



**Plas Coch
Campus**

Heritage Impact Statement

Prepared by:
**The Environmental
Dimension
Partnership Ltd**

On behalf of:
**Wrexham Glyndwr
University**

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Report no.	edp4846_r002b
Author	Andrew Crutchley
Peer Review	Rob Johns
Formatted	Faye Dickman
Proofed	Georgia Lewis
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Section 1

Introduction

- 1.1 This Heritage Impact Statement (HIS) has been prepared by the Environmental Dimension Partnership Ltd (EDP), on behalf of Wrexham Glyndwr University, to support the submission and subsequent determination of applications for planning permission and Listed Building Consent (LBC) covering the proposed redevelopment of the Plas Coch Campus.
- 1.2 The locations and extents of the different applications are depicted on **Plan EDP 1**, which should be consulted in this respect.
- 1.3 This HIS has been prepared in accordance with current Cadw guidance (May 2017), which outlines the appropriate approach to be adopted where development proposals could have an adverse impact on historic assets.
- 1.4 The site includes one Grade II listed building, whilst a scheduled monument is positioned circa 10 metres east of the Campus on the opposite side of Crispin Lane, so that its setting could potentially be affected by development.
- 1.5 This report presents an assessment of the potential impacts of (1) the proposed alterations to the Grade II listed building within the site, in terms of its special architectural or historic interest, (2) the proposed development of the wider Campus and the way in which it could potentially affect the Grade II listed building's setting, and (3) the proposals with respect to the contribution that the site makes to the significance of the scheduled monument on the east side of Crispin Lane.
- 1.6 It also provides (4) commentary on the heritage significance of the unlisted buildings within the Plas Coch Campus which are proposed for demolition and (5) a brief assessment of the potential for non-designated archaeological remains to survive below ground, in light of consultation with Mark Walters at Clwyd-Powys Archaeological Trust regarding the need for a full desk-based assessment to support the planning proposals (**Appendix EDP 1**).
- 1.7 In so doing, this HIS addresses the requirements of current legislation and both national and local planning policies which cover the conservation and management of the historic environment.

Location and Boundaries

- 1.8 The site focuses on the Plas Coch Campus of Glyndwr University, which is situated on the north eastern periphery of Wrexham town centre.
- 1.9 The Campus is centred on NGR 332743, 351213 and is defined to the south by Mold Road, to the west by Plas Coch Road, to the east by Crispin Lane and to the north by a mixture of property boundaries, separating it from adjacent houses and the tennis centre.

- 1.10 The location and layout of the site are illustrated on **Plan EDP 1**, which also identifies the principal aspects of the built environment.

Proposed Development

- 1.11 The proposed development of the site comprises the following inter-linked applications for planning permission and LBC:

'Detailed planning and Listed Building Consent application for demolition of student union and other redundant buildings, and redevelopment of academic campus to provide new Learning Gateway and Inner Gateway Buildings, new Engineering Building, new Sports Hall Extension, redevelopment of multi-use games area, refurbishment of social learning and academic tuition space, together with new car parking, infrastructure, landscaping and public realm works.

Demolition of redundant student halls and construction of up to 410 apartments with access from B5101, together with car parking, site landscaping and associated infrastructure on surplus land within the overall Plas Coch academic Campus.

Outline planning application for student accommodation facility of up to 197 bed spaces, with parking and landscaping'.

- 1.12 Plans of the proposed development are included here in **Appendix EDP 2**, which should be consulted for further information.

Section 2

Legislation and Planning Guidance

- 2.1 This section sets out relevant legislation and planning policy, governing the conservation and management of the historic environment.

Legislation

- 2.2 In March 2016, the *Historic Environment (Wales) Act* came into force, although many of its provisions will not commence until a later date. Whilst they provide a number of new provisions to existing legislation, the changes do not specifically affect the way in which historic assets (such as listed buildings) are assessed throughout Wales.
- 2.3 The *Ancient Monuments and Archaeological Areas Act 1979* covers the designation and management of scheduled monuments.
- 2.4 This 1979 Act provides for a schedule of monuments (and archaeological remains) which are protected. The designation of archaeological and historic sites as scheduled monuments applies only to those that are deemed to be of national importance, and it is generally adopted only if it represents the best means of protection.
- 2.5 The 1979 Act does not address the concept of 'setting', just the physical remains of scheduled monuments and, therefore, for scheduled monuments the protection of 'setting' is a matter of planning policy and not one of statute.
- 2.6 In Wales, the written consent of the Welsh Minister is required for development that would impact upon a scheduled monument, and applications for Scheduled Monument Consent are submitted to Cadw, the Welsh Government's Historic Environment Service.
- 2.7 The *Planning (Listed Buildings and Conservation Areas) Act 1990* is the primary legislative instrument addressing the treatment of listed buildings through the planning process in both England and Wales.
- 2.8 Section 66(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* sets out the statutory duty of the decision-maker, where proposed development would affect a listed building or its setting:

'...in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

- 2.9 The 'special regard' duty of the 1990 Act has been tested in the Court of Appeal and confirmed to require that '*considerable importance and weight*' should be afforded by the decision maker to the desirability of preserving a listed building along with its setting. The

relevant judgement is referenced as *'Barnwell Manor Wind Energy Ltd v East Northants DC, English Heritage and National Trust'* (2014) EWCA Civ 137.

- 2.10 However, it must be recognised that Section 66(1) of the 1990 Act does not identify that the local authority or the Secretary of State must preserve a listed building or its setting; and neither does it indicate that development that does not preserve them is unacceptable and should therefore be refused.

- 2.11 This point is made very clearly in Paragraph 54 of the High Court judgement in respect of *Forest of Dean DC v Secretary of State for Communities and Local Government [2013] EWHC 4052 (Admin)*, which sets out that:

'...Section 66 (1) did not oblige the inspector to reject the proposal because he found it would cause some harm to the setting of the listed buildings. The duty is directed to 'the desirability of preserving' the setting of listed buildings. One sees there the basic purpose of the 'special regard' duty. It does not rule out acceptable change. It gives the decision-maker an extra task to perform, which is to judge whether the change proposed is acceptable. But it does not prescribe the outcome. It does not dictate the refusal of planning permission if the proposed development is found likely to alter or even to harm the setting of a listed building.'

- 2.12 In other words, it is up to the decision maker (such as a local authority) to assess whether the proposal which is before them would result in *'acceptable change'*.

National Planning Policy

- 2.13 National planning guidance, concerning the treatment of archaeological remains, listed buildings, conservation areas and the wider historic built environment in Wales, is detailed in Chapter 6 of *Planning Policy Wales Ninth Edition* (November 2016).

- 2.14 Planning Policy Wales (PPW) states at Paragraph 6.5.5, that: *'The conservation of archaeological remains is a material consideration in determining a planning application, whether those remains are a scheduled monument or not.'* It then adds that:

'...where nationally important archaeological remains, whether scheduled or not, and their settings are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in an adverse impact on a scheduled monument (or an archaeological site shown to be of national importance) or has a significantly damaging effect upon its setting. In cases involving less significant archaeological remains, local planning authorities will need to weigh the relative importance of the archaeological remains and their settings against other factors, including the need for the proposed development.'

- 2.15 Regarding listed buildings, PPW states, at Paragraph 6.5.11, that:

'...there should be a general presumption in favour of the preservation of a listed building and its setting, which might extend beyond its curtilage' and then adds that 'For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses.'

2.16 It then adds that: *'The aim should be to find the best way to protect and enhance the special qualities of listed buildings, retaining them in sustainable use.'*

2.17 Additional guidance covering archaeology and heritage matters across Wales is set out in *Technical Advice Note 24: The Historic Environment (TAN 24)* (Welsh Government, 2017).

2.18 TAN 24 states that it provides *'guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning and Listed Building Consent applications'*.

2.19 As well as providing general advice regarding the assessment of development impacts on the historic environment, the new Welsh Government guidance also provides more specific advice in respect of the approach which should be taken to:

- World Heritage Sites;
- Scheduled monuments;
- Archaeological remains;
- Listed buildings;
- Conservation areas;
- Historic parks and gardens;
- Historic landscapes; and
- Historic assets of special local interest.

2.20 Of relevance to the current application is Section 5; concerned with listed buildings, and specifically Paragraphs 5.9, 5.12, 2.13 and 5.14 which discuss listed building consent. Paragraph 5.9 clearly states the following:

'The Planning (Listed Buildings and Conservation Areas) Act 1990 requires any works of demolition, alteration and/or extension which would affect the character of a listed building to be authorised through the process of listed building consent. It is a criminal offence to carry out such works without consent, which should be sought from the local planning authority. When considering any applications for listed building consent, the local planning authority or the Welsh Ministers must have special regard to the desirability of

preserving the building or its setting or any features of special architectural or historic interest which it possesses. Consent is not normally required for repairs, unless they involve changes that would affect the character of the listed building. If in any doubt owners are advised to contact their local planning authority to seek clarification on whether or not consent is needed.'

2.21 Paragraph 5.12 states that:

'Applicants for listed building consent are required to provide a heritage impact statement. This presents the results of a heritage impact assessment, which is a process designed to ensure that the significance of the building is taken into account in the development and design of proposals for change. Heritage impact assessment should be proportionate both to the significance of the listed building, and to the degree of change proposed, and the statement should provide enough information to allow the local planning authority to judge significance and impact when considering applications for listed building consent.'

2.22 Paragraph 5.13 states that:

'When determining a listed building consent application, the local planning authority should consider the following issues:

- The importance and grade of the building and its intrinsic architectural or historic interest.*
- The physical features of the building which justify its listing and contribute to its significance, (for example its form and layout, materials, construction and detail) including any features of importance such as the interior, which may have come to light after the building's inclusion on the list.*
- The contribution of curtilage and setting to the significance of the building, as well as its contribution to its local scene.*
- The impact of the proposed works on the significance of the building.*
- The extent to which the proposed works would bring substantial community benefits for example, by contributing to the area's economy or the enhancement of its local environment.*

The listing grade may be a material consideration, but is not in itself a reliable guide to the sensitivity of a building to alteration or extension. For example, many grade II buildings are humble, once common building types, listed precisely because they are relatively unaltered examples of their kind and their special interest can be damaged by inappropriate alteration or extension.'

2.23 Paragraph 5.14 states that:

'Many listed buildings can sustain a degree of sensitive alteration and extension to accommodate continuing or new uses. Past changes that reflect the history of use and ownership may themselves be aspects of the special interest of the listed building. When applicants and the local planning authority assess the heritage values and significance of a listed building, which is the subject of a consent application, they must consider the sensitivity of that building to the proposed changes. Sustaining the special interest and significance of a listed building through the process of alteration, extension or re-use is exacting, and should always be based on specialist knowledge and skill in order to realise the benefits that well-designed interventions can bring.'

- 2.24 As such, TAN 24 clearly recognises that the requirements with regard to listed buildings can be exacting, although it also clearly advises that the level of assessment and approach to decision making should be proportionate to the proposed changes.

Local Planning Policy

- 2.25 The relevant Development Plan for the site comprises the *Wrexham Unitary Development Plan 1996-2011*; adopted by Wrexham County Borough Council on 14 February 2005. The Plan includes the following policy addressing statutorily listed buildings:

Policy EC9: *Alterations or additions to, and development or redevelopment within the curtilage of, buildings or structures listed as of special architectural or historic interest must respect the setting and character of the listed buildings or structures.*

- 2.26 In due course, these adopted Policies will be replaced by new (currently emerging) policies in the *Wrexham Local Development Plan 2 (LDP2) 2013-2028*, which will be a long-term land use and development strategy focused on achieving sustainable development.
- 2.27 The legislation, plans and policies identified in the paragraphs above have been considered properly in the preparation of this report.

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Section 3 Methodology

- 3.1 This section of the HIS outlines the methodology which was employed in the identification and assessment of potential impacts.

General Methodology

- 3.2 This assessment employs the current methodology outlined in Cadw's publication *Heritage Impact Assessment in Wales* (Cadw 2017a).

- 3.3 The identification and assessment of 'significance' for the various historic assets draws on the four '*heritage values*' defined by Cadw in *Conservation Principles* (Cadw, 2011). These values consist of:

- The asset's *evidential value*, which is defined as those elements of the historic asset that can provide evidence about past human activity, including its physical remains or historic fabric;
- The asset's *historical value*, which is defined as those elements of an asset which might illustrate a particular aspect of past life or might be associated with a notable family, person, event or movement;
- The asset's *aesthetic value*, which is defined as deriving from the way in which people draw sensory and intellectual stimulation from the historic asset; and
- The asset's *communal value*, which is defined as deriving from the meanings that a historic asset has for the people who relate to it, or for whom it figures in their collective experience or memory.

- 3.4 A broad range of background sources were obtained, from relevant repositories, following instruction, in order to investigate and understand the origins and development of the site and the buildings within it. These repositories included:

- The National Monuments Record for Wales (NMRW);
- The Clwyd-Powys Archaeological Trust (CPAT) Historic Environment Record (HER);
- The Wrexham Archives;
- The Central Register for Aerial Photography in Wales (CRAPW);
- The University Archive (c/o Mike Hamer);

- The 'Historic Wales' website; and
 - Wrexham Council's Planning Files.
- 3.5 Having collected, collated and considered the background sources, the site and buildings were visited by an experienced surveyor; specialising in the investigation and assessment of standing buildings; on three occasions during May 2018.
- 3.6 In each case, the objectives were to understand the buildings' special interest, identify any features of special interest which they possess and consider any evidence for chronological change which might affect that special interest; in order to understand the likely impact of the development proposals.
- 3.7 At the same time, the site visits gathered information on the setting of the listed building within the proposed development site; specifically, the contribution that the other buildings and spaces located within the Campus boundary make to its special interest.
- 3.8 Finally, the site visit assessed the contribution which the buildings and spaces of the site make currently to both the setting and significance of the section of Wat's Dyke Scheduled Monument located on the east side of Crispin Lane, some 10 metres east of the campus.

The Assessment of the Buildings' Special Interest

- 3.9 This HIS has been produced in line with the *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (ClfA, 2014).
- 3.10 These best practice professional guidelines provide a national standard for the completion of assessments addressing the built aspects of the historic environment.

The Assessment of 'Setting'

- 3.11 When assessing the 'indirect' impact of proposals on historic assets, it is important to ascertain whether change within their 'setting' would lead to a loss of 'significance'. This assessment is made through the application of Cadw's guidance *Setting of Historic Assets in Wales*, which was published on 31 May 2017.
- 3.12 In simple terms, it states that setting '*includes the surroundings in which it is understood, experienced and appreciated, embracing present and past relationships to the surrounding landscape*' (Cadw, 2017b). It must be recognized from the outset that 'setting' however is not a heritage asset, and cannot itself be harmed. The guidance states that the importance of setting '*lies in what it contributes to the significance of a historic asset.*'
- 3.13 As such, when assessing the indirect impact of proposals on historic assets, it is not a question of whether their setting would itself be affected, but rather a question of whether change within the asset's 'setting' would lead to a loss of its 'significance'.

- 3.14 Set within this context, where the objective is to determine the potential for development to have an indirect impact on designated assets, it is first necessary to first define the significance of the asset in question - and the contribution made to that significance by its wider 'setting' - in order to establish whether there would be a loss, and therefore harm. In particular, the guidance states that change within an asset's setting need not necessarily cause harm - it can be positive, negative, or indeed neutral.
- 3.15 Cadw's guidance (Cadw, 2017b) sets out a **four-stage** approach to the identification and assessment of potential setting effects:
- **Stage 1:** Identify the historic assets which might be affected;
 - **Stage 2:** Define and analyse the setting, to understand how it contributes to the asset's heritage significance;
 - **Stage 3:** Evaluate the potential impact of development; and
 - **Stage 4:** Consider options to mitigate or improve that potential impact.
- 3.16 Accordingly, this HIS has been prepared using best practice professional guidance, and is therefore considered to provide a robust basis for an evaluation of the development which is proposed at the site, in respect of heritage matters.

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Section 4

Relevant Historic Assets

- 4.1 The following section identifies the historic assets which are capable of being affected by the site's proposed redevelopment.

Listed Buildings Within the Site

Plas Coch (Former Denbighshire Technical College)

- 4.2 The southern third of the site is dominated by this Grade II listed building [ID 1851], where the citation summarises its history as follows:

'Built as the Denbighshire Technical Collage in 1950-53, to designs of Saxon, Smith and Partners of Chester, with R.R. Jennings and Partners as consulting engineers and Holland, Hanner and Cubitt as contractors. In 1956, the architects were awarded the RIBA architectural bronze medal in the Liverpool Architectural Society's area for this building. At the time, the building was said to include many new features in its design and engineering, and particular attention was drawn to its planning, heating, lighting and acoustics.'

