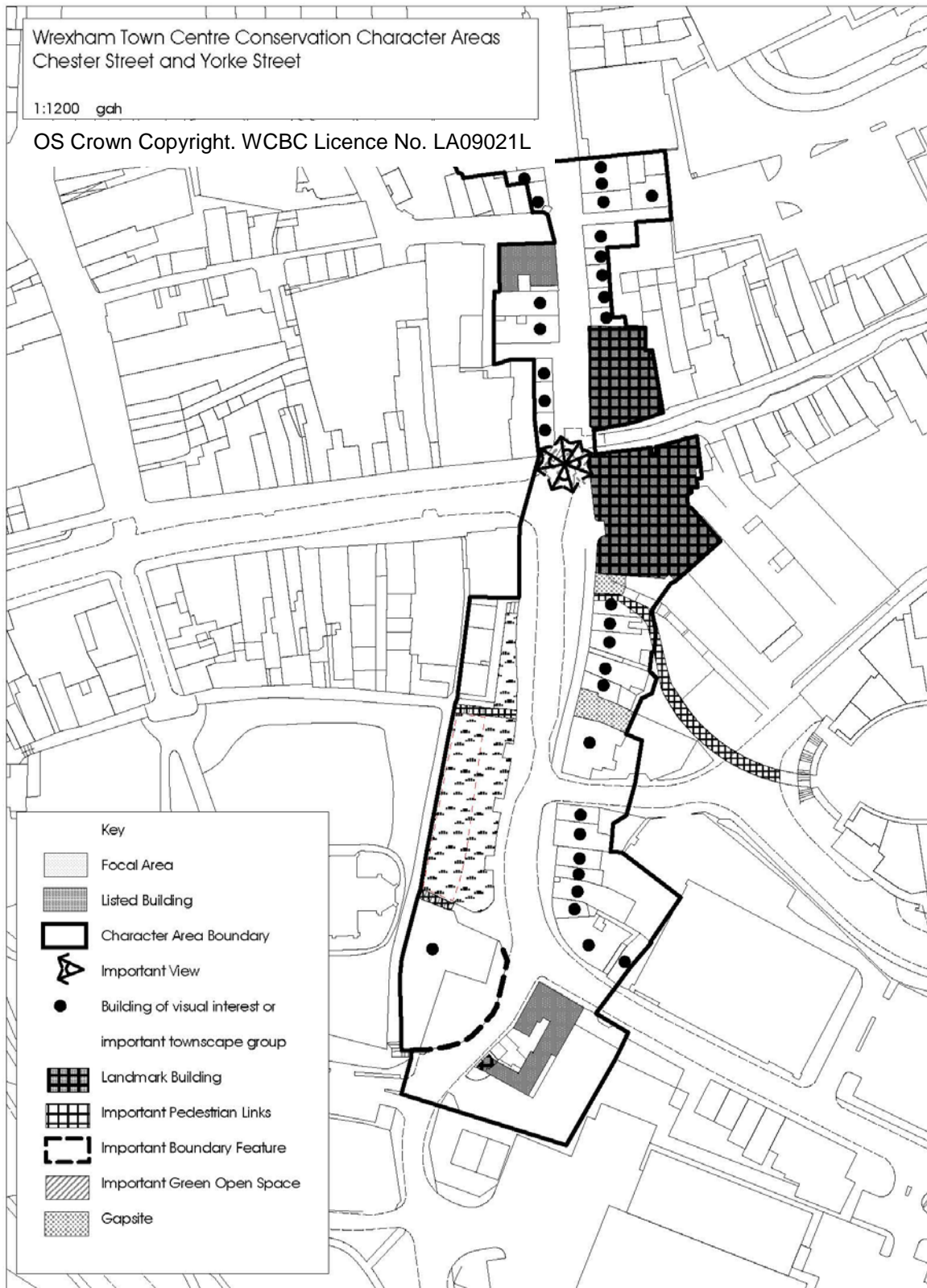
3.24 The buildings of local architectural interest are a splendidly eclectic mix of predominantly 19<sup>th</sup> century styles built of brick and render with slate roofs and rich detailing giving a strong cohesive and complete character.

3.25 The west side of Yorke Street comprises a green open embankment, which allows a fine view of St Giles' Parish Church.



**Figure 6 Wrexham Town Centre – The Markets**





**Figure 7 Wrexham Town Centre – Chester Street and Yorke Street**

### Charles Street

3.26 The origins of this street's name are unknown but it was known as Beast Market Street until late in the 18<sup>th</sup> century, and in the Middle Ages it was regarded as an extension to High Street. It is one of the more attractive compact retail streets in the town, filled with private small businesses. A quality townscape view is obtained eastwards up Charles Street where the curve of the street enticingly prevents a full view, creating interest and anticipation. The pedestrian approach from the east into Charles Street is an important approach and gateway into the conservation area where an impressive view opens up of the notable buildings which form the distinctive townscape group along the southern side of High Street.

