Heritage Impact Statement

for 26 Burton Buildings, Bridge Street, Wrexham LL13 7HP



Background

Burton Building is a three-storey building and cellars, comprising of two shops to street level and four residential flats on two floors above. It is adorned with lovely terracotta work which was probably supplied by J C Edwards of Ruabon. It sits between two pieces of land, the previous building to the left was demolished however the site has been left in very poor condition with mounds of debris visible, this building was attached to Burton Building. The land to the right has been cleared ready for future development, the previous building was also attached to Burton Building.

We have been told the attached building was Burton Brewery, we have requested information and a photograph for this. There are brewery wells in the adjoining plots of land which ties in with what we have heard. Burton Building was built in 1896 and is currently Grade II listed building, it was listed by CADW in 1994 because it is seen as a fine example of C1900 commercial building design employing locally produced materials and surviving intact, its listing number is 1764.

Burton Building was purchased by Adrian Jones and Victoria Sumner-Jones in November 2016. They were attracted to the building because of its historical value and being such a prominent and distinguished building that has survived with existing features. Many of Wrexham's historical buildings have been demolished and made way for modern shopping centres. One of the units in Burton Building has recently been refurbished and is now a very successful Thai restaurant called Thaidine and we believe that this bar could complement and drive more success to Thaidine and in return to the bar.

Previously, the cellar was full of rubble and it's believed that this came to be there following refurbishment of the flats on the first and second floors before the building was purchased in 2016. This has since been removed and this led to an ingress of water being discovered. In late 2018, repairs and refurbishment work commenced in the shops due to unstable, spongey floors, damp walls and water ingress to the cellar, all of which compromised the integrity of the building. This involved digging areas of floor of the cellar and around the back of the building to locate the water source, these have now been diverted to the drains. Joists in both shops have been repaired to prevent the floor from collapsing.

Original pitch pine flooring has been kept and restored. Whist refurbishing for Thaidine, a wall mural was found. After conversation with locals, it's been advised the unit was the oldest gentleman's club in Wrexham in the 60s or 70s which has been retained and used as a feature. Our intention for this shop is to preserve the building using its original materials.

The exterior to the front of the building including frames and glass will not be altered in any way however, it will be necessary to repair damage and any rotten woodwork. The cellar will be accessed down a staircase, identical to the already refurbished restaurant next door.

There is an existing toilet upstairs but we are proposing to install a toilet downstairs identical to next doors basement toilets utilising existing waste/drainage. There is a fire exit through the cellar which leads into the hallway for the residential flats. The existing fire safety measures were not fit for purpose and was a risk to all residents. The fire bridge has attended all the residential flats, cellars and shops to make recommendations. All the cellar ceilings have been fire-boarded and plastered,

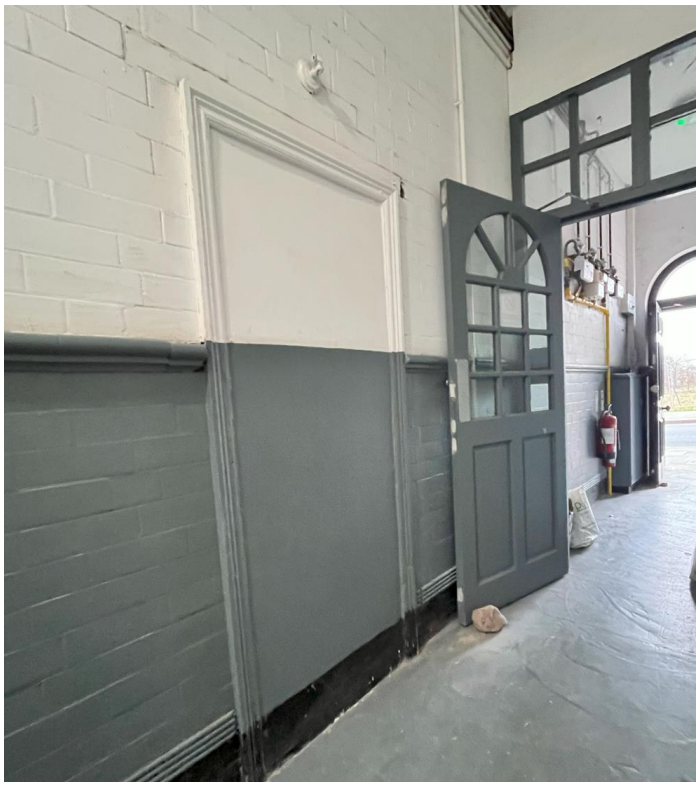
the smoke and heat censors have been upgraded. A full asbestos survey has also been undertaken and confirmed no asbestos is within the building.