- 4.3 The listing citation provides a summary description of the building's exterior, as well as the aspects of it which underpin its special interest:

'Welsh sand-faced brick with artificial stone dressings over concrete frame with steel frame to assembly hall, gymnasium, workshops and tower; flat (concrete) and low pitched roofs. The design set out to clearly separate and articulate different areas especially with a view to noise limitation, and so divided administrative and teaching areas, and provided accommodation for the building department, and the gymnasium and music department in separate blocks. The building encloses 3 sides of a courtyard, with the separate blocks located outside the main area. The entrance is towards the east of the building, in a long advanced 2-storyed wing of rusticated brickwork. Alongside but of less height, to the SE is the projecting block of the main lecture theatre and former exhibition hall. This block has a shallow curve to its southern elevation, which is decorated with Portland stone low relief panels representing the crafts, by Darsie Rawlins. Running at right angles to the east of the entrance range (and set back from the lecture theatre wing) is the William Aston Hall (a 5-window range) with lower ancillary blocks (green room, dressing rooms etc) to the east; low reliefs (also by Darsie Rawlins) on its blind eastern elevation represent music and the dramatic arts. Rear range continuing the line of the entrance hall originally housed student common rooms with offices and library to first floor. Internal layout modified c1992, when the single storyed rear range was also raised in height in similar style (the original design had allowed for such an addition). Refectory and canteen in short wing running west of this range. Gymnasium and music department off-set to NE, linked to the main building by a covered way. Main teaching block in long SW wing, with rooms opening off a central corridor on each floor, terminating in clock tower off-set over subsidiary entrance and stair hall. Running north of this is the science wing, with single storeyed laboratory block

projecting to west. Construction department housed in separate block to NW beyond. The building is characterised by continuous bands of fenestration on each floor, with simple projecting concrete cornices, thrown forward as canopies over entrances, and with glass-brick lights to stairs, and as side and overlights to side and rear entrances'.

- 4.4 The listing citation provides a summary description of the building's interior, as well as the aspects of it which underline its special interest:

'Decorative finishes are largely confined to the entrance hall, which has tiled walls with stylised dragons, leeks and abstract representations of Welsh countryside, designed by Peggy Angus. William Aston Hall retains its original fittings with sloping floor and adjustable seating, and walls panelled in European ash and African walnut, to give resonance. Elsewhere, the building originally relied on the use of colour as decoration. Main corridors in teaching areas have built-in lockers, provided as part of the original design, as were the suspended ceilings concealing service ducts, and the use of acoustic tiles. Other internal details (the iron staircase balustrades, for example), are characteristic of their period'.

- 4.5 Finally, the citation sets out the reasons for the designation of the former Technical College as a building of special architectural or historic interest:

'The building represents a landmark...in the provision of technical education in Wrexham (the college was built to serve the wider N-Wales region) and in design for education, providing a highly functional plan, articulated for a precise use, together with innovative services. It is an excellent, little-altered example of the architecture of the early 1950s, and was considered outstanding at the time'.

- 4.6 A copy of the listing citation for Plas Coch (former Denbighshire Technical College) can be found in this HIS at **Appendix EDP 3**.

- 4.7 The Denbighshire Technical College was originally housed in the Regent Street Campus of what is now Glyndwr University, where it took on the 19th century buildings vacated when the Infirmary moved to its new premises on Rhosddu Road.

- 4.8 Taking ownership of the premises in 1927, the College instigated a significant programme of improvement and enlargement which finally opened in 1932. In spite of that investment, the popularity of the College was sufficient to require the drive for appropriate new premises even before war broke out, but naturally plans were put on hold until 1945 witnessed the cessation of hostilities.

- 4.9 Whilst the plans were put on hold by the war, they were dusted off thereafter. Whilst the original intention was to build on the Nurseries site between the General Station and Grosvenor Road, this *'was changed to a 30-acre site on the Mold Road, alongside the racecourse (covering part of the area of the original horse racing course). Designed by Saxon, Smith & Partners of Chester, and built by Holland, Hanner and Cubitt, work began on the new college in 1949'*. These buildings subsequently became the Plas Coch Campus.

- 4.10 Although they are not reproduced in this assessment, pre-war Ordnance Survey (OS) maps show the site undeveloped and labelled as a 'race course' beside the football ground. Air photographs, dated 20 February 1945 and 2 May 1946 also show the site as undeveloped; comprising what appear to be essentially agricultural fields on the edge of town and beside the stands and grassy embankment of the football stadium.
- 4.11 The University holds digitised versions of the original drawings for the new College Campus; those of particular relevance to the current development proposals are included with this report as **Appendices EDP 4, 5 and 6**.
- 4.12 Of interest is the fact that there are two sets of drawings for what is now the Student Union building; the first was for a 'gymnasium and music block', whereas the second was drafted for an architecturally less sophisticated proposal identified as a 'kitchen and gymnasium', where the kitchen was contained at the end of the main College complex and connected to the gymnasium through the provision of a covered walkway. It is possible that this change of focus may reflect the reduced architectural aspirations for the functions of the building. It is also noted that only this second set of drawings (**Appendix EDP 5**) specifically proposes a covered walkway connecting the Student Union building to the main Technical College quad. It is assumed that the original intention was a freestanding building.
- 4.13 An air photograph taken on 25 November 1951 shows the College under construction, but not yet complete. Notably, the main (two storey) southern range facing Mold Road and the two one storey projecting ranges at either end are largely finished, but the gymnasium has not progressed beyond a footprint, whilst the remainder of the site is little more than a mix of earthworks, huts and an agricultural field to the north (see **Plan EDP 2**).
- 4.14 The *Encyclopaedia of Wrexham* (Williams 2002) outlines the early history of the Plas Coch Campus, the former Denbighshire Technical College site:
- 'The foundation stones were laid in October 1950 by the Chairman of the Denbighshire Education Committee, County Councillor T.P. Roberts, and the Chairman of the Board of Governors, Alderman William Aston...The completed building was officially opened by HRH the Duchess of Gloucester on 11 November 1953...and provided facilities for nearly 3,000 students studying art, building, commerce, food technology, general education, science, mathematics, engineering and mining (the latter two subjects taught at Regent Street).'*
- 4.15 On Page 29 of *'100 Years of Technical Education in Wrexham'* (1987), it is stated that:
- '...the College departments moved in piecemeal, with the Building Department leading the way while the old premises were retained for the use of the engineering and mining departments. The new college was fully occupied by September 1953 and was proof of the major faith shown in Technical Education in Wrexham'.*
- 4.16 It is then added that:
- '...the accommodation included a multipurpose Assembly Hall, aptly named the William Aston Hall in view of his previous patronage of music and drama, equipped with a stage*

and seating capacity for 890 people. In addition there was an Art Exhibition Hall and spacious accommodation for various departments in the college’.

- 4.17 The 1958 edition of the OS map (see **Plan EDP 3**) and an aerial photograph taken on 22 April 1956 (see **Plan EDP 4**) show the College site in its original form shortly following completion and before its later 20th century expansion.
- 4.18 These depictions show a compact and rectilinear, grid-like arrangement of buildings in the southern third of the site, with the football stadium to the east and a grassy field given over to sports provision running to the northern boundary.
- 4.19 The buildings are shown as being separated from Mold Road by a small, neat car park at the south eastern corner and an elongated landscaped space. No other car parking can be discerned within the site. The aerial photograph is also noteworthy for the fact that it shows the two northern ranges still in their single-storey original form, as well as the central quad being entirely open on its north side.
- 4.20 Williams (2002) notes that *‘in 1956 the RIBA architectural bronze medal of the Liverpool Architectural Society area was presented to the architects for the design of their design for the college and the building, regarded by many as a fine example of post-war British architecture, has been Grade II listed’.*
- 4.21 No ‘new’ permanent buildings are visible on an air photograph dated 6 June 1962, but a strange arrangement of presumably temporary ‘barrack block-style’ structures is present to the west, north and east of the gymnasium. Their functions are not apparent, although it is possible that they relate to the phase of development and expansion which was about to take place throughout the 1960s.
- 4.22 As far as the subsequent growth and development of the Technical College is concerned, Williams (2002) provides the following information: *‘By 1960, the college was desperately short of teaching accommodation and new blocks were added to house the mining and engineering departments’.*
- 4.23 It is recorded that plans for new hostel accommodation (for up to 50 girls) in the grounds of the College were approved. It is also recorded that the hostel was designed by Robert Macfarlane, the county architect for Denbighshire, and built by H. Roberts of Coedpath. It was opened on 21 November 1967.
- 4.24 In 1967 plans were also approved for a new *‘domestic science and catering block’*, which was to address the College’s increasing popularity and the growth of the student intake to some 3,800 (Williams 2002).
- 4.25 The OS map editions of 1968 and 1975 (see **Plans EDP 5** and **6**) show this development taking place during the 1960s and early 1970s, and so does an air photograph which is dated 21 August 1974.

- 4.26 The latter (see **Plan EDP 7**) shows a substantial and isolated building in the north west of the site, close to the edge of Plas Coch Road; as well as the construction of the Yale Sixth Form College Campus buildings in the north east of the site adjacent to Crispin Lane, the latter being illustrated for the first time on the 1968 OS map.
- 4.27 The OS map editions are interesting in the way that they show (a) the progressive enclosure of the northern frontage of the quad and (b) the two-phase development of the Engineering Block progressing from west to east during the mid 1960s.
- 4.28 An air photograph dated 1 June 1985 shows some expansion of the building stock at the north west corner of the original College quad, but otherwise it remained a compact Campus separated from the buildings of the Yale Sixth Form College by sports fields.
- 4.29 The increased provision of student accommodation, in the north west of the site, is clearly discernible on an aerial photograph held by CRAPW and dated 1 March 1995. This image is, however, also notable for illustrating that the central-northern swathe of the site remained as an undeveloped sports field. This situation clearly changed radically soon afterwards, a photograph taken the following year (on 14 September 1996) illustrated the construction of substantial car parking provision across the western fringe.
- 4.30 A vertical air photograph (dated 9 June 2013) shows Plas Coch Campus in its current form, with two MUGA (Multi-Use Games Area) pitches in the north and south east, extensive car parking around the teaching complex in the south, the student accommodation situated to the north-north west and modern buildings around the western fringes.

The Scheduled Monument Outside the Site

Wat's Dyke at Crispin Lane

- 4.31 A single scheduled monument, Wat's Dyke at Crispin Lane, Wrexham [DE 286], is aligned north-south on the eastern side of Crispin Lane 10 metres east of the eastern boundary of the proposed development site; where the citation sets out the following:

'The monument consists of a linear earthwork, a substantial bank and ditch forming a major boundary between two adjacent landholdings. These two sections of Wat's Dyke are bounded to the west by Crispin Lane where it is probable that the modern road overlies the original western ditch. The northern section measures some 80m long x 10m wide x 1.5m high. The southern section measures some 75m long x 8m wide, increasing in height from 1.0m at its southern end to 2.0m at its northern terminal. The monument is of national importance for its potential to enhance our knowledge of early medieval defensive organisation and settlement. It retains significant archaeological potential, with a strong probability of the presence of associated archaeological features and deposits. A linear earthwork may be part of a larger cluster of monuments and their importance can further be enhanced by their group value. The scheduled area comprises the remains described and areas around them within which related evidence may be expected to survive'.

- 4.32 No further information on the date and function of this monument is available, but it is of significance that a further three sections of Wat's Dyke are designated in a broadly north-south arrangement at Wrexham.
- 4.33 The two most southerly sections are situated south of Ruthin Road [DE 165] and south of Wrexham Road [DE 173], but it is the section situated south of Mold Road, to the west of the mainline railway beyond the Premier Inn [DE 286], that is potentially of interest for the way in which the scheduling citation states that the scheduled monument '*consists of the remains of a length of Wat's Dyke, a presumed 8th century AD defensive bank and ditch*'.
- 4.34 The evidence for this 'presumed' 8th century date is not disclosed, but the assumption is that this nationally important feature parallels other substantial 'bank and ditch' systems across England and Wales (e.g. Offa's Dyke, the Wansdyke, etc.) where investigations have either identified evidence for foundation during the early medieval period or evidence that pre-existing prehistoric boundary features were re-excavated and enhanced sometime over the course of the early medieval (Dark Age) period.

Unlisted Buildings Within the Site

- 4.35 A total of nine unlisted buildings within the site are proposed for demolition, in order to bring forward and implement the proposals; also see **Plan EDP 1**.

Non-designated Archaeology Within the Site

- 4.36 Prior consultation with CPAT has established that no previously known archaeological sites, features or remains are present within the boundary, but there are recorded sites on land to the west and east.

Section 5 The Baseline Position

- 5.1 This section of the report sets out the baseline position against which the impact of the proposed development will be assessed.
- 5.2 It therefore aims to identify the *special interest* of the listed building, any features of special interest situated within those areas of the listed building which have potential to be affected by the proposed development, and any contribution that the listed building's setting makes to that special interest (or 'significance').
- 5.3 In addition, this section summarises the 'significance' of the scheduled monument east of the site's eastern boundary; i.e. the aspects underpinning its national importance; similarly identifying any contribution which is made by its current setting.
- 5.4 Consideration will also be given to (1) the architectural and historic interest of the unlisted buildings proposed for demolition as part of the development and (2) the potential nature and condition of any below ground archaeology.

Listed Building Within the Site

- 5.5 It is not intended to provide a detailed description or analysis of the form and fabric of the listed building within the site.
- 5.6 Instead, the following paragraphs will provide an assessment of the contribution which the elements/areas of the building proposed for alteration make to its special architectural or historic interest, so that an informed assessment can then be made (in **Section 6**) of the likely impact arising from the proposed development.
- 5.7 In line with current guidance (see Cadw 2017b), appropriate consideration is also given to the current contribution made by the setting of the listed building to its *special interest*, in order that the nature and magnitude of any change can be established.

Plas Coch (Former Denbighshire Technical College)

- 5.8 As shown on **Plan EDP 1**, the proposed development focuses on two specific areas of the former Technical College:
1. The main entrance at the east end of the south-facing (Mold Road) elevation; and
 2. The Student Union building.
- 5.9 As Paragraph 5.8(1) is concerned, the listing citation for Plas Coch provides the following observations in respect of the main entrance:

'Welsh sand-faced brick with artificial stone dressings over concrete frame with steel frame to assembly hall, gymnasium, workshops and tower; flat (concrete) and low pitched roofs.

The entrance is towards the east of the building, in a long advanced 2-storyed wing of rusticated brickwork. Alongside but of less height, to the SE is the projecting block of the main lecture theatre and former exhibition hall. This block has a shallow curve to its southern elevation, which is decorated with Portland stone low relief panels representing the crafts, by Darsie Rawlins'.

- 5.10 Aside from the tower at the west end of the east-west range (see **Image EDP 1**), or possibly the decorated gable of the William Aston Hall with its characteristic Portland stone low relief panels (see **Image EDP 2**), it is considered that the main entrance on Mold Road is the most characterful and instantly recognisable element of the listed building (**Image EDP 3**).
- 5.11 This projecting range largely retains and exhibits the same architectural form it was built with in the early 1950s (see **Image EDP 4** and **Appendix EDP 5**), with the only significant change or addition being the DDA access ramp which rises up from the west and provides access to the entrance foyer (see **Images EDP 3** and **6**).
- 5.12 Perhaps being more publicly accessible, the main building range retains one or two original window frames, but in most cases the more standard units have been replaced with upvc; thereby leaving mainly the non-standard, decorative elements intact (**Images EDP 6** to **8**). Although the change to upvc windows is not in any way positive, it has a relatively limited effect on the external character of the main ranges.
- 5.13 The main Mold Road entrance is assessed as making a strongly positive contribution to the special interest of the Grade II listed building, given the fact that it undoubtedly illustrates those elements of the building's history and design which underpin its statutory listing. The internal space retains many original features (see **Images EDP 9** and **10**).
- 5.14 Of particular interest are the low relief panels to the right of the entrance, but the gliding simplicity of the stone steps, as well as the original doors providing access to the expansive foyer, are equally characteristic of the architects' design aspirations for this Campus.
- 5.15 However, whilst the architecture of the main entrance remains relatively unchanged from its design and construction in the 1950s, its inter-relationship with its surroundings clearly does not, meaning that it offers a less obvious access point for the Campus.
- 5.16 Historic photographs (see **Appendix EDP 7**) and air photographs (see **Plan EDP 7**) clearly show the car park situated wholly to the right of the main entrance and an unobstructed view from the road to the building's stone steps and doorway beyond. There was a narrow belt of planting along the southern edge of the Campus, but otherwise the ground in front of the main entrance comprised a small landscaped roundabout and a footpath.
- 5.17 The modern need to control and manage traffic, both within the Campus and on the roads outside, has changed the relationship between the entrance and its surroundings, clearly reducing its prominence, pre-eminence and legibility (see **Image EDP 11**). Proposals for the

site should therefore pay consideration to the desirability of re-connecting the entrance with its immediate surroundings, and also highlighting it as the principal means of access to the internal areas of the University Campus in a way which is currently not obvious.