## 4.0 STATEMENT OF SIGNIFICANCE

Wrexham's medieval origins are evident in its street pattern which radiates out from the iconic, Grade I listed Parish Church of St Giles to the north, east and west (to the south, the River Gwenfro formed a natural barrier to development). The plan form of the streets and alleyways, the long narrow "burgess" building plots and timber framed buildings such as numbers 5, 7, and 9 Town Hill, remain as further evidence of medieval origins. In the 17<sup>th</sup> and 18<sup>th</sup> centuries, travelling merchants and fairs from as far away as Yorkshire, Manchester and Birmingham were held in the streets, which would have been widened to accommodate them. Wrexham boasts several streets which show evidence of being widened, namely High Street, Town Hill, Hope Street and Charles Street. Where these streets converge they enable important and far reaching views through the town centre.

In contrast, an important feature of the town is its pedestrian permeability created by the important links which, are formed between the main streets by the narrow alleyways and arcades, such as Bank Street, Temple Row, Central Arcade and Overton Arcade. Bank Street and Central Arcade, in particular are bustling with small independent shops which bring much character and charm to the town centre.

The precinct of St Giles' Parish Church is an important green open space, the only one within the Conservation Area. It is an oasis of calm and tranquility, enjoyed by many visitors and local people alike. It is enclosed within important walls, railings and gates with a number of fascinating tombs including that of Elihu Yale, many of which, are also, listed structures. The precinct contains a diverse range of mature trees that are afforded additional protection through Tree Preservation Orders.

Typically, during the Georgian period, many of the medieval buildings were extended, adapted or re-fronted using the local sandstone or the local Abenbury brick combined with sandstone dressings, or alternatively, lined-out "stucco" renders. In the mid to late 19<sup>th</sup> century many important public and commercial buildings were erected using fine cut ashlar using both red and yellow sandstone such as the Former Trustees Saving Bank on the corner of High Street and Church Street. Also popular was the use of render combined with decorative stone features to window and door surrounds. By the Edwardian period, at the turn of the 20<sup>th</sup> century, the fashion was to use the local red Ruabon brick and terracotta. This miscellany of traditional building styles and materials together with more modern types contribute to Wrexham's unique blend of character.

Ornamentation and decoration are evident throughout the Conservation Area and make a significant contribution to its character. In particular terracotta mouldings, iron balustrades, decorative corbelling and wrought iron sign brackets, play a significant role in contributing to the visual quality of the Conservation Area.