Proposed Work

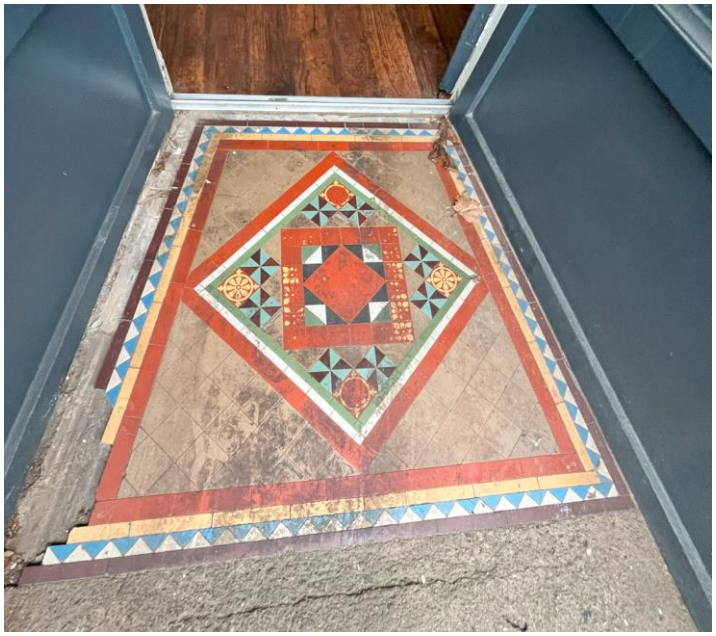
The proposed work to the first-floor is to have an bar and move the toilets to cellar. There will be minimum structural alterations and we are aware of our duty to keep the integrity of the building.

The walls surrounding the outside area is adjoined to the building. Its believed this used to be a 2 storey building and was left with just the surrounding brickwork. The brickwork is in need of repair and made structurally sound, at some points there is 8ft of brickwork in place.

To access the outside area, there will be a requirement to open up an old existing bricked up doorway which previously was utilised. This is shown below and it leads to the outside terrace.



We are proposing air conditioning to keep the building a consistent temperature, we believe this will show we are trying to avoid any environment noise impact with opening windows and doors to cool down the building. We are aware this is sometimes requested when new builds are being constructed. There are mosaic tiles to the front of the building, we have purchased the same age tiles and will be replacing any damage to the original design.



Objective

The objective is to restore the building to its former glory, using its original materials and having a positive impact on the area which has been left in disarray. The work carried out will be in order to convert to a bar if planning permission is granted.

Significance of affected fabric

The building will still have its original layout and pitch pine flooring, the front windows, signage and any existing doors available.

Assessing beneficial impact

We would like a historical building from 1896 to be used and accessed by the public. We feel the adjoining roads are home to a lot of well-known and used bar and restaurants in Wrexham. Thaidine has been very successful and we are hoping to accommodate Customers before and after meals for drinks to complement and drive more success.

We have noted the Councils Plan for 2020-2023 and think this could contribute towards developing the economy, involving local workman and community and hope to provide more work in the area. Notably, one of the business owners is profoundly deaf which we feel would be a great contribution towards diversity and equality in the area.

Assessing harmful impact

We feel the negative impact would be the possible noise impact on the surrounding area.

Proposed solution

To reduce noise pollution, we would be installing air conditioning to reduce the need for opening windows and doors. We are also closing the bar at 12am.

Pictorial representation

Shop front and signage - Intention is to restore shop front with only name change to the top sign to incorporate bar name. Wording and design will be similar to Thaidine shown below.



- Doorway Keeping the original door and tiles
- First floor - layout will remain the same
- Rear of building - potential to be used as a Summer venue with some renovation.





Conclusion

It is believed that the conversion to a bar will have many benefits to the building and city alike. The property will be renovated and preserved to high standard with minimal effect to the structure.