- 5.18 As Paragraph 5.8(2) is concerned, the listing citation for the original College building sets out the following information in respect of the Student Union building:

'Welsh sand-faced brick with artificial stone dressings over concrete frame with steel frame to assembly hall, gymnasium, workshops and tower; flat (concrete) and low pitched roofs. The design set out to clearly separate and articulate different areas especially with a view to noise limitation, and so divided administrative and teaching areas, and provided accommodation for the building department, and the gymnasium and music department in separate blocks.

Gymnasium and music department [now housing the Student Union] off-set to NE, linked to the main building by a covered way.

The building is characterised by continuous bands of fenestration on each floor, with simple projecting concrete cornices, thrown forward as canopies over entrances, and with glass-brick lights to stairs, and as side and overlights to side and rear entrances'.

- 5.19 The Student Union building is situated at the north east corner of the main College complex, where it is attached by a covered walkway aligned east-west (**Image EDP 12**). Access to the internal spaces is through double-doors in the western elevation.
- 5.20 Arranged east-west, the building comprises (1) a double-height gymnasium in the north and (2) ranges of lower, single storey spaces to the west, south and east accessed via two long corridors running off the principal entrance.
- 5.21 The external appearance of the building is illustrated in **Images EDP 13 to 16**, whilst the internal spaces are illustrated in **Images EDP 17 to 19**. These latter photographs illustrate that the general form and arrangement of the internal space reflect the reduced aspirations outlined in **Appendix EDP 5**, even if their functions have clearly switched to meeting rooms and offices around a hall and bar from originally being intended for changing rooms, stores and practice spaces for music.
- 5.22 As **Images EDP 12 to 19** illustrate, aside from (1) the conversion and re-decoration of the interior, (2) the replacement of the original metal windows with modern upvc units across all of the external elevations and (3) the provision of additional rooflights on the southern, one storey range, the Student Union building closely reflects the revised design intentions outlined in the drawings of Saxon, Smith & Partners (the project architects) for a gymnasium attached by a covered walkway to a purpose built kitchen/dining room complex.
- 5.23 Whilst it is evident that the existing building does not represent the original intention for the gymnasium and music block, and may illustrate some value engineering around the edges of the quad through the reduced amount of fenestration across the principal elevations and a greater focus on functionality (i.e. the projecting stores with roller blind doors to the north);

it still remains the case that it was designed by Saxon, Smith & Partners, who won an award for the College complex, and exhibits a number of the principal features which are identified in the citation as underlining Plas Coch's special architectural or historic interest.

- 5.24 It is therefore assessed that the Student Union building and adjoining section of the main College range (Block C) both possess strong 'evidential' value, not least because the form of the latter clearly illustrates that the main north-south range was originally single-storey, before being heightened in the 1990s (**Image EDP 20**).
- 5.25 More particularly, whilst the available air photographs show that the gymnasium and music block was amongst the last elements of the original Plas Coch Campus of the Denbighshire Technical College to be built; and was ultimately not built to the architects' original design; the similarities in form and architecture are still pronounced and readily identifiable, such that its contribution to the comprehensive layout of 1950s Campus accommodation behind its designation, can still be recognised, understood and appreciated.
- 5.26 As well as possessing/exhibiting strong evidential value, this element of the listed building is also assessed as having some (albeit less) aesthetic and communal value due to (a) the innovative architecture employed in the external elevations and (b) its use and enjoyment by the student community, initially as a gymnasium/music block, and then recently as the Student Union, thus representing one of the key elements in a University or College Campus and a focus of activity within an educational establishment of this nature.

The Asset's Setting

- 5.27 Analysis of historic sources illustrates that the landscape around the Grade II listed building has changed dramatically since it was laid out and built in the early 1950s.
- 5.28 Early air photographs show that the tightly defined rectilinear arrangement of buildings that comprised the original Campus was (1) open to the north and (2) adjoined by an expansive sports ground to the north and areas of open space to the west and east. There was limited car parking provided (3).
- 5.29 The subsequent half century or so of development has seen the enclosure of the courtyard forming the heart of the main Campus quad; the development of the sports grounds to the north for a mixture of student accommodation, teaching facilities and all-weather surfaces for sports; and a dramatic increase in the amount of car parking provision, reflecting the growth in ownership and use of the private motor car.
- 5.30 Nevertheless, it is recognised and acknowledged that the setting of the listed building still remains one of a modern educational establishment, thereby maintaining the aspirations of the College's architects; who were highly commended for the quality and sophistication of the composition and the completeness of the facilities.
- 5.31 Hence, it is assessed that the setting of the listed building continues to make a positive contribution to its special interest or significance, albeit that contribution has been reduced

and eroded by the intensification of development within the Campus and the loss of open spaces from within its boundaries.

5.32 Nevertheless, there are aspects of the Campus which continue to make a strong, positive contribution to the listed building's significance; these being:

- The inter-relationship between the former College buildings and the Mold Road, where it contributes strongly to the streetscene and creates a positive impression of the town on this key transport corridor;
- The inter-relationship of the principal south-facing range with the landscaped grounds which characterise the main entrance; and
- The inter-relationship between the building ranges of the former Technical College and the landscaped space at its heart; i.e. the courtyard quad.

5.33 However, the increased expanse of tarmac car parks around the principal elements of the listed building is seen as a negative aspect of its setting because it serves to create a hostile environment for pedestrians and a sense of isolation for the structures themselves.

The Scheduled Monument Outside the Site

Wat's Dyke at Crispin Lane

5.34 A single scheduled monument, Wat's Dyke at Crispin Lane, Wrexham [DE 286], is aligned north-south on the eastern side of Crispin Lane 10 metres east of the eastern boundary of the proposed development site. It is of relevance to the development by virtue of the fact that it could potentially be affected (indirectly) by changes within its setting.

5.35 In terms of Step 2 of the Cadw guidance (2017b), the asset's 'significance' is assessed as deriving from its evidential and historic values; with there being no contribution drawn from aesthetic or communal values.

5.36 This assessment reflects the fact that the monument is inaccessible, and covered in scrub and trees, hidden from view behind metal railings because it is located on railway land. The strong likelihood is that the people of Wrexham are quite probably blissfully unaware of the monument's presence, let alone its significance.

5.37 In any event, the bank and ditch were both created to fulfil a wholly practical aspiration to demarcate land ownership and territory, and so there is no reason to believe that there was any intention for them to exhibit an aesthetic aspiration.

5.38 Whilst the ability to experience them might currently be limited, it is clear that the asset's significance derives from the evidential and historic values that highlight its ability to inform and enhance our understanding of territorial areas and ownership of land during both the prehistoric period and the Dark Ages.

- 5.39 As a minimum, archaeological investigation of the monument has the strong potential to enhance our understanding of when these massive boundary features were constructed and why they became so important to ruling elites in the early medieval period. At the same time, archaeological deposits associated with these monuments could potentially enhance our understanding of the surrounding environments at the time of their excavation, as well as how it changed during subsequent phases of use.
- 5.40 However, it is assessed (also as per Step 2 of Cadw, 2017b) that the asset's setting makes no contribution to its significance as an asset.
- 5.41 This assessment is made on the basis that it is all but impossible to experience the asset in the contemporary landscape, where it is sandwiched between (and possibly overlain by) Crispin Lane to the west and the course of the railway to the east. Insofar as it is possible to experience Wat's Dyke, it generally appears as a tree and scrub covered embankment at the edge of the railway land north of Wrexham General Station. It is all but impossible to experience the monument from the west.
- 5.42 The monument is an isolated feature of the historic landscape, which is now marooned and isolated within the modern landscape, where it is divorced from other sections of the same massive, linear boundary feature and all other features of the historic landscape. There is nothing about its surroundings which provides any context to its creation, or which enables an understanding of its national importance. It is a relict fragment of a once more extensive landscape that has been subsumed and destroyed by subsequent development.
- 5.43 Photographs showing the surroundings and typical 'experience' of the asset are included here as **Images EDP 21** and **22**.

Unlisted Buildings Within the Site

- 5.44 A total of nine unlisted buildings within the site are proposed for demolition, in order to bring forward and implement the proposals.
- 5.45 These buildings are all shown on **Plan EDP 1** (which provides a developmental chronology), and illustrated clearly in a series of photographs reproduced here as **Images EDP 23 to 27**, in order to highlight their significance.
- 5.46 None of the unlisted buildings proposed for demolition relate to the original Denbighshire Technical College, or the design aspirations of its architects. Indeed, none of the buildings that are proposed for demolition pre-dates 6 June 1962 and the first stage of development following the College's establishment.
- 5.47 The earliest unlisted buildings proposed for demolition comprise 'E Block', situated just to the north of the main quad, as per **Plan EDP 1**. This elongated block was built in two stages between 1964 and 1967 (western half) and between 1967 and 1968 (eastern half); these two phases of construction remain clearly legible on the ground today. These two phases of construction are clearly depicted on **Plan EDP 5**.

- 5.48 However, the only building which displays any architectural pretension or sophistication is the Electrical Engineering Department, erected on the north side of the then enclosed quad between 1967 and 1968.
- 5.49 As **Images EDP 28 to 30** show, the pre-cast concrete construction and projecting window pods conjure up images of a central African airport of the late 1960s, but plans held by Glyndwr University clearly show that it was designed by the Wrexham County Architect, R.O Macfarlane (who also designed the 1960s girls' hostel).
- 5.50 The original drawing, showing the plan form (as well as the uses of the internal spaces), is held by the University and a copy is included here as **Appendix EDP 6**.
- 5.51 It possesses some (albeit 'low') level of evidential and aesthetic value, but no historical or communal value; other than to current and former students who have used it during the 50 or so years since it was erected.
- 5.52 None of the other unlisted buildings proposed for demolition are considered to possess any significance warranting consideration in the planning process; principally based on the fact that they are of comparatively recent construction, do not exhibit any outward architectural sophistication, are built of a restricted range of relatively basic materials and bear little or no evidential or aesthetic relationship to the original form and appearance of the College.

Non-designated Archaeology Within the Site

- 5.53 The presence of Wat's Dyke 10 metres outside the site, east of (and partially beneath) the modern-day course of Crispin Lane suggests there is potential for the site to contain below ground archaeological remains of possibly prehistoric and early medieval date.
- 5.54 However, whilst the construction of this substantial linear feature clearly demonstrates the existence of a human population somewhere around the site in the prehistoric and/or early medieval periods, its likely function as a territorial boundary between tribes or communities does not necessarily indicate the presence of associated archaeological activity which will have left identifiable traces in the surrounding landscape.
- 5.55 So, for instance, it is entirely possible that the landscape adjoining this proposed boundary could have comprised open grassland or farmland, rather than settlement; because of the need for it to represent a recognisable and enforceable boundary for those communities either side of it. Therefore, it is more likely that any archaeological features or deposits that may be associated with this scheduled monument would relate to the management of the wider agricultural landscape rather than either settlement or industrial production.
- 5.56 Within that context, the identification of Roman settlement remains during archaeological work across on the west side of Plas Coch Road [HER 13092] potentially indicates the possibility both of associated archaeology within the site and also remains from earlier and later periods (see above). Nevertheless, there is no recorded evidence to suggest that the Roman settlement found west of Plas Coch was sufficiently substantial to extend east into

the site, and there is a paucity of related finds or remains in the wider area to indicate that this was anything more than a localised and isolated community.

- 5.57 Either way, the various walkovers highlighted that there is no demonstrably 'natural' ground surface present within the site, as a result of the extensive development which has taken place during the last sixty years or so. It is evident that significant groundworks were needed to construct the many buildings that occupy the southern, north eastern and north western areas of the site. It is also clearly apparent that the intervening spaces within the Campus comprise a mixture of car parking areas and amenity landscape, both of which illustrate an associated degree of ground remodelling. It is highly likely that the two MUGAs in the north and south east of the site similarly occupy land which was at least levelled in advance. The site's potential to contain undisturbed archaeology is minimal.
- 5.58 A small area of currently open and derelict land sits outside the existing Plas Coch Campus, but is nonetheless proposed for new student accommodation and therefore forms part of the proposed scheme. This land has not been subject to the same developmental impacts as the adjacent areas of the Plas Coch Campus, but the available historic maps do however demonstrate that it was historically occupied by a number of standing buildings, which will have had an adverse effect on any pre-existing archaeological remains.
- 5.59 The form and appearance of the ground in this area of the site is clearly the result of some significant re-modelling work over time. However, it is not known to what extent this reflects downwards truncation or upwards consolidation to create a level platform, and so therefore it is concluded that this area has a slightly higher potential to contain hitherto unrecorded archaeological remains than the adjacent Campus.
- 5.60 Even so, whilst the possibility that below ground archaeological features and/or deposits could be present within the areas of the site which have experienced the least damage or disturbance, it is highly unlikely that they will be anything other than disturbed or truncated, as well as both disparate and localised. There is nothing to suggest that the site contains areas where significant archaeological remains could be encountered and therefore it must be concluded that this matter warrants no further consideration until at least the planning application is determined and approved.

Section 6 Impact Assessment

- 6.1 This section of the report summarises the nature of the development proposed, and then assesses its likely impact on those historic assets identified in **Section 4** and described in detail in **Section 5**.

Summary of the Development Proposals

- 6.2 The following paragraphs provide a summary of the development proposals, which has been provided by the architects for the project.

Plas Coch Academic Campus

- 6.3 Campus 2025 represents a major redevelopment of the Plas Coch Campus, which is in need of extensive backlog maintenance in addition to investment into new facilities. This major redevelopment consists of a number of individual projects connected by extensive infrastructure and public realm works focused on enhancing the student experience within the Campus and, as importantly, assisting in the delivery of state of the art academic tuition and study.
- 6.4 The planned works within the Academic Campus allow the currently disjointed parking provision to be consolidated towards the east of the Campus, releasing land to the north west for redevelopment as Private Rented Sector (PRS) keyworker accommodation. All capital receipts from land sales will be invested back into Academic Campus improvement works.
- 6.5 The existing student accommodation within the Northern Quarter area will be demolished as the University take ownership of the existing Wrexham Student Village accommodation to the north of the Racecourse Stadium. A further 197 new build student bedrooms are also proposed adjacent to the 323 already constructed bedrooms.
- 6.6 Within the Academic Campus, several new build structures and refurbishments are proposed as follows:
- ***New Learning Gateway Building:*** A striking, contemporary new build flexible space as a gateway into the redeveloped Campus;
 - ***New Inner Gateway Building:*** A further central internal connection point within the Campus;
 - ***New Engineering Building:*** A contemporary new build state of the art Engineering Building at the heart of the Campus;

- **Sports Hall Extension:** A two storey extension containing academic space and elevated spectator seating;
- **Refurbishment of social learning and academic tuition space within the existing Listed and non Listed Buildings on Campus:** Although not detailed within the application package, a series of internal refurbishment and reconfiguration works will move forward over the coming years and will be subject to individual applications as and when required;
- **Extensive parking, infrastructure and public realm works:** Consolidation of parking to create a pedestrian and cycle friendly, attractive green Campus; and
- **Demolition of several redundant buildings:** Following redevelopment, a number of buildings will be surplus to requirement and will be demolished to make way for improved public realm works.

6.7 The Plas Coch Campus has been subdivided into three main areas of planning application submission, the Academic Campus redevelopment, the additional 197 new build student bedrooms adjacent to the existing Wrexham Student Village and 410 new build PRS keyworker apartments to the Northern Quarter of the Campus. This subdivision is required for funding purposes, but all three applications have been developed in parallel with a consolidated Green Travel Plan and integrated design masterplanning.

Wrexham Student Village Phase 2

- 6.8 Through discussion with the Local Planning Authority, the agreed approach to external elevational treatment and materiality is to continue the architectural language established through the completion of the existing 323 student beds on Campus. The proposed external elevational treatment would be brickwork to match Phase 1 with the only real difference being that the Phase 2 windows would have full height bedroom windows rather than the square ones currently constructed.
- 6.9 External architectural elevational treatment is not included within this outline application, but a 3D massing model is included within the Design and Access Statement to indicate overall building form and maximum AOD heights. However, indicative design sketches are included of the intended architectural treatment as and when this Phase 2 accommodation is constructed.
- 6.10 Full detail of elevational design and materiality would be resolved as part of any future detailed planning application prior to construction.

Northern Quarter Residential Development

- 6.11 External architectural elevational treatment is not included within this outline application, but a 3D massing model is included within the Design and Access Statement to indicate overall building form and maximum AOD heights.

- 6.12 However, indicative design sketches are included of the intended architectural treatment as and when this accommodation is constructed.
- 6.13 The proposed material palette is similar to that for Wrexham Student Village Phase 2 accommodation, with brickwork and full height windows. Full details of elevational design and materiality would be resolved as part of any future detailed planning application prior to construction.

Identification and Assessment of Impacts

Plas Coch (Former Denbighshire Technical College)

- 6.14 The Student Union building does form part of the Plas Coch listed building, and therefore there is a statutory presumption against development which would affect its special interest or any feature of special interest which the asset possesses.