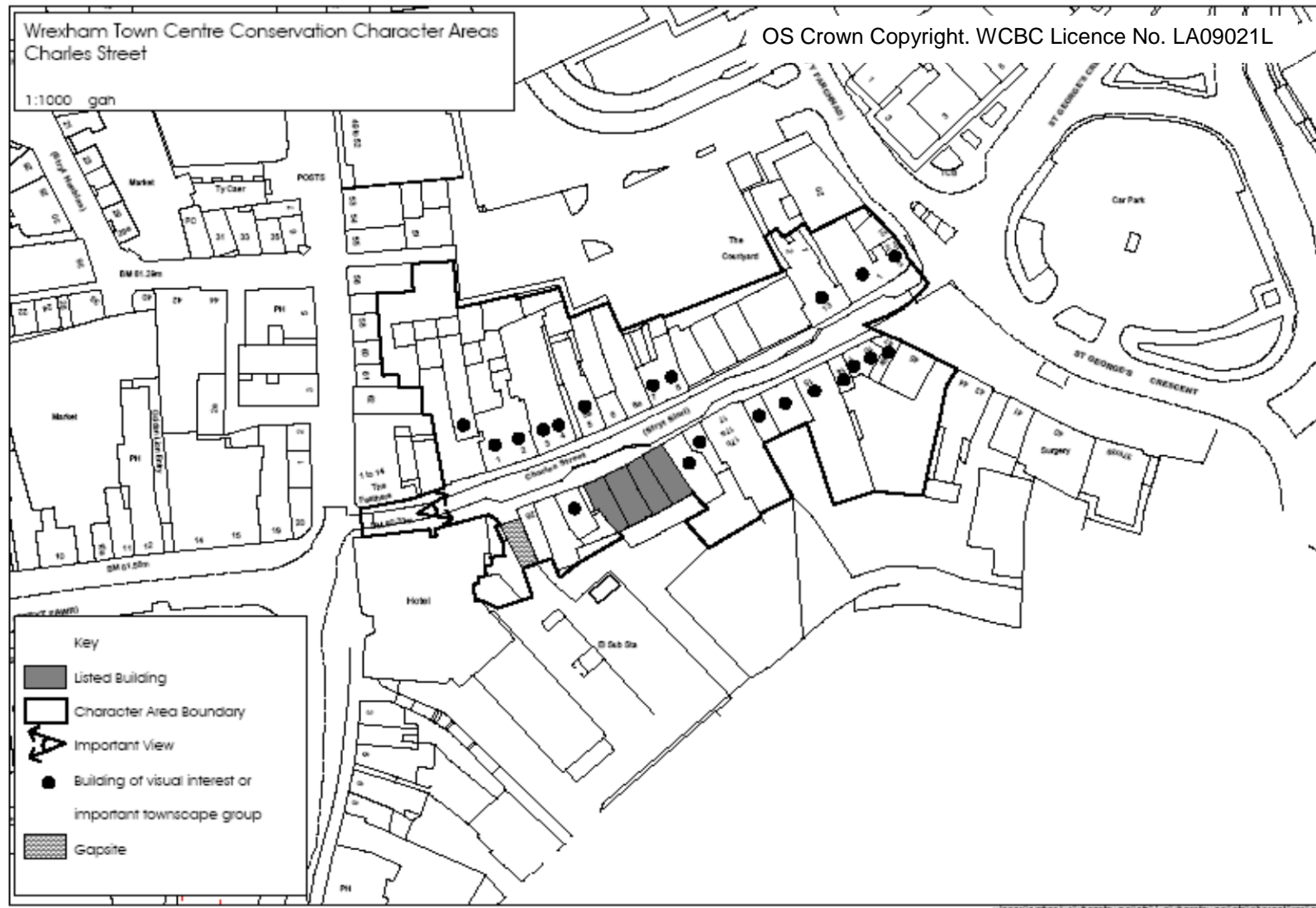
A number of the buildings within the conservation area are listed as buildings of special architectural or historic interest, but many buildings are not. It is these commercial buildings which bind together and give cohesion to the character of the town centre and provide distinctive local character and appearance forming strong townscape groups. Many retain early or original features, particularly to upper floors and whilst many shopfronts have been

replaced over time, remnants can often be concealed behind later additions.

Amongst the traditional buildings within the conservation area there are key architectural landmarks which are prominent within the Conservation Area. These include St Giles's Parish Church, The Wynnstay Hotel, The Talbot and the Border Brewery chimney on Tuttle Street. In addition The Horse and Jockey Public House, the Butcher's and General Markets are notable buildings within the town. Not only do they contribute to the visual experience but provide physical links to important historical associations and the development of the town in particular through trade and industry.

In recent years a number of new and independent businesses have been established within the area and some sensitive refurbishments have re-introduced character and brought empty buildings back into use through much needed repair and maintenance. However, greater investment is required to improve the condition of the historic environment of the town and restore a sense of vitality.

These are the qualities which help to tell the story of the development of town and make up the distinctive character of Wrexham.



**Figure 8 Wrexham Town Centre – Charles Street**

## 5.0 MANAGEMENT PLAN

### Introduction

5.1 The management plan seeks to highlight the factors which diminish the special character and appearance of the Conservation Area and aims to identify opportunities through which the special character and appearance of the area may be better preserved and enhanced within a 10 year action plan. Detailed design guidance and advice on maintenance is also provided to assist those who have a responsibility for delivering change and in making informed decisions that will protect the special significance of the Conservation Area.

### Key Issues

#### *Historic Street Pattern, Pathways and Links*

5.2.1 The medieval street pattern and network of pathways and alleyways are important to understanding the origins of the town and in maintaining the character and appearance of the Conservation Area but these are harmed by the following factors:

- Poor Quality Modern Development and Over-Sized Plot Widths: Some poor quality modern buildings have replaced more traditional structures and some bear no relation to the historic plot widths nor the local materials or special architectural character of Wrexham. In particular, the premises at 3 to 9 Hope Street has an extended plot width which does not respect the historic plot widths in the street. This presents a rather long unbroken fascia and glass shopfront to the street and an unimaginative and plain upper storey, which contrasts with the interest and intricacy of the buildings opposite. The service area to this building has a particularly negative impact upon Abbot Street whereby it's imposing scale and dead frontage has a significant detrimental visual impact upon one of the area's more historic streets. Parking in front of the delivery area and commercial bin storage further compound this issue and present a highly negative view into the Conservation Area from this approach.

As they arise, opportunities should be taken to replace or reconfigure poor quality modern buildings to better respect traditional plot widths and to reinstate the more intricate rhythm of the streetscene in accordance with Design Guidance as set out within Appendix 1.

