A N S L O O S L E I S U R E L T D

Design & Access Statement - Change of Windows

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‘The Turn Table’
25-27 High Street
Wrexham
LL13 8HY

1) INTRODUCTION

Site Context:

25–27 High Street is a prominent early 19th-century (c. 1820) building set in Wrexham's historic town centre. Previously used for various commercial purposes, the structure retains significant Georgian elements, though some modern interventions—including non-original windows—have eroded its heritage character.

Scope of Works:
This application seeks planning permission (and Listed Building Consent) for replacing the existing, unsympathetic windows with new Georgian-style timber windows finished in "Railings Grey." No additional floor space or alterations to the building footprint are proposed.



The Cosmopolitan - circa 2001

2) DESIGN CHARACTERISTICS

Historical Integrity & Visual Character
The proposed windows are designed to reflect the building's Georgian heritage, characterized by tall, proportionate sashes and slender glazing bars.

By replacing the mismatched modern units with authentic timber windows, the development enhances the building's architectural unity and aligns with its early 19th-century origins.

Materials & Finish
Timber is historically appropriate for Georgian buildings, offering a high-quality, durable solution.
The frames and sashes will be painted in "Railings Grey", complementing both the existing (or proposed) façade paint scheme and local heritage palettes.

Where permissible, slimline double-glazed units will improve thermal performance without compromising the historic appearance.

Scale & Proportion
The new windows maintain the original openings and match the building's fenestration pattern in terms of size, location, and layout.

No change to the external building lines or overall scale is proposed.

Impact on Streetscape
By reinstating historically sympathetic windows, the proposal contributes positively to Wrexham's townscape.
The design enhances the building's façade, improving its visual harmony with adjacent heritage assets.



Previous windows shown in the 1970s and circa 2014

2) DESIGN CHARACTERISTICS



Current windows shown in circa 2023



Proposed window design at front, side and rear

2) DESIGN CHARACTERISTICS



Example double door entrance



Example bi-fold style

3) ACCESS CONSIDERATIONS

Physical Access
The window replacement does not affect entry points or circulation routes; there is no change to existing doorways (accept centralising the entrance), thresholds, or internal layouts.

Consequently, there is no negative impact on accessibility for staff, customers, or visitors with disabilities.

Safety & Egress
Where required by building regulations, window specifications (e.g., openable dimensions) will ensure adequate ventilation and emergency escape potential where applicable.

The proposed works do not impede or alter any designated fire exits or safe access routes.





Example concept renders of The Turn Table

4) CONCLUSION

The replacement of modern windows with Georgian-style timber units at 25–27 High Street represents a sensitive enhancement of the property's listed status and local heritage setting. By respecting original openings, adopting historically appropriate proportions, and using high-quality materials, the proposal:

Preserves and enhances the building's architectural character.
Improves thermal performance and longevity without adversely affecting heritage fabric.
Has no detrimental impact on physical access or egress, maintaining compliance with safety standards.

In light of the above, this window replacement scheme is considered an appropriate, heritage-led solution that upholds local planning policy and statutory obligations for listed buildings. We respectfully request planning permission and Listed Building Consent for the proposed works.

Contact Information
If you have any queries or require further clarification on this Design and Access Statement, please contact:

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