Demolition of the Student Union (Former Gymnasium)

- 6.15 In this case, the proposed development requires the demolition of the Student Union, and therefore part of a Grade II listed building.
- 6.16 Whilst this demolition would not result in the *complete* loss of significance from the asset as a whole, it is still the case that the development would undoubtedly result in the loss of some of its significance (and therefore *harm* to the building).
- 6.17 This harm therefore requires justification to satisfy planning policy and Cadw guidance, in view of the fact that the Student Union building forms part of a nationally important historic asset. This justification will be outlined in **Section 7** overleaf.

Addition of the Two Pavilions

- 6.18 The two proposed pavilions – one at the main entrance and the other in the north eastern corner adjacent to the existing Student Union building – would clearly bring about a change to the outward appearance of the asset.
- 6.19 However, it is considered that this change would not be ‘*harmful*’ because the pavilion on the main elevation would not require the loss of, or damage to, a feature of special interest from the listed building. Instead, the proposal envisages the creation of a new high quality entrance gateway to the listed building which would re-connect this aspect of the asset with its contemporary surroundings and serve to highlight and advertise its role as the key point of access to the University Campus.
- 6.20 Complimented with high quality public realm treatments, the new entrance pavilion would enliven and showcase the main elevation. It is accepted that it would conceal some aspects of the existing façade (most obviously the Portland stone panels), but even so these would

be retained and protected within the development, where (instead of them being external) they would become decorative features of the new entrance space.

- 6.21 At the same time, it is recognised that the design of the pavilions has been chosen for them to be free-standing and not need any fixture to the listed building. On that basis, it is clear that these aspects of the development proposals are fully reversible without causing future harm to the listed building.

Changes to the Listed Building's Setting

- 6.22 Taken together, it is concluded that the contribution that the listed building's setting makes to its significance (its *special interest*) would be 'preserved' by the proposed development. There would be no harm caused.
- 6.23 This is on the basis that the taller (up to seven-storey) elements of the proposals would be positioned on the opposite (eastern) side of the football stadium, and therefore separated from the Plas Coch Campus spatially and visually.
- 6.24 The asset's surroundings would remain an educational establishment, comprising a broad mix of buildings, landscaped spaces and car parks; even if some of the existing buildings would be demolished to make way for better quality new buildings, whilst some of the car parks and intervening spaces would be reconfigured to create a more modern and fit for purpose 21st century University Campus.
- 6.25 The areas of existing University Campus which would be redeveloped for new buildings are mainly concentrated on the Northern Quarter, circa 125 metres away from Plas Coch listed building. It is proposed to demolish the buildings of the engineering department, but, whilst they would be replaced with a new range, this would be sited further away from the northern range of the listed building, would be of a higher quality design and materials palette and would be separated from the Grade II listed building by an expanse of amenity landscape.

Wat's Dyke at Crispin Lane

- 6.26 The setting of the section of Wat's Dyke to the east of the site is assessed as making no contribution to the significance of this nationally important monument.
- 6.27 The proposed development would introduce a new block of student accommodation into the surroundings of this monument, where it would reach up to seven storeys high. Whilst this would represent a change to the surroundings of the asset, it would not result in a loss of significance from the scheduled monument, especially given that it would stand immediately south of an existing block of student accommodation reaching a similar height and which is a peripheral element in the asset's setting that makes no contribution to it.
- 6.28 It is worth re-stating that the setting of a scheduled monument is a planning policy matter, not a matter of statute. Here, it is concluded that the contribution which the setting of this nationally important archaeological asset makes to its significance would be preserved. It is concluded that there would be no harm.

Unlisted Buildings Within the Site

- 6.29 Only one unlisted building within the Campus, and proposed for demolition, is assessed as possessing or exhibiting any heritage significance warranting consideration in the planning process. This is the electrical engineering department, which displays some degree of aesthetic sophistication and pretension in spite of the fact that it dates from 1967-1968.
- 6.30 Even so, it is concluded that, whilst the impact of development on the Electric Engineering Department and the other unlisted buildings would be their total and irreversible loss, their general lack of significance is considered to be such that the impact of development would be negligible in heritage terms.

Non-designated Archaeology Within the Site

- 6.31 It is assessed that the potential for the site to contain below ground archaeology of more than low or local importance is very limited, given the extent and intensity of development within the Technical College Campus. It is highly unlikely that significant archaeological remains will be encountered, when little or nothing of the 'natural' pre-development ground surface has apparently survived the mid-late 20th century provision and growth of buildings, car parks and areas of amenity landscaping.
- 6.32 Development within the site would be concentrated in the north and east, with only modest construction proposed in the centre and south. Whilst it is not impossible that groundworks in these areas will encounter areas of below ground archaeology, it is considered that any that are present would be very likely to be disparate and localised. Accordingly, the impact of the proposed development in this respect is assessed as being limited and unworthy of further investigation and evaluation prior to the determination of a planning application.

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Section 7 Conclusions

7.1 This Heritage Impact Statement (HIS) has been researched and drafted in line with current guidance from Cadw, and in doing so assesses the following potential impacts:

- i) The direct physical loss of fabric from the former Denbighshire Technical College, thus adversely affecting its *special architectural or historic interest*;
- ii) The indirect impact of development within its setting, and the potential damage to or loss of significance as a result;
- iii) The indirect impact of development on the contribution which the setting of the Wat's Dyke Scheduled Monument east of Crispin Lane makes to its significance;
- iv) The direct loss of unlisted buildings from within the Plas Coch Campus and the harm which would be caused as a consequence; and
- v) The direct loss of, or damage to, non-designated archaeological remains which may be preserved within the site and in areas subject to development.

7.2 Within the full spectrum of that assessment, this HIS has identified harm only through the following aspects of the proposals:

1. The direct loss of fabric from the Grade II listed former Denbighshire Technical College, thus affecting its *special interest*; in this case comprising the demolition of the Student Union building from the north eastern corner of the Plas Coch Campus; and
2. The direct loss of, or damage to, any non-designated archaeological remains that may be present within the site and within the footprint of the proposed development, such that the Council's archaeological advisor (CPAT) might recommend the imposition of a condition securing further investigation and recording.

7.3 With regard to Paragraph 7.2(1), Paragraph 5.15 of TAN 24 (2017) provides the following commentary in respect of the demolition of a listed building:

'An application for the demolition of a listed building should be made in exceptional circumstances and only as an option of last resort. Consent for demolition should not be given simply because redevelopment is economically more attractive than the repair and re-use of a historic building. The following factors need to be considered:

- *The condition of the building, the cost of repair and maintenance in relation to its importance and the value derived from its continued use. Where a building has been deliberately neglected, less weight will be given to these costs.*

- *The efforts made to keep the building in use or to secure a new use, including the offer of the unrestricted freehold of the building for sale at a fair market price that reflects its condition and situation; and*
- *The merits of the alternative proposals for the site, including whether the replacement buildings would meet the objectives of good design and whether or not there are substantial benefits for the community that would outweigh the loss... from demolition’.*

- 7.4 As far as the Student Union’s current condition is concerned, aside from the replacement of the original window frames with upvc units, and quite possibly the provision of additional skylights on the single-storey elements; the building is considered to essentially be in the same structural condition that it was when built in the 1950s. It has not been altered much from the original architects’ design.
- 7.5 Having said that, information provided by the University indicates that the building requires extensive backlog maintenance and additional future planned maintenance to bring it up to a ‘fit for purpose standard’. However, in view of the restricted usage of the building, due to its peripheral position on the north eastern edge of the main college quad, it is clear that the allocation of the University’s scarce resources to this building to achieve the scale of improvement necessary would be wholly disproportionate to its amenity value.
- 7.6 For the most part, though, the justification for demolition of the Student Union building is provided by the University’s desire to deliver a comprehensive masterplan which releases surplus land for sale, to generate the funding necessary for ‘Campus 2025’ improvements, bring the facilities at the Campus into the 21st century, and enable the University to attract the student numbers necessary within a very competitive marketplace.
- 7.7 Within that comprehensive masterplan, the demolition of the Student Union building allows better connectivity between the Wrexham Student Village accommodation and the heart of the Campus via a new central pedestrian boulevard. Its demolition also enables improved north-south pedestrian connectivity within the reconfigured consolidated parking area and the construction of the ‘Inner Gateway Building’ to form a prominent and legible entry point into the main listed building at the heart of the Campus.
- 7.8 Furthermore, the proposed new ‘Learning Gateway Building’ (forming part of the proposals) covers off a number of the uses currently offered by the existing Student Union building, so it is seen as being surplus to requirements.
- 7.9 Whilst the partial demolition of a listed building is a serious matter, and one which requires *considerable importance and weight* to be afforded to the decision to grant Listed Building Consent, it is evident that the former gymnasium and music block is a peripheral aspect of the former Technical College Campus, and apparently one of the last of the main elements to be built in the early 1950s. Its demolition would undoubtedly be regrettable, but it would bring forward improvements to the Campus which would secure the viable long term future of the original core buildings.

- 7.10 It is clearly a 'next best alternative', but, subject to Listed Building Consent being granted, it is expected that a condition will be attached to secure the completion of an appropriately detailed record of the building prior to its demolition, therefore mitigating its loss.
- 7.11 No further commentary is provided in respect of Paragraph 7.2(2), other than to conclude that this does not represent a significant constraint to the delivery of the proposals, rather more it is a question of whether a condition should be imposed to secure the completion of further archaeological investigation and recording.
- 7.12 It is concluded that the site has low archaeological potential and it is highly unlikely that the site contains archaeological remains which would be of such significance as to warrant physical preservation *in situ*. It is therefore a case of addressing the relevant policies of PPW Edition 9 and TAN24 regarding the necessity for a decision maker to weigh the importance of the *potential* archaeological remains against the benefits that the Campus's development would deliver.

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Section 8

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Images



Image EDP 1: View of the Mold Road elevation of the Plas Coch Campus, showing the prominence of the tower as a landmark.



Image EDP 2: Close-up of the end wall of the William Aston Hall and showing the decorative finishes which bring such character.



Image EDP 3: View of the main entrance looking north from the vehicular access.



Image EDP 4: View of the main entrance to the Plas Coch Campus, viewed looking north west from within the car park.



Image EDP 5: Close-up of the main entrance to the Plas Coch Campus, here showing the architectural finishes and the DDA ramp.



Image EDP 6: View of the Mold Road frontage of the Plas Coch Campus, looking north west and showing the nature of the fenestration.



Image EDP 7: Close-up of an original window frame (one of just a few surviving examples).



Image EDP 8: Close-up of the eastern elevation of A Block, showing the original decorative fenestration around the doorway.



Image EDP 9: Internal detail of the main entrance foyer, looking back towards the doorway.



Image EDP 10: Internal detail of the main entrance foyer, looking towards the William Aston Hall.



Image EDP 11: Typical view of the main entrance to Plas Coch Campus, here looking north across Mold Road from the service station.



Image EDP 12: View of the Student Union building looking east along the covered walkway towards the main door opening.



Image EDP 13: Representative view of the northern elevation of the Student Union building, here looking south east towards the football stadium.



Image EDP 14: Representative view of the northern elevation of the Student Union building, here looking south and enabling comparison with the 'as built' drawings.



Image EDP 15: Representative view of the southern elevation of the Student Union building, here looking south and enabling comparison with the ‘as built’ drawings.



Image EDP 16: Representative view of the eastern elevation of the Student Union building, here looking south west from the car park.



Image EDP 17: View of the interior of the main hall (former gymnasium) looking north east.



Image EDP 18: View looking east along the main corridor inside the Student Union building.



Image EDP 19: View of the interior of the main hall (former gymnasium) looking south east.



Image EDP 20: View of the north end of A Block and the former kitchen/dining room range, here highlighting the addition of a second storey to the former.



Image EDP 21: View looking south along Crispin Lane, with the Plas Coch Campus on the right, the existing student accommodation in the background and the scheduled monument behind the railings and underneath the trees and scrub on the left.



Image EDP 22: View looking north from the platform at Wrexham General Station and illustrating the nature and character of the environment around the scheduled monument.



Image EDP 23: Typical view of the Health Centre looking south west.



Image EDP 24: Typical view of the Techniquist building.



Image EDP 25: Typical view of the Human Performance Lab, viewed looking south west.



Image EDP 26: Typical view of the Student Village, looking south.



Image EDP 27: Typical view of the Goldstein Library, looking north east.



Image EDP 28: Typical view of E Block (from the south west) and illustrating the two separate structures and differing forms of construction.



Image EDP 29: The later element of E Block, viewed looking north west and showing the characteristic form of construction.



Image EDP 30: The later element of E Block, viewed looking south east and with the football stadium in the background.

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Appendix EDP 1

Email Correspondence with Mark Walters at CPAT

From: Mark Walters <mark.walters@cpat.org.uk>

Sent: 10 May 2018 09:30

To: Rob Skinner <robs@edp-uk.co.uk>

Subject: RE: Glyndwr University Wrexham

Hi Rob

Yes, this is all correct.

Thanks

Mark

Mark Walters

Development Control Archaeologist / Swyddog Rheoli Datblygiad

Ffôn / Tel: 01938 553670/552035 Mobile: 07736 163148

E-bost / E-mail: markwalters@cpat.org.uk

Ymddiriedolaeth Archaeolegol Clwyd-Powys, 41 Stryd Lydan, Y Trallwng, SY21 7RR Swyddfa Gofrestredig fel yr uchod. Rhif Cwmni 1212455, Rhif Elusen 508301, Sefydliad Cofrestredig IfA, Rhif 6.

Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, SY21 7RR Registered Office as above. Company No 1212455, Charity No 508301. Chartered Institute for Archaeologists Registered Organisation No 6.

Please note that I do not work Fridays

From: Rob Skinner [<mailto:robs@edp-uk.co.uk>]

Sent: 10 May 2018 09:26

To: Mark Walters <mark.walters@cpat.org.uk>

Cc: Andrew Crutchley <andrewc@edp-uk.co.uk>; Charlotte Bellamy <charlottebe@edp-uk.co.uk>

Subject: Glyndwr University Wrexham

Hi Mark

Would you please be able to confirm the details from our conversation yesterday afternoon, regarding the archaeological scope for the sites at Glyndwr University?

As I understand it the following is the case:

No archaeology DBAs are required for any of the four sites – CPAT have all the information needed to understand the potential for these sites already, and in terms of informing the developer, will pass their info on during consultation. No short statements or validation documents are required although it might be prudent to acquire HER data to incorporate into the HIAs and to provide background for any fieldwork reports.

Plas Coch

Evaluation is required across any open areas (such as the playing fields, MUGA....) due to the Roman site to the north, however given the current land use this can be restricted to geophysics, no pre-determination trenching is required. A WSI is required for the geophysics.

Regent Street

No archaeological work is required to support the application for this site – just a HIA to inform setting effects.

Gatewen and Holt Road

No archaeological work is required to support either of the applications to develop these sites, they are considered to have no archaeological potential.

HIAs are required for Plas Coch and Regent Street and we should consult with the CO, Anna Irwin on these matters.