- Street Clutter: Much harm is caused to the quality of the streetscape, the setting of key buildings and enjoyment of the space through general street clutter in the form of commercial bins, street signs, advertisement boards, poorly maintained street furniture and certain parking arrangements. The unsympathetic design, use of uncharacteristic materials and unsatisfactory siting disturbs the unity of facades and important views and can in some instances impede access. Lack of suitable locations to conceal or provide discreet commercial bin storage is a concern. This creates a cluttered appearance which detracts from the setting of key listed buildings and in particular, important views and links to the Parish Church. Purpose built storage areas are required to conceal and better manage refuse disposal in order to tackle the existing problems whilst appropriate bin storage should be designed into all new development proposals within the town centre to prevent the problem escalating.



- **Poor Quality Surfacing:** The condition of the street surfaces, through broken or patched paving slabs has further detrimental effect. Whilst proposals are underway to replace surface materials within parts of the Conservation Area there is a need for a consistent approach and regular maintenance and management to ensure their proper upkeep. This not only includes replacing broken slabs but also regular cleaning in particular, the removal of chewing gum.
- **Lack of planting:** There is an inadequate amount of tree planting and green space within the Conservation Area, most of which is currently found only within the Churchyard. Creating space for appropriate planting and complimentary soft landscaping would significantly benefit key streets within the Conservation Area, namely Hope Street but their introduction could be restricted by underground services. The Wrexham Tree and Woodland Strategy seeks to increase urban tree canopy cover within the County Borough and identifies the town centre as a priority. The Wrexham Town Centre Public Realm Strategy identifies suitable locations for new planting and this plan should be implemented where any future public realm schemes are proposed. Monies from Section 106 agreements through new development within the town centre could also be used to secure these improvements.
- **Lighting:** A study undertaken in support of the Wrexham Town Centre Public Realm Study (AECOM, 2015) highlighted poor quality lighting as a specific issue within the town centre. The colour temperature of existing lighting and general dimness consequently makes users feel unsafe and streets uninviting. Options for lighting improvements within the town centre are highlighted within the Public Realm Study.

### ***Building Materials and Architectural Detail***

5.2.2 The range of building materials and quality of buildings and architectural detail combine to form an interesting townscape. However this has been diminished by the following factors:

- **Loss or alteration of traditional shop fronts:** The appropriate size, design and illumination of signage as well as the quality and style of shop fronts is essential in maintaining the character and appearance of the Conservation area. The use of inappropriate materials and designs that bear little relation to the traditional style of existing properties is an ongoing problem.

Many ground floor frontages have been altered or modernized over time removing the historic shop fronts, features and fabric. Many of these modern substitutes do not relate well in terms of the proportions, quality or design of the original buildings which survive at the upper levels. Replacement shop fronts require planning permission and should be designed in accordance with design guidance as set out in Appendix 1. In designing new shop fronts there is a need to respect not only the existing building but adjoining buildings which may have been designed as one composition. There is also a need to design in any security measures in the most

sensitive way. In addition to more considered design enforcement action within the town centre should be prioritised.

- Inappropriate signage: The disconnect between upper and ground floors is further exacerbated by oversized vinyl fascia's that do not respect traditional proportions, quality or features of the building. In many instances these cannot be controlled through current planning requirements leading to poorly considered and inappropriate change. The introduction of an 'Area of Special Control of Advertisements' could be considered which would provide greater controls as a means by which the quality of signage within the Conservation Area could be improved.
- Lack of maintenance: Through a general lack of investment, some buildings are in need of essential repair especially at their upper levels. Despite some improvements the general condition of the buildings is poor and many require maintenance now in order to prevent more substantial repair later. There is a need to bring disused floorspace back into use to avoid further neglect. The proposed Townscape Heritage Scheme, if successful, will provide grant assistance for the repair of the historic fabric of certain buildings and other physical works to enable upper floor space to be better utilised. Guidance on maintenance is also provided in Appendix 2.
- Inappropriate materials and loss of original features: Inappropriate alterations, which have stripped away the original historic details and fabric, replacing them with poor quality modern equivalents are evident. Examples of this include artificial roof slates and tiles, modern cement renders, and the unsympathetic replacement of windows and doors in inappropriate styles and uPVC alternatives. The proposed Townscape Heritage Scheme as referred to above will support the reinstatement of lost features but enforcement action is also necessary to address unauthorised change.