Please can you let me know if this is correct,

Best regards,

Rob

Rob Skinner MA, ACIfA
Senior Archaeology and Heritage Consultant



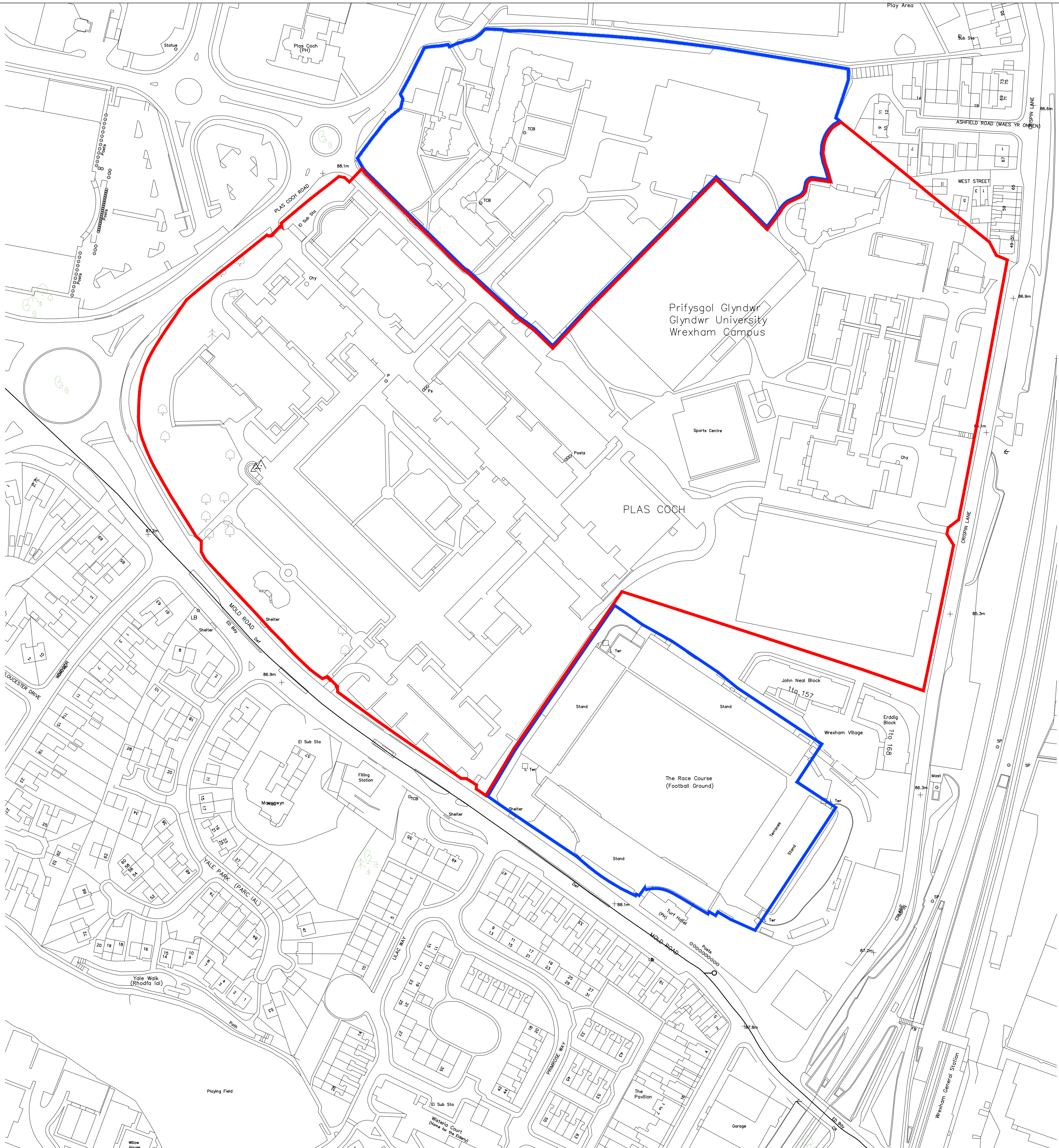
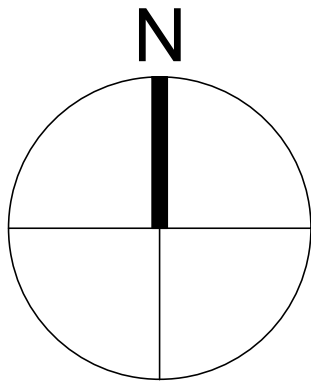
The Environmental Dimension Partnership Ltd
First Floor, The Bonded Warehouse, Atlantic Wharf, Cardiff CF10 4HF
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Appendix EDP 2(a)
Plan of Plas Coch Academic Campus



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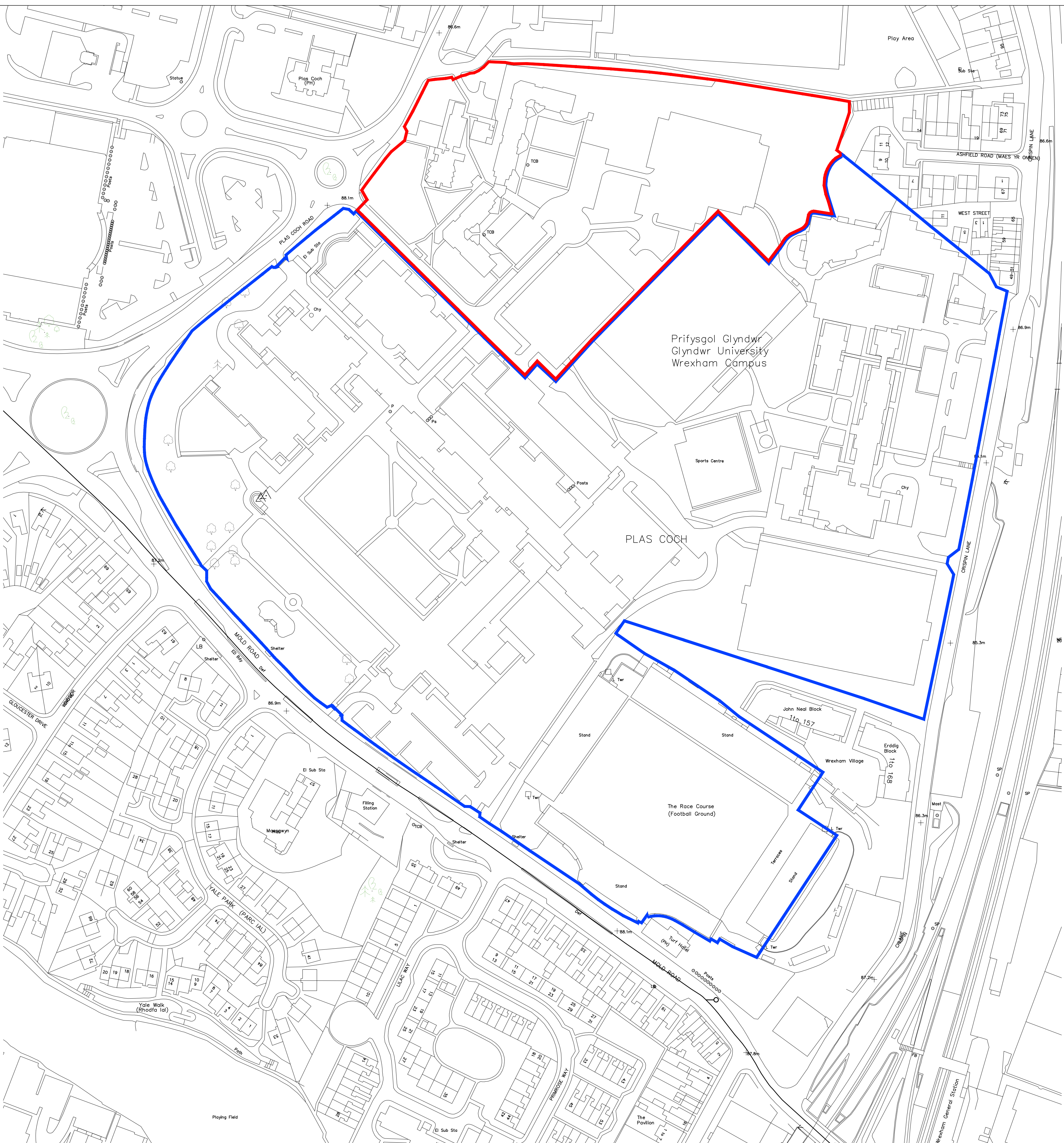
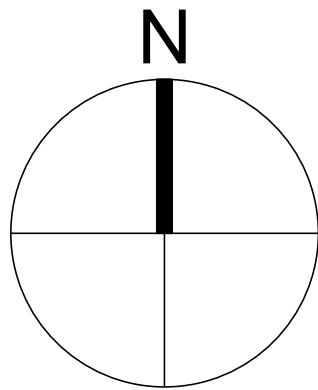
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PROJECT	Campus 2025

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DATE	June 2018	DRAWN BY
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Appendix EDP 2(b)
Plan of Northern Quarter Residential Development



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Northern Quarter - Site Location Plan

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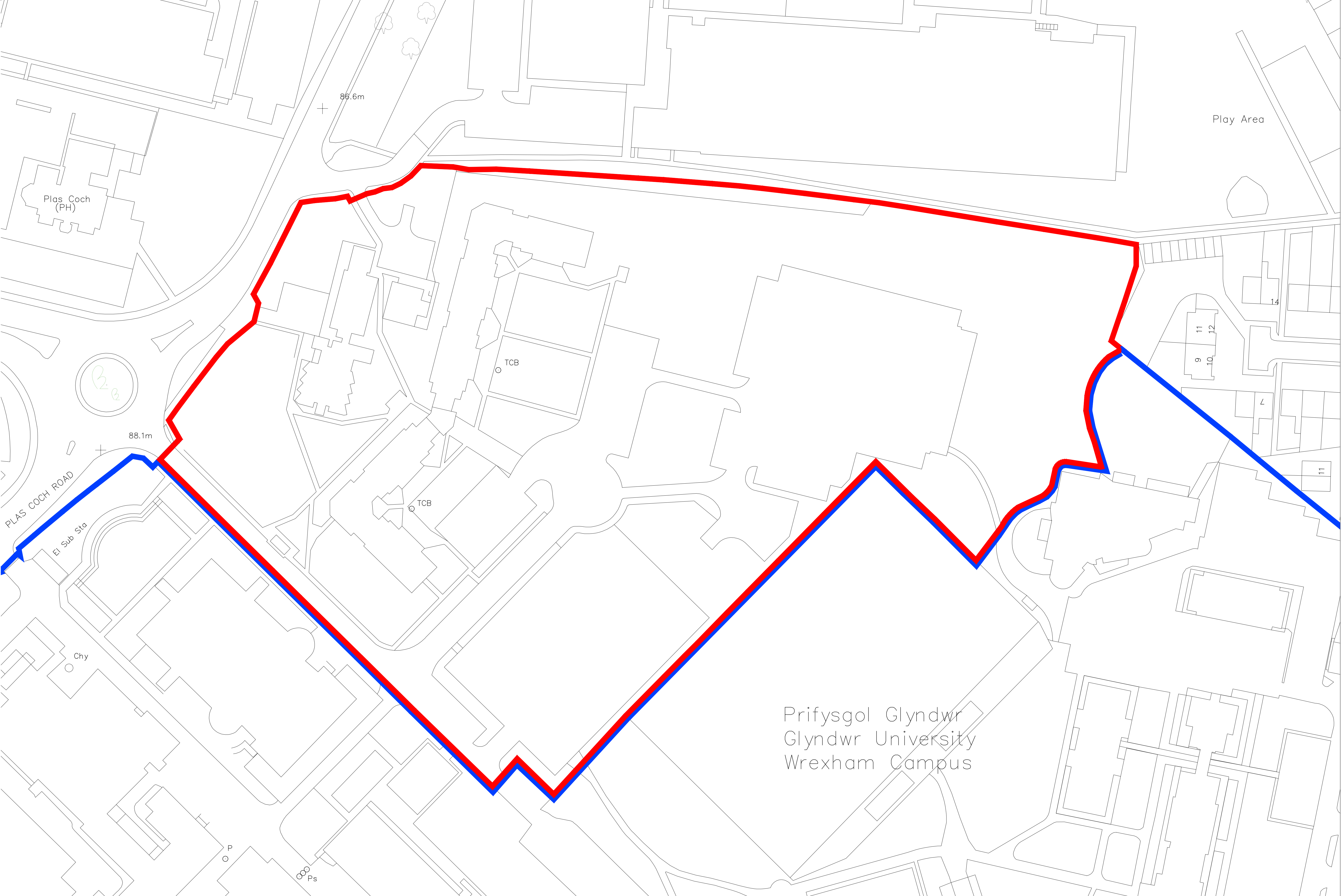
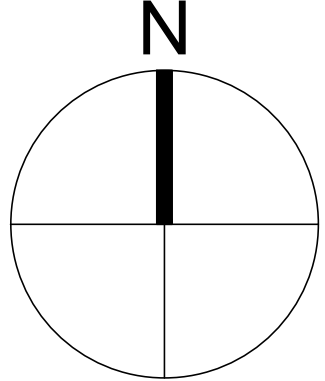
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Appendix EDP 2(c)
Plan of Wrexham Student Village Phase 2



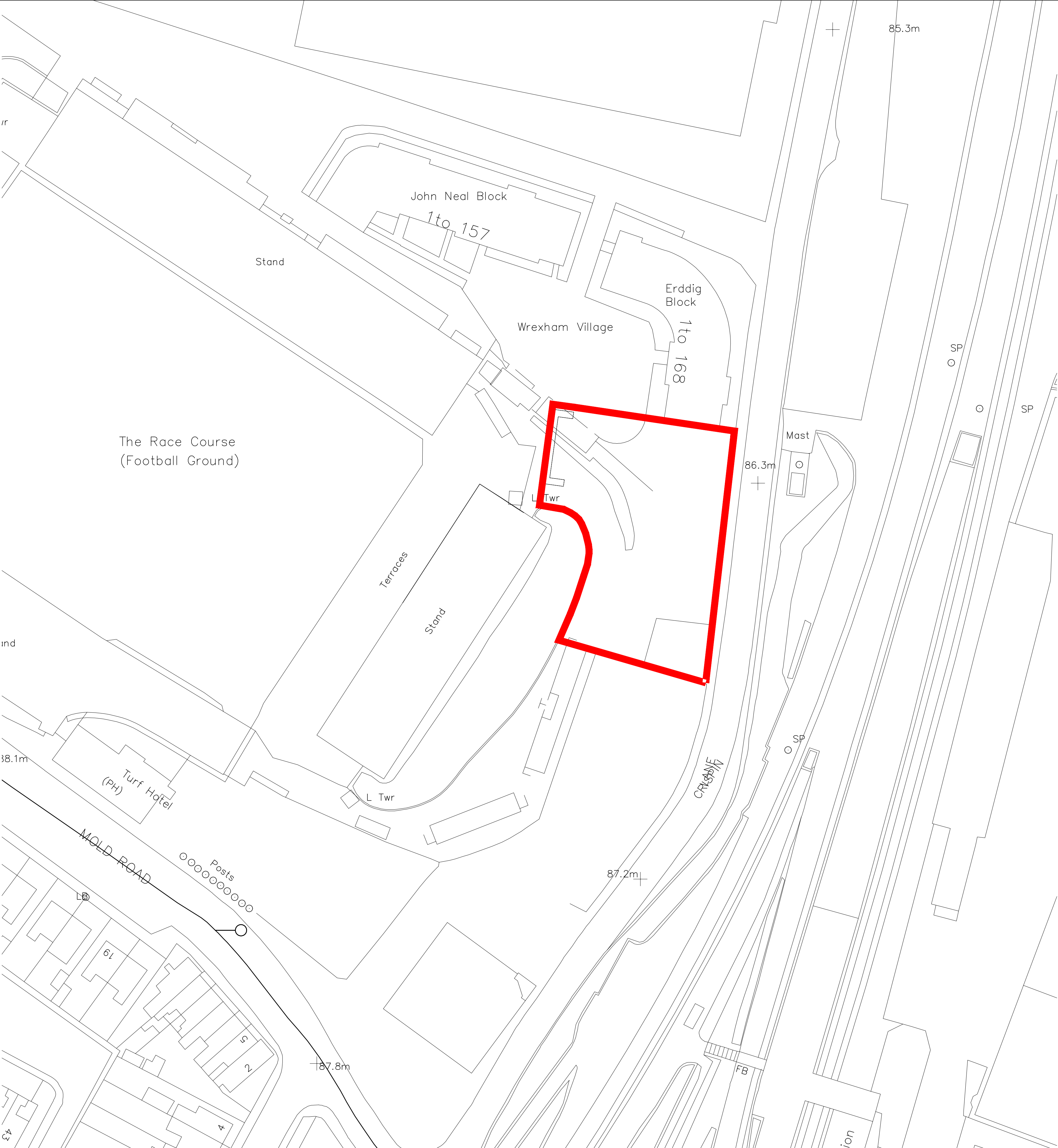
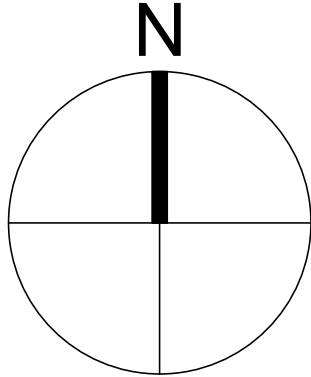
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PROJECT	Campus 2025

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Appendix EDP 2 (d)

Landscape Masterplan



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Appendix EDP 3
Listing Citation for Plas Coch (Former Denbighshire Technical College)

Full Report for Listed Buildings



Summary Description of a Listed Buildings

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
1851		II	Designated	31/01/1994	31/01/1994

Name of Property

Newi: Plas Coch (former
Denbighshire Technical College)

Address

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Wrexham	Rhosddu			332690	351107

Street Side

Location

Situated on the western edge of the town adjacent to the roundabout forming the junction of Mold Road, Berse Road and Plas Coch Road.

Description

Broad Class

Education

Period

History

Built as the Denbighshire Tecnical Collage in 1950-53, to designs of Saxon, Smith and Partners of Chester, with R R

Jennings and Partners as consulting engineers and Holland, Hanner and Cubitt as contractors. In 1956, the architects were awarded the RIBA architectural bronze medal in the Liverpool Architectural Society's area for this building. At the time, the building was said to include many new features in its design and engineering, and particular attention was drawn to its planning, heating, lighting and acoustics.

Exterior

Welsh sand-faced brick with artificial stone dressings over concrete frame with steel frame to assembly hall, gymnasium, workshops and tower; flat (concrete) and low pitched roofs. The design set out to clearly separate and articulate different areas especially with a view to noise limitation, and so divided administrative and teaching areas, and provided accommodation for the building department, and the gymnasium and music department in separate blocks. The building encloses 3 sides of a courtyard, with the separate blocks located outside the main area. The entrance is towards the east of the building, in a long advanced 2-storyed wing of rusticated brickwork. Alongside but of less height, to the SE is the projecting block of the main lecture theatre and former exhibition hall. This block has a shallow curve to its southern elevation, which is decorated with Portland stone low relief panels representing the crafts, by Darsie Rawlins. Running at right angles to the east of the entrance range (and set back from the lecture theatre wing) is the William Aston Hall (a 5-window range) with lower ancillary blocks (green room, dressing rooms etc) to the east; low reliefs (also by Darsie Rawlins) on its blind eastern elevation represent music and the dramatic arts. Rear range continuing the line of the entrance hall originally housed student common rooms with offices and library to first floor. Internal layout modified c1992, when the single storyed rear range was also raised in height in similar style (the original design had allowed for such an addition). Refectory and canteen in short wing running west of this range. Gymnasium and music department off-set to NE, linked to the main building by a covered way. Main teaching block in long SW wing, with rooms opening off a central corridor on each floor, terminating in clock tower off-set over subsidiary entrance and stair hall. Running north of this is the science wing, with single storeyed laboratory block projecting to west. Construction department housed in separate block to NW beyond. The building is characterised by continuous bands of fenestration on each floor, with simple projecting concrete cornices, thrown forward as canopies over entrances, and with glass-brick lights to stairs, and as side and overlights to side and rear entrances.

Interior

Decorative finishes are largely confined to the entrance hall, which has tiled walls with stylised dragons, leeks and abstract representations of Welsh countryside, designed by Peggy Angus. William Aston Hall retains its original fittings with sloping floor and adjustable seating, and walls panelled in European ash and African walnut, to give resonance. Elsewhere, the building originally relied on the use of colour as decoration. Main corridors in teaching areas have built-in lockers, provided as part of the original design, as were the suspended ceilings concealing service ducts, and the use of acoustic tiles. Other internal details (the iron staircase balustrades, for example), are characteristic of their period.

Reason for designation

The building represents a landmark both in the provision of technical education in Wrexham (the college was built to serve the wider N-Wales region) and in design for education, providing a highly functional plan, articulated for a precise use, together with innovative services. It is an excellent, little-altered example of the architecture of the early

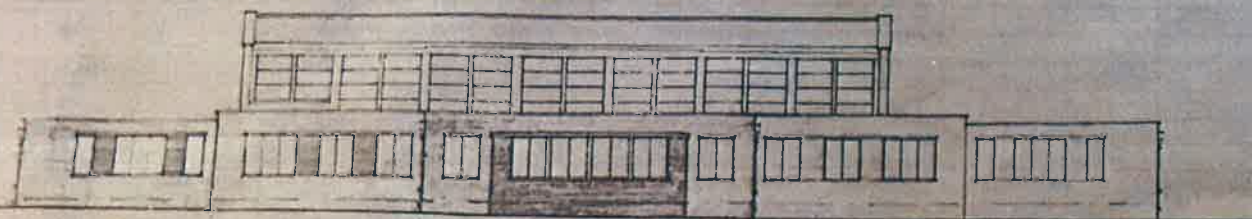
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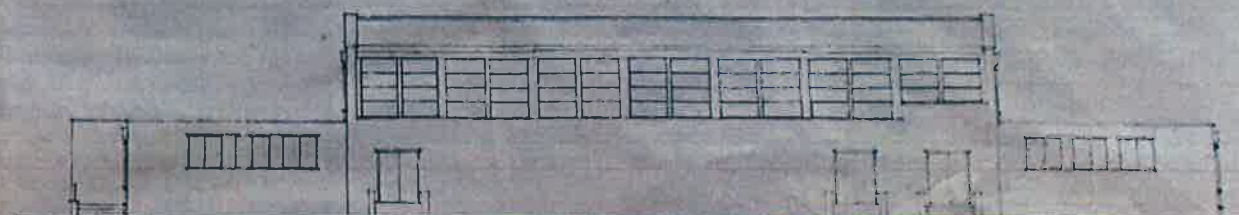
Original Drawings for the Gymnasium and Music Block

DENBIGHSHIRE TECHNICAL COLLEGE MOLD RD. WREXHAM.
PLAN OF GYMNASIUM AND MUSIC BLOCK

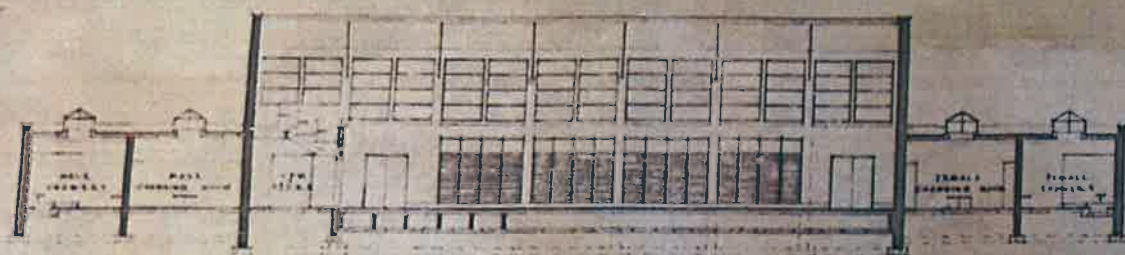
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SOUTH WEST ELEVATION



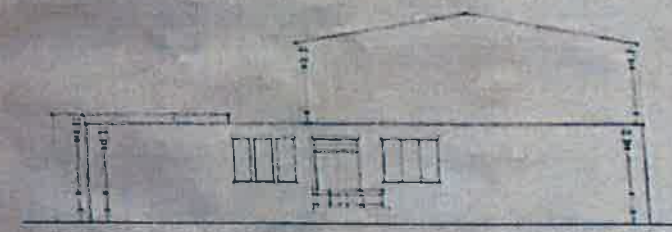
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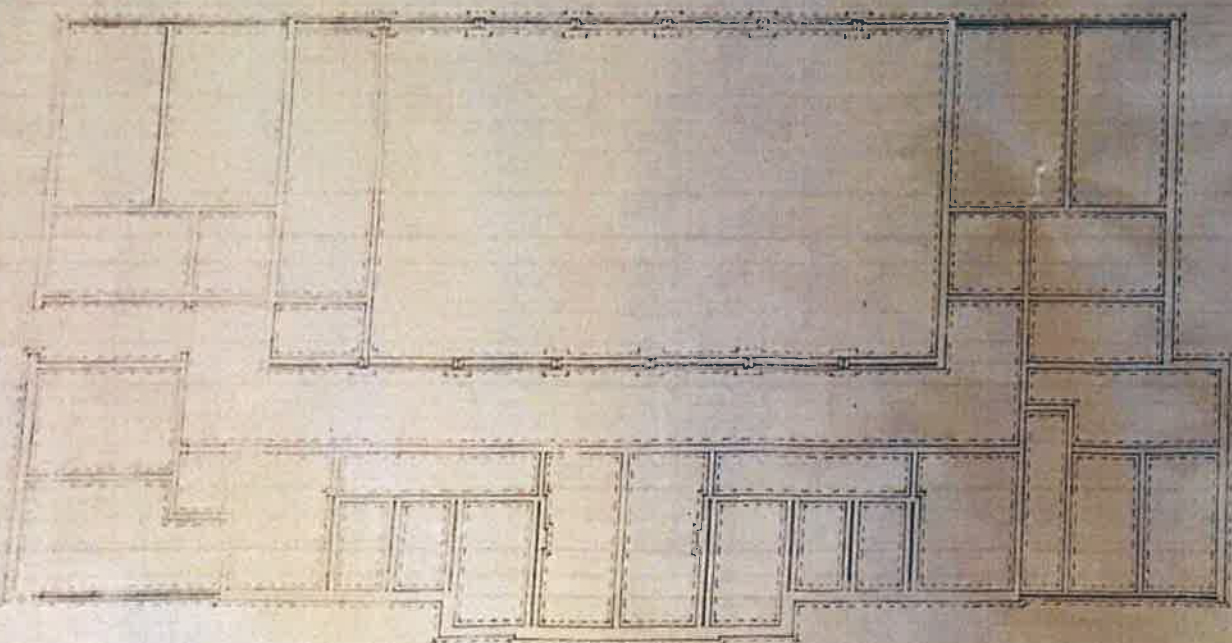
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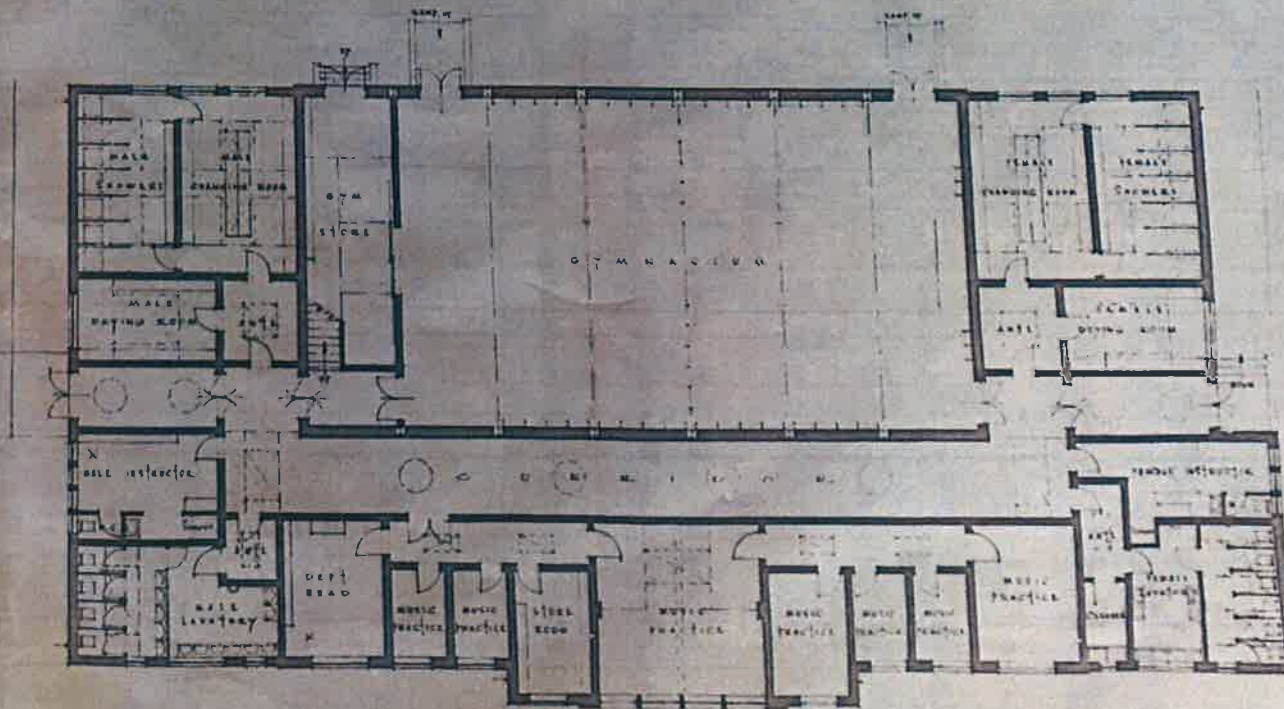
CROSS SECTION



SOUTH EAST ELEVATION



FOUNDATION PLAN



GROUND FLOOR PLAN

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CULL REPROGRAPHICS LTD

CMS INCHES
CULL REPROGRAPHICS LTD

PC/168

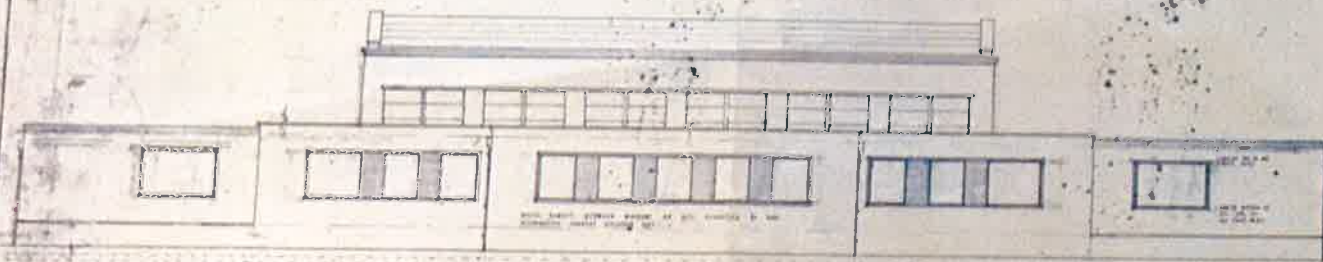
DENBIGHSHIRE TECHNICAL COLLEGE
MOLD ROAD WREXHAM
PLAN OF KITCHEN AND GYMNASIUM
SCALE: EIGHT FEET TO ONE INCH

EDWARD SMITH & PARTNERS, LONDON. CHARTERED ARCHITECTS. 2, ST. MARK'S STREET, CHESTER.

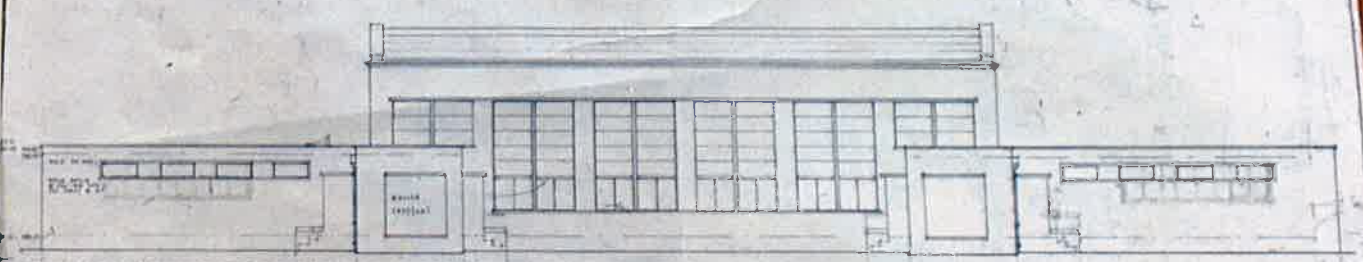
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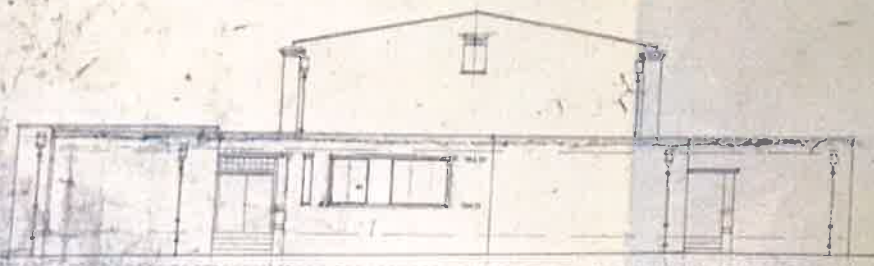
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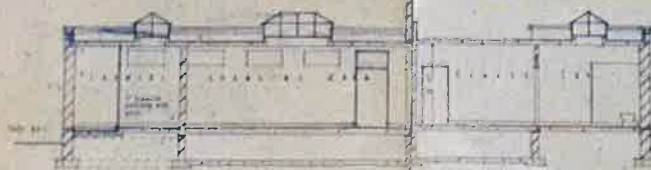
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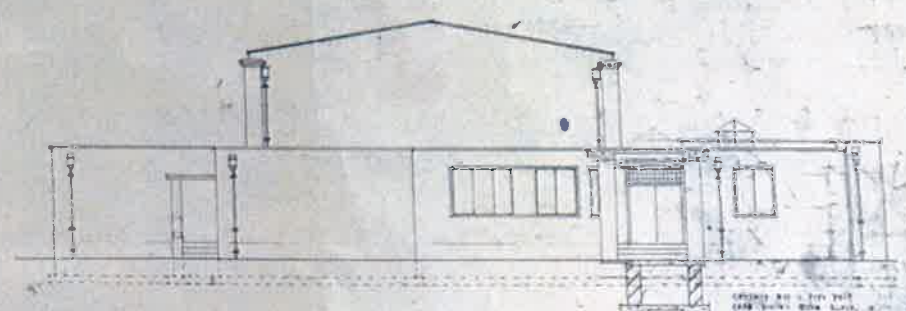
NORTH EAST ELEVATION