### *Use and Vitality*

5.2.3 The current economic climate and changing shopping habits are altering the way in which the town centre is used resulting in the following issues:

- Disused floor space and gap sites: The town centre experiences high vacancy and turnover and consistent under-occupation of upper floors. Many upper floors remain vacant resulting in a lack of maintenance and deterioration of the structural fabric, which degrades the overall appearance of the street-scene. The former Burtons at the junction of Hope Street and High Street is particularly detrimental in key views to and from the Church. The current condition with boarded up windows is visually poor and interim measures could be taken to improve this situation. Vacancy levels within Overton Arcade are also a concern in one of the more distinctive spaces within the town centre. Gap sites at 22 Town Hill, adjacent the Commercial Public House on College Street, to the east of the Wynnstay Hotel on Charles Street, the former Hippodrome site on Henblas Street and on Yorke Street, detrimentally affect the visual continuity of the street scene.
- Vitality: The retention of retail units and encouragement of mixed uses is essential in

ensuring the vibrancy of the Conservation Area both throughout the day and evening. There remains a lack of activity throughout the centre after normal business closing times.

### *Awareness and Appreciation*

5.2.4 A key issue is the lack of awareness of the importance of the historic environment and the various elements which contribute to it. The conservation area needs to be considered, not only in terms of the physical fabric but also the historical associations and meanings attached to the buildings, place names and spaces. The story of the town needs to be better told and interpreted if it is to be properly valued and cared for.

- Understanding of traditional materials and skills: The historic fabric of the town can only be properly protected through the correct use of materials and proper repair techniques however there is a shortage of skilled contractors who can work with traditional materials and techniques. A traditional buildings skills programme has been developed in partnership with Cadw, Coleg Cambria, Cadwyn Clwyd, North Wales Economic Ambitions Board, CITB and CWIC (Construction Wales Innovation Centre) who recognise the challenges that currently exist in the construction sector with regard to the knowledge and skills required for the appropriate conservation of traditional buildings as well as access to and uptake of existing traditional building skill courses. Through this partnership it is anticipated that the proposed Townscape Heritage Scheme would provide a platform to help support the delivery of the programme, providing building owners, agents, contractors and those entering the sector with the opportunity to develop technical skills and raise their awareness, understanding and appreciation for heritage.
- A need for better interpretation: Wrexham has many important historical associations to people, events, trades and industry and many stories to tell that are interwoven through the buildings, places and spaces of the town. There is a lack of interpretation and information readily available to local people and visitors alike and much more research that could be undertaken.
- Emphasising positive features: Often the architecture, particularly to upper floors goes unnoticed and a negative view, of the town, driven by issues at ground level, prevails. Lighting would assist in showcasing some of the more significant buildings and place greater focus on the quality of historic environment. The Public Realm Strategy makes recommendations for the lighting of key building and spaces and these should be implemented as opportunities arise.

### *Conservation Area Boundary Changes*

5.2.5 The Conservation Area boundary requires review from time to time. An online public survey carried out in September 2018 found that the majority of respondent's considered the existing boundary to be appropriate. There was a feeling that by enlarging the area at this time, focus on the existing heritage could be lost. On this basis it is not proposed to make any boundary adjustments at this time. However future consideration could be given to the following areas:

- Brook Street, Bridge Street and Well Street
- Chester Street and Chester Road

- Queens Square and Lambpit Street
- Land immediately south of St Giles Churchyard

Other areas were referred to within the survey but are already included under separate Conservation Area designations.

### 5.3 Action Plan

<b>Wrexham Town Centre Conservation Area Character Assessment and Management Plan</b>				
<b>ACTION PLAN</b>				
<b>Objective</b>	<b>Actions</b>	<b>Timescale</b>	<b>Associated Plans &amp; Initiatives</b>	<b>Responsibility</b>
Preserve the historic street pattern	All new development must accord with design guidance as set out in Appendix 1 of this document.	Immediate		Environment and Planning Private Sector
Remove Street Clutter	Review existing management arrangements for waste disposal and explore opportunities for purpose built storage areas appropriate to the character and appearance of the Conservation Area.	2019/2020	Wrexham Town Centre Masterplan (2016)	Environment and Planning  Housing and Economy  Town Centre Regeneration Group
	All Planning Applications for new development within the town centre to be accompanied by a waste management plan.	Immediate		Environment and Planning Private Sector
	New or replacement street furniture to be sited and designed in accordance with the Public Realm Strategy (2015).	Immediate	Public Realm Strategy (2015)	Environment & Planning
Improve Street Surfaces	Continuation of programme of re-surfacing works to key streets within the town centre.	Ongoing	Public Realm Strategy (2015)	Environment & Planning
	All new surfacing works to be designed in accordance with the recommendations of the Public Realm Strategy (2015).	Immediate	Public Realm Strategy (2015)	Environment & Planning
	Management processes to be reviewed in relation to cleaning of roads and pavements	2019		Environment & Planning
Enhance the setting of St Giles Parish Church	In conjunction with the Church undertake a review of the condition of the public realm	2019		Environment & Planning Parish Church of St Giles

	within the immediate setting of the asset and agree priorities for action.			
Increase Planting	Ensure the objectives and recommendations of both the Tree and Woodland Strategy 2016-2026 and the Public Realm Strategy (2015) are implemented during associated works or through Section 106 monies as and when appropriate.	Immediate	Tree and Woodland Strategy 2016-2026  Public Realm Strategy (2015)	Environment & Planning Private Sector
Improve the Quality of new Shop fronts and Signage	All new development to accord with guidance as set out within LPG 12: Guidance to be reviewed following adoption of the LDP	2019/2020	Local Development Plan 2013-2018	Environment and Planning Housing and Economy Private Sector
	Enforcement action within the town centre to be a priority – Enforcement procedures to be reviewed and updated accordingly.	2019		Environment and Planning
	Explore option of designating an ‘Area of Special Control of Advertisements’	2019/2020		Environment and Planning
Improve standards of building maintenance	Submit Stage II bid to the Heritage Lottery Fund for a Townscape Heritage Scheme (and implementation, if successful)	March 2019 (2019 – 2023)	Wrexham Townscape Heritage Scheme (following approval by HLF)	Housing and Economy Environment and Planning Town Centre Regeneration Group
Restore and refurbish key historic buildings	Submit Stage II bid to the Heritage Lottery Fund for a Townscape Heritage Scheme (and implementation, if successful)	March 2019 (2019 – 2023)	Wrexham Townscape Heritage Scheme (following approval by HLF)	Housing and Economy Environment and Planning Town Centre Regeneration Group
	Undertake physical improvements to the fabric	2019-2023		

	of the town centre market buildings			
Bringing empty buildings and disused floor space back into use	Submit Stage II bid to the Heritage Lottery Fund for a Townscape Heritage Scheme (and implementation, if successful)	March 2019 (2019 – 2023)	Wrexham Townscape Heritage Scheme (following approval by HLF)	Housing and Economy Environment and Planning Town Centre Regeneration Group
	Develop a criteria for important vacant buildings		NW Important Buildings Scheme – TRI Regional Regeneration Plan	Housing and Economy Town Centre Regeneration Group
	Improve appearance of empty shop windows as an interim measure through use of vinyls etc. in consultation with owners.	Ongoing		Housing and Economy Town Centre Regeneration Group
Increasing Awareness and Appreciation	Implementation of Traditional Building Skills Project	2018 Onwards		Housing and Economy
	Implementation of lighting improvements to key buildings and spaces secured through section 106 monies where appropriate	Immediate	Public Realm Strategy (2015)	Environment and Planning
	Explore interpretation projects for the town centre in conjunction with the Heritage Partnership	2018 Onwards	Wrexham Heritage Strategy 2018-2028	Housing and Economy
	Improve the profile of the town centre as a tourism destination	2018 Onwards	Destination Management Plan 2018-2020	Housing and Economy Private Sector



#### 5.4 MONITORING AND REVIEW

Progress made in delivering the action plan will be assessed on an annual basis and actions reviewed accordingly. Any proposed changes to the Action Plan will be reported to the Planning Committee for approval.

## APPENDIX 1: DESIGN GUIDANCE

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.

### The Site

The form of any potential development or re-development site, its position in the street, and its impact in relation to viewpoints, will affect the appropriate size and bulk of the proposed building works. The renovation of an existing building or the development of a new building must complement the overall street scene in terms of the following:

### Scale

The plot widths of 18<sup>th</sup> and 19<sup>th</sup> century buildings, which comprise the majority of buildings in the Conservation Area, were traditionally very narrow with the resulting street scene formed by a series of narrow fronted buildings. Restoration and re-development must avoid massive repetitive and unrelieved facades, which typify so many modern designs.

### Proportion

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 must be emulated in new development.

### Building Line

Frontage development must conform to the historic street pattern although consideration could be given to incorporating characteristic features, which project or recess at upper floor levels for example, cornicing, pediments etc.

### Roofs

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 must match the colour, size and texture of the original.

### External Walls

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 never 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

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 recessed depth 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

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 and Signage

Modern shop windows with large areas of unrelieved glass can be difficult to integrate successfully within a historic street. The retention of original shop-fronts is essential and replacement shop fronts must 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 and will be discreet and unobtrusive. Display signs will be restricted to fascia level and fascia boards and lettering must be in a scale with the building as a whole and must not obscure traditional elevational 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 would 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. For further guidance refer to *Local Planning Guidance Note 12: Shop Front Design and Security*: <https://www.wrexham.gov.uk/assets/pdfs/planning/lpq/guide12e.pdf>

### Ornamental Features

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

### Surfaces

Areas of traditional setts, stone slabs, cobbles and brick and clay pavers must be retained and repaired. New surfaces should be designed in accordance with the recommendations of

the Public Realm Strategy (2015), their colour, texture and pattern in sympathy with the character of adjacent footways and sensitive to adjacent buildings.