EAST ELEVATION



SECTION D

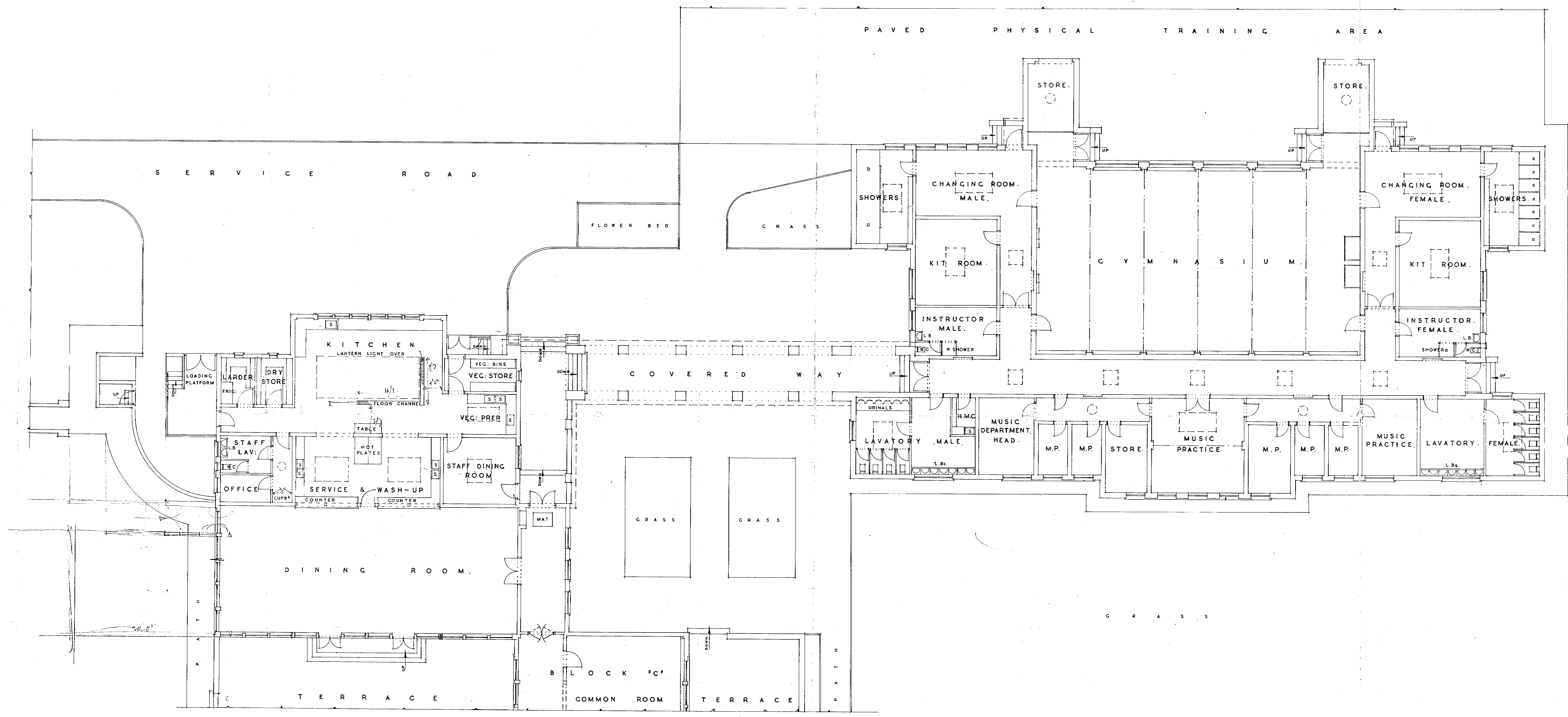


NORTH WEST ELEVATION

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Appendix EDP 5

Original Drawings for the Kitchen and Gymnasium

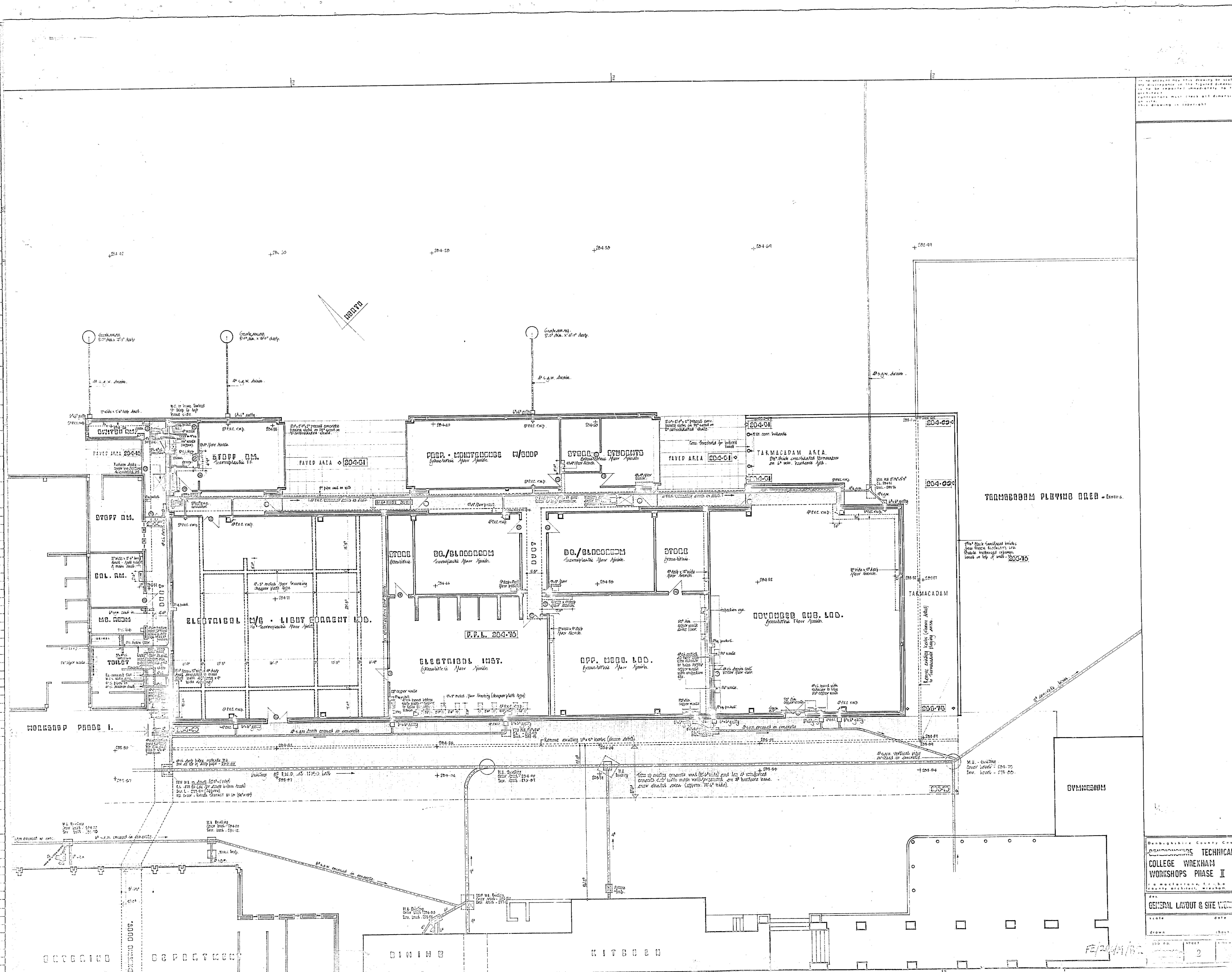


DENBIGHSHIRE TECHNICAL COLLEGE
MOLD ROAD WREXHAM
PLAN OF KITCHEN AND GYMNASIUM
SCALE. EIGHT FEET TO ONE INCH
SAXON SMITH & PARTNERS F.R.I.B.A. CHARTERED ARCHITECTS 2 STANLEY STREET CHESTER.

PC/159

CULL REPROGRAPHICS LTD.

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DENBIGHSHIRE COUNTY COUNCIL
DENBIGHSHIRE TECHNICAL
COLLEGE WREXHAM
WORKSHOPS PHASE II
GENERAL LAYOUT & SITE WORKS
SCALE 1:500
DATE 1987
DRAWN BY [signature]
CHECKED BY [signature]

PC/115

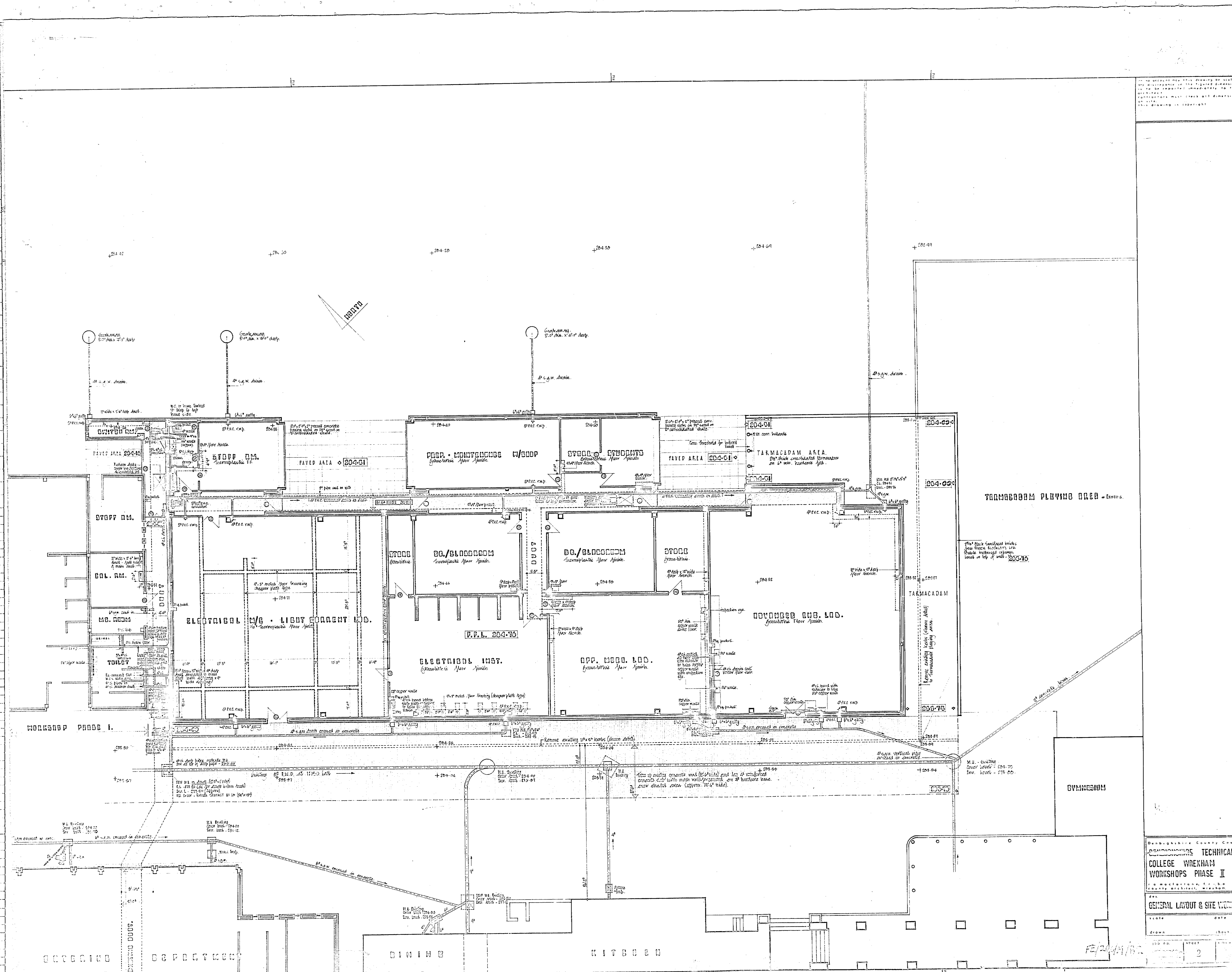
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Appendix EDP 6

Original Plan of the Electrical Engineering Department

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Appendix EDP 7

Historic Photograph of the Mold Road Elevation

		Grade	II
		Date Listed	22/03/1990
Community	Offa		
Locality	Offa	Grid Ref	
		Record No	1804
Post Code			
Name	NO.49 (FORMER WREXHAM INFIRMARY), REGENT STREET (S SIDE)		
Entry Name/No	NO.49 (FORMER WREXHAM INFIRMARY), REGENT STREET (S SIDE) / 291		
Street No, Name			

Location

History

Exterior

Prominently sited on the corner of Bradley Road: left hand return range to Bradley Road runs S to Central Road.

History: Built as the Infirmary in 1838-9, to design of Edward Welch of Liverpool, architect. The infirmary was successively extended in the later C19 (theatre added 1862, detached fever wards, 1866, a new ward wing in 1887), and at the end of the C19, it included 1 men's, 2 women's, accident, childrens and emergancy wards (Slaters Directory, 1895). Following the opening of a new hospital in 1926, the buildings were used by Denbighshire Technical Collage from 1927 and later by the College of Art. The present extensions to the Regent Street and Bradley Road elevations appear to be early C20, and were possibly built in association with its change of use.

Exterior: Original building is ashlar faced with slate roof, the later additions largely brick with stone dressings. Original building is in neo-classical style, 2 storeys, 9 window range (3-3-3) with advanced pedimented central section with Doric portico with triglyph frieze. Central double doors with plain overlight. 12-pane sash windows in moulded architraves, and plain sill bands, the central window beneath the pediment flanked by narrower side lights. Shallow pedimented return gables, with truncated stack to left.

Cement rendered left hand gable return, then later additions in brick with stone dressings including parallel range housing stairs. Long stair window flanked by paired sash windows with margin lights. Pedimented canopy over doorway to left. Beyond this, a 12-window range, 12-pane sash windows with additional upper lights, paired between plain pilaster bands. Cornice and blocking course, with small pediment towards centre of range. Early C20 range set back to right of main block on Regent Street, employing similar style but in brick with stone dressings. 12-window range, in groups of 4, with pediments over alternate ranges. 12-pane sashes with additional fixed upper lights.

References: A.H.Dodd, ed., "A History of Wrexham", 1957, pp.257-259
Slater's Directory of North and South Wales, 1895.

Interior

Listed

Reference



		Grade	II
		Date Listed	22/03/1990
Community	Offa		
Locality	Offa	Grid Ref	
		Record No	1805
Post Code			
Name	NO.51 (ADULT EDUCATION CENTRE, UNIVERSITY COLLEGE OF NORTH WALES), REGENT STREET (S SIDE)		
Entry Name/No	NO.51 (ADULT EDUCATION CENTRE, UNIVERSITY COLLEGE OF NORTH WALES), REGENT STREET (S SIDE) / 292		
Street No, Name			

Location

History

Exterior

Detached house set forward to the right of the former infirmary and art college buildings. Union Road runs diagonally from junction at right angle.

Originally built as a house, but now used as adult education centre. C1850. Flemish bond brickwork with painted stone dressings and hipped slate roof. 2 storeys, symmetrically planned with entrance central to 3 window range. 4-panelled door in architrave with console brackets to entablature hood flanked by sash windows in stressed lugged architraves on each floor with similar window above the doorway. Cornice band carried on triple modillions to eaves. End wall stacks. Similar details to 2-window return to right, with canted bay window added in later C19 or C20.

A good example of a Victorian town house, with group value with No 49, the former Infirmary.

Interior

Listed

Reference



		Grade	II
		Date Listed	31/01/1994
Community	Rhosddu		
Locality	Rhosddu	Grid Ref	
		Record No	1851
Post Code			
Name	NEWI: PLAS COCH (FORMER DENBIGHSHIRE TECHNICAL COLLEGE)		
Entry Name/No	NEWI: PLAS COCH (FORMER DENBIGHSHIRE TECHNICAL COLLEGE) / 338		
Street No, Name			

Location

Situated on the western edge of the town adjacent to the roundabout forming the junction of Mold Road, Berse Road and Plas Coch Road.

History

Built as the Denbighshire Technical Collage in 1950-53, to designs of Saxon, Smith and Partners of Chester, with R R Jennings and Partners as consulting engineers and Holland, Hanner and Cubitt as contractors. In 1956, the architects were awarded the RIBA architectural bronze medal in the Liverpool Architectural Society's area for this building. At the time, the building was said to include many new features in its design and engineering, and particular attention was drawn to its planning, heating, lighting and acoustics.

Exterior

Welsh sand-faced brick with artificial stone dressings over concrete frame with steel frame to assembly hall, gymnasium, workshops and tower; flat (concrete) and low pitched roofs. The design set out to clearly separate and articulate different areas especially with a view to noise limitation, and so divided administrative and teaching areas, and provided accommodation for the building department, and the gymnasium and music department in separate blocks. The building encloses 3 sides of a courtyard, with the separate blocks located outside the main area. The entrance is towards the east of the building, in a long advanced 2-storyed wing of rusticated brickwork. Alongside but of less height, to the SE is the projecting block of the main lecture theatre and former exhibition hall. This block has a shallow curve to its southern elevation, which is decorated with Portland stone low relief panels representing the crafts, by Darsie Rawlins. Running at right angles to the east of the entrance range (and set back from the lecture theatre wing) is the William Aston Hall (a 5-window range) with lower ancillary blocks (green room, dressing rooms etc) to the east; low reliefs (also by Darsie Rawlins) on its blind eastern elevation represent music and the dramatic arts. Rear range continuing the line of the entrance hall originally housed student common rooms with offices and library to first floor. Internal layout modified c1992, when the single storyed rear range was also raised in height in similar style (the original design had allowed for such an addition). Refectory and canteen in short wing running west of this range. Gymnasium and music department off-set to NE, linked to the main building by a covered way. Main teaching block in long SW wing, with rooms opening off a central corridor on each floor, terminating in clock tower off-set over subsidiary entrance and stair hall. Running north of this is the science wing, with single storeyed laboratory block projecting to west. Construction department housed in separate block to NW beyond.