### **Micro Energy Generation**

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.

## APPENDIX 2: MAINTENANCE

Routine maintenance is one of the most important factors in protecting historic buildings. Without regular maintenance defects can occur that prove to be both costly and disruptive, and the historic features and fabric that give the building its special character can also be lost.

There are many good reasons why a regular and planned approach to maintenance is so important:

- Regular upkeep enhances a buildings appearance, which can add value and contribute to a sense of pride and place within a community;
- Regular maintenance and inspection allows for the early detection of serious problems, such as wet or dry rot, ensuring more of the original fabric is protected. This is a sustainable approach also, limiting the need for new and often costly materials to be employed and causing less waste;
- Maintenance and minor works can be budgeted for in advance, costing less than a series of larger, unexpected payments for more significant repairs;
- Money can be saved through repairs rather than replacement of features such windows and doors;
- Adopting a planned approach allows more time to select the best trades-person and materials for the building.

### Materials and Repairs

In planning repairs it is important to understand how the building was constructed and the materials and techniques which would have been used. Generally, repairs to historic building should be undertaken on a like for like basis using matching materials and techniques to those originally used. This will ensure that repairs and materials are compatible in terms of performance and appearance. The use of modern materials on historic buildings is often inappropriate and causes more serious problems to the building fabric in the long term. This is particularly evident where modern hard cement renders and mortars have been applied to traditionally built stone and brick buildings and walls, where the hard cement traps moisture within the softer stone or brickwork and accelerates decay to both the external and internal elements of the building.

It is important before undertaking any repair that the underlying causes of a defect have been identified and addressed rather than simply just treating the symptom.

### Inspection Checklist

The following checklist should assist in planning regular inspections to help prevent more serious defects from occurring:

[https://www.wrexham.gov.uk/assets/pdfs/planning/info\\_sheets/maintenance.pdf](https://www.wrexham.gov.uk/assets/pdfs/planning/info_sheets/maintenance.pdf)





## APPENDIX 3: CONSERVATION AREA CONTROLS

### Special Controls

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.

### Advertisements

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. It is advisable to check with the Council's Planning Authority whether Advertisement Consent is required.

### Listed Buildings

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 building both externally and internally irrespective of the reason for listing as well as any object or structure fixed to the building or any object or structure within the 'curtilage' of the building, which has existed since before 1<sup>st</sup> 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.

In considering any works to a Listed Building the principle objective must be to retain all original features and fabric of the building wherever possible. 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 or plasterwork, fireplaces, floorboards or staircases. Like for like repairs may not need consent but it is always advisable to check prior to undertaking any works.

### Commercial Buildings

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.

### **Enforcement Powers**

Wrexham County Borough Council has an adopted enforcement policy in order to deal with breaches of planning regulations quickly and effectively. Where a breach of Planning Control has been identified, the Local Planning Authority will, in the first instance, seek to remedy the breach through negotiation with the parties involved. Where negotiations prove unsuccessful, various powers are available to the Local Planning Authority in dealing with unauthorised works within the Conservation Area, including:

- Temporary Stop Notices
- Enforcement Warning Notice
- Planning Enforcement Notices
- Listed Building Enforcement Notices
- Section 215 Notices

## APPENDIX 4: LISTED BUILDINGS

<b>Listed Building</b>	<b>Grade</b>
No. 20 Charles Street	Grade II
Wynnstay Arms Hotel, Yorke Street	Grade II
Parish Church of St Giles, Church Street	Grade I
No.3 Church Street	Grade II
No. 8 Church Street	Grade II*
No.26 High Street	Grade II
No.29 High Street	Grade II
No.31 High Street	Grade II
No.33 (was 32) High Street	Grade II
Former Embassy PH. High St	Grade II
No.30 High Street	Grade II
No.37 High Street	Grade II
No.42 High Street	Grade II
No.43 High Street	Grade II
The Nags Head PH, Mount St	Grade II
No.6 Temple Row	Grade II
Former Border Brewery Chimney, Tuttle Street	Grade II
The Old Vaults PH, Chester Street	Grade II
No.8 High Street	Grade II
No's 12-13 (Golden Lion PH), High St	Grade II
No.14 High St (Midland Bank)	Grade II
Central Arcade, Hope Street	Grade II
National Westminster Bank, Hope Street	Grade II
No.28 High Street	Grade II
Sundial to West of St Giles Church	Grade II
St Giles's Churchyard Gates, Church Street (Also Scheduled Ancient Monument)	Grade II*
Tomb of Elihu Yale, West of St Giles Church	Grade II*
Butchers Market, Henblas Street	Grade II
General Market Building, No.21 Henblas Street	Grade II
The Cross Foxes PH, Abbott St (N Side)	Grade II
The Old Swan PH, Abbott St (S Side)	Grade II
The Commercial PH, College Street	Grade II
The Cambrian Vaults PH, College Street	Grade II
Horse and Jockey PH. Hope St	Grade II
No.5 Town Hill	Grade II
No.7 Town Hill	Grade II*
No.9 Town Hill	Grade II
No.38 High Street	Grade II
No. 21 Charles Street	Grade II
No. 22 Charles Street	Grade II
No. 23 Charles Street	Grade II
No.7 Church Street	Grade II*
No.9 Church Street	Grade II*
No.10 Church Street	Grade II*
No.36 High Street	Grade II
No.39 High Street	Grade II
No.40 High Street	Grade II
No.41 High Street	Grade II
No.4 Church Street	Grade II
2 Chest Tombs to West of St Giles Church	Grade II
2 Chest Tombs adjacent to West Boundary St Giles Churchyard	Grade II
General Market Building, No.23 Henblas Street	Grade II
General Market Building, No.25 Henblas Street	Grade II
Wrexham Town Centre	

General Market Building, No.27 Henblas Street	Grade II
General Market Building, No.29 Henblas Street	Grade II
General Market Building, No.29a Henblas Street	Grade II
General Market Building, Public Convenience, Henblas Street	Grade II
General Market Building, Henblas Street	Grade II
No.9 High Street	Grade II
No.10 High Street	Grade II
No.11 High Street	Grade II
No.40 Henblas Street, Wrexham	Grade II
No's 1-3 Queen Street	Grade II
The Feathers Public House and No.62, Chester Street	Grade II
No's 48-49, Talbot PH, Hope Street	Grade II



## APPENDIX 5: GLOSSARY OF ARCHITECTURAL TERMS

<b>Ashlar</b>	<i>Highest quality cut stone</i>
<b>Balustrade</b>	<i>A pillar or bellied form for a handrail or coping</i>
<b>Baroque</b>	<i>Style of architecture prevalent in the 17<sup>th</sup> century characterised by extravagant forms and elaborate ornamentation</i>
<b>Burgess Plot</b>	<i>A long, narrow strip of land typically consisting a house onto the street with outbuildings and garden to the rear, common in Medieval towns</i>
<b>Casement</b>	<i>Window hinged at the side</i>
<b>Coping</b>	<i>The top course of a wall parapet or chimney</i>
<b>Corbelling</b>	<i>Courses of brick or masonry overhanging the courses immediately above</i>
<b>Cornice</b>	<i>An ornamental projecting piece that forms the top edge of a building or pillar etc.</i>
<b>Dormer</b>	<i>A window set in a sloping roof often with its own sloping or pitched roof</i>
<b>Entablature</b>	<i>In Classical architecture, the upper section of a wall or storey supported on columns</i>
<b>Façade</b>	<i>The front or principal face of a building</i>
<b>Fenestration</b>	<i>The arrangement of windows in a building</i>
<b>Finial</b>	<i>An ornament fixed to the apex of an architectural feature</i>
<b>Georgian</b>	<i>Dating from or typical of the period 1714-1820</i>
<b>Gothic Revival</b>	<i>Romanticised Victorian revival of mediaeval architecture characterised by the use of the pointed arch</i>
<b>Jacobean</b>	<i>Dating from or typical of the period 1603-89</i>
<b>Mediaeval</b>	<i>Dating from or typical of the Middle Ages (1042-1485)</i>
<b>Mullion</b>	<i>A vertical bar dividing a window</i>
<b>Pargetting</b>	<i>A form of decorative rendering which can feature a variety of patterns</i>
<b>Pediment</b>	<i>A triangular low-pitched gable-end usually on a roofline or over a door</i>
<b>Render</b>	<i>The plastering of a surface with plaster or stucco or another finish</i>
<b>Sash Windows</b>	<i>A window which moves on grooves, either with one frame fixed (single hung) or both moving (double hung)</i>
<b>Stucco</b>	<i>A smooth rendering</i>

<b>Terracotta</b>	<i>Unglazed brownish red fired clay</i>
<b>Transom</b>	<i>A horizontal bar dividing a window</i>
<b>Vernacular</b>	<i>A term to describe local regional building forms and types using local materials without grand architectural pretensions</i>
<b>Victorian</b>	<i>Dating from or typical of the period 1837-1901</i>
<b>Wattle and Daub</b>	<i>Framework of poles interwoven with branches or reeds and plastered with clay</i>

## **APPENDIX 6: REFERENCES**

The Buildings of Wales: Clwyd (Denbighshire and Flintshire) Edward Hubbard  
A History of the Parish Church of Wrexham, by A.N. Palmer 1886 (Reprinted 1984)  
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