The building is characterised by continuous bands of fenestration on each floor, with simple projecting concrete cornices, thrown forward as canopies over entrances, and with glass-brick lights to stairs, and as side and overlights to side and rear entrances.

Interior

Decorative finishes are largely confined to the entrance hall, which has tiled walls with stylised dragons, leeks and abstract representations of Welsh countryside, designed by Peggy Angus. William Aston Hall retains its original fittings with sloping floor and adjustable seating, and walls panelled in European ash and African walnut, to give resonance. Elsewhere, the building originally relied on the use of colour as decoration. Main corridors in teaching areas have built-in lockers, provided as part of the original design, as were the suspended ceilings concealing service ducts, and the use of acoustic tiles. Other internal details (the iron staircase balustrades, for example), are characteristic of their period.

Listed

The building represents a landmark both in the provision of technical education in Wrexham (the college was built to serve the wider N-Wales region) and in design for education, providing a highly functional plan, articulated for a precise use, together w

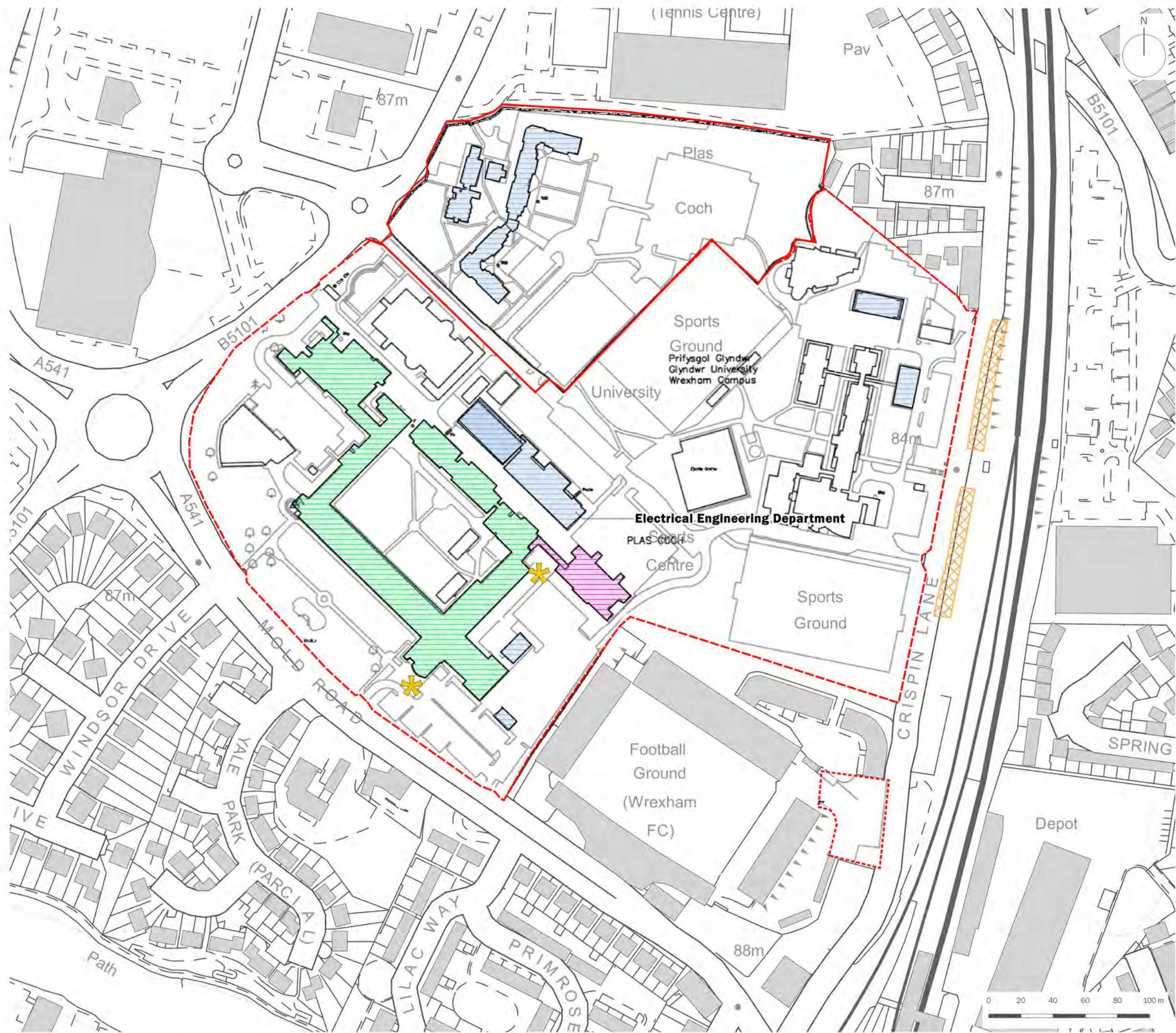
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Plans

Plan EDP 1	Relevant Heritage Assets (edp4846_d014a 14 June 2018 PD/AC)
Plan EDP 2	Aerial Photograph dated 25 November 1951 (edp4846_d008a 14 June 2018 PD/AC)
Plan EDP 3	OS Map (1958) (edp4846_d009a 14 June 2018 PD/AC)
Plan EDP 4	Aerial Photograph dated 22 April 1956 (edp4846_d010a 14 June 2018 PD/AC)
Plan EDP 5	OS Map 1967 and 1968 (edp4846_d011a 14 June 2018 PD/AC)
Plan EDP 6	OS Map (1975) (edp4846_d012a 14 June 2018 PD/AC)
Plan EDP 7	Aerial Photograph dated 21 August 1974 (edp4846_d013a 14 June 2018 PD/AC)



Application Boundaries

-  Northern Quarter Residential Development
-  Plas Coch Academic Campus
-  Wrexham Student Village Phase 2
-  Listed Building to be Retained
-  Listed Building to be Demolished
-  Unlisted Building to be Demolished
-  Wat's Dyke Scheduled Monument
-  Proposed Pavilion Location

client

Wrexham Glyndwr University

project title

Plas Coch Campus

drawing title

Plan EDP 1: Relevant Heritage Assets

date

14 JUNE 2018

drawn by PD

drawing number

edp4546_d014a

checked AC

scale

1:2,300 @ A3

QA CR

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info@edp-uk.co.uk www.edp-uk.co.uk

Cirencester 01285 740427 Cardiff 02921 471900 Shrewsbury 01939 211190



Application Site Boundaries

Northern Quarter Residential Development

Plas Coch Academic Campus

Wrexham Student Village Phase 2

client
Wrexham Glyndwr University

project title
Plas Coch Campus

drawing title
Plan EDP 2: Aerial Photograph dated 25/11/1951

date
drawing number
scale

14 JUNE 2018
edp4846_d008a
Not to scale

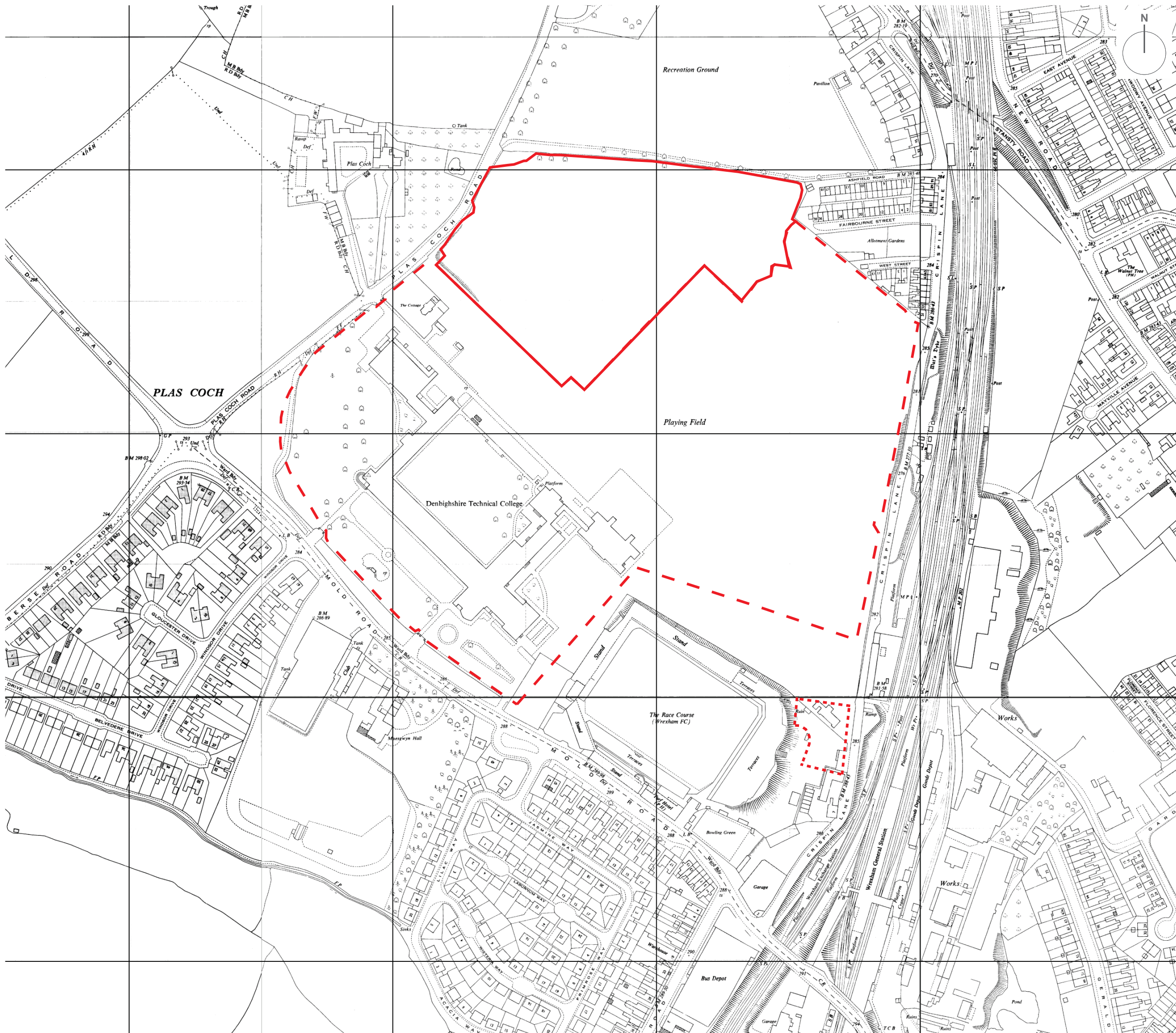
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Application Site Boundaries

-  Northern Quarter Residential Development
-  Plas Coch Academic Campus
-  Wrexham Student Village Phase 2

client
Wrexham Glyndwr University

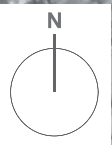
project title
Plas Coch Campus

drawing title
Plan EDP 3: OS Map (1958)

date	14 JUNE 2018	drawn by	PD
drawing number	edp4846_d009a	checked	AC
scale	Not to scale	QA	CR



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Application Site Boundaries

Northern Quarter Residential Development

Plas Coch Academic Campus

Wrexham Student Village Phase 2

client

Wrexham Glyndwr University

project title

Plas Coch Campus

drawing title

Plan EDP 4: Aerial Photograph Dated 22/04/1956

date

14 JUNE 2018

drawn by

PD

drawing number

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scale

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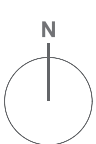
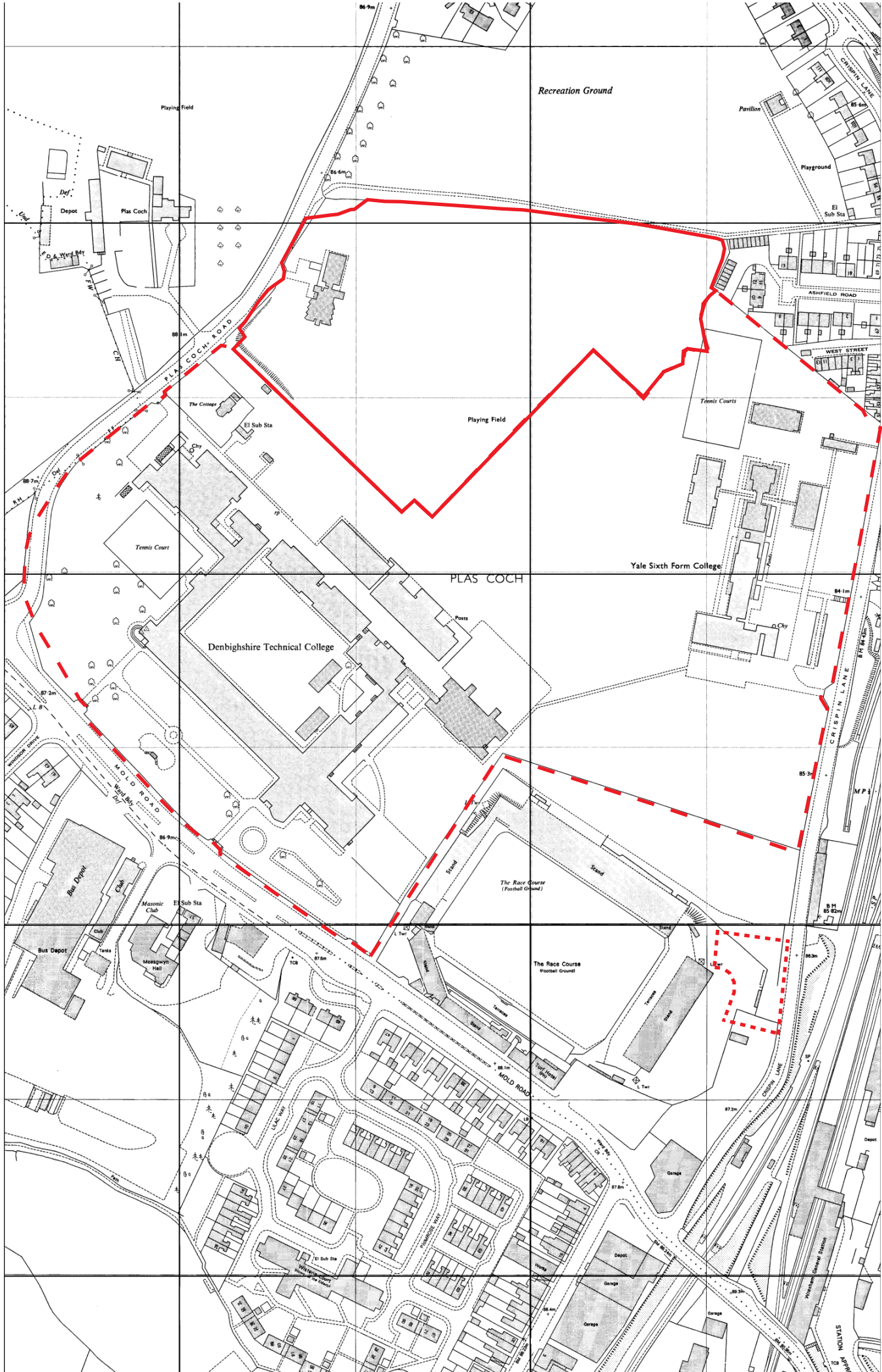
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Cardiff 02921 671900

Shrewsbury 01939 211190



- Application Site Boundaries
-  Northern Quarter Residential Development
 -  Plas Coch Academic Campus
 -  Wrexham Student Village Phase 2

client
Wrexham Glyndwr University

project title
Plas Coch Campus

drawing title
Plan EDP 6: OS Map (1975)

date	14 JUNE 2018	drawn by	PD
drawing number	edp4846_d012a	checked	AC
scale	Not to scale	QA	CR



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Application Site Boundaries

Northern Quarter Residential Development

Plas Coch Academic Campus

Wrexham Student Village Phase 2

client

Wrexham Glyndwr University

project title

Plas Coch Campus

drawing title

Plan EDP 7: Aerial Photograph dated 21/08/1974

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info@edp-uk.co.uk www.edp-uk.co.uk

Cirencester 01285 740427 Cardiff 02921 671900 Shrewsbury 01939 211190

CIRENCESTER

Tithe Barn,
Barnsley Park Estate,
Barnsley, Cirencester,
Gloucestershire GL7 5EG
01285 740427

CARDIFF

First Floor,
The Bonded Warehouse,
Atlantic Wharf,
Cardiff CF10 4HF
02921 671900

SHREWSBURY

The Stables,
Sansaw Business Park,
Hadnall, Shrewsbury,
Shropshire SY4 4AS
01939 211190

info@edp-uk.co.uk
www.edp-uk.co.uk

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