ANSLOOS LEISURE LTD

Heritage Impact Assessment

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

1) INTRODUCTION

Overview of Building History

25–27 High Street, Wrexham, is understood to date from around 1820, possibly linked to the building Palmer refers to as the "Conservative Club." Over its lifespan, the building has housed various enterprises, including a nightclub (Cosmopolitan), a Chinese restaurant, and a bistro. Unfortunately, these uses often disregarded the building's Georgian roots. As a result, its fabric and character have been eroded by unsympathetic alterations.

Purpose of Proposed Works

We seek to create The Turn Table, an elevated venue inspired by 19th-century music innovation (the turntable, as developed by Thomas Edison) and the building's own Georgian heritage. Our goal is to restore and enhance the building's architectural features while providing an up-market setting that celebrates vinyl music and refined British tapas-style cuisine. Through a series of carefully considered interventions, we aim to safeguard its historic value while ensuring long-term viability and community engagement.



The Cosmopolitan - circa 2001

2) SITE DETAILS & DESCRIPTION

Location and Context

Address: 25–27 High Street, Wrexham, LL13 8HY
Prominent position within Wrexham's town centre, contributing to the historic streetscape.

Current Condition

External: The façade displays mismatched, faded paint and windows that do not reflect the Georgian period.
Internal: The ground floor suffers from rot; interior design elements are fragmented, reflecting a series of past refurbishments without heritage considerations.

Site Use

The property is currently vacant, previously housing various commercial ventures (nightclub, restaurant, bistro). It has been secured by Ansloos Leisure Ltd on a 10-year commercial lease agreement.

The building's layout retains some early 19th-century structural elements, but modern partitions and finishes obscure its original grandeur.





www.wrexham-history.co.uk

Picture of shop units circa 1970s

Chinese restaurant circa 2014

2) SITE DETAILS & DESCRIPTION

Site Location

The proposals involve retaining the existing shop front with the alteration of replacing the front windows into Georgian style timber windows with a central double door entrance, and sign above





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2) SITE DETAILS & DESCRIPTION

Existing Context - Buildings Adjacent to 25-27 High Street





3) HISTORIC SIGNIFICANCE & CHARACTER LISTING TEXT

Historic Significance

Likely constructed circa 1820, possibly forming part of the historic social fabric referred to by Palmer. Georgian architectural features include symmetrical window openings, proportionate façade composition, and potential original internal joinery in places.

Character and Listing

Although formal listing text is not provided here, the building is recognized for its Georgian architectural value, contributing to Wrexham's heritage.

Exterior: Characterized by a three-story layout, likely with historic masonry under modern render/paint, large window openings historically typical of the period.

Interior: Some concealed original fabric may survive beneath modern alterations; the layout was once typical of Georgian townhouses adapted for commercial use.

Reference Number
1784

Grade
II

Status
Designated

Date of Designation
31/01/1994

Date of Amendment
31/01/1994

Name of Property
NO.28 HIGH STREET (S SIDE),,,,,CLWYD,

Painted brick with slate roof with end wall stacks. 3 storeys, 2 window range with C20 ground floor frontage recessed beneath balcony of first floor. First floor windows are floor-height casements with arched heads set beneath segmental relieving arches. Balcony (which appears from early photographic evidence to be an early and perhaps original feature of the building) has wrought iron balustrade with decorative circular motifs. Upper windows are 4-pane sashes, also with flat arched heads, and with continuous sill band. Moulded cornice and blocking course with central raised panel.

3) HISTORIC SIGNIFICANCE & CHARACTER LISTING TEXT

Character Historic Maps



OS Extract - 1872



OS Extract - 1898



OS Extract - 1909



OS Extract - 1938



OS Extract - 1938



OS Extract - 1949

4) PROPOSED WORKS, DESIGN AND ASSESSMENT OF THEIR IMPACT

We propose nine main alterations. Each element is designed with an eye toward preserving or enhancing the building's historic character. Below we address the required questions:

4.1 Facade Repaint

Why is the Proposed Work Required?
To unify the façade with a heritage-appropriate colour ("Railings Grey") that respects and highlights the building's Georgian features.

Could Requirements be Met in a Different Way?
Minor patch-painting would fail to address the inconsistent finish. A full repaint in a heritage palette is the most coherent solution.

Benefits of the Proposed Work
Enhanced streetscape integration, protection of exterior materials, restoration of a refined, cohesive look.

Understanding the Heritage Asset
The façade is a key public-facing element; its Georgian aesthetic is vital to the building's significance.

Do Benefits Outweigh Harm?
There is minimal harm—no loss of historic fabric—only visual enhancement. Benefits clearly outweigh any potential negative impact.

Avoiding/Mitigating Impact
We will use heritage-grade paints that allow the fabric to breathe, preventing moisture-related damage.

Scale, Design, Materials Appropriateness
A simple repaint does not alter scale; the chosen colour complements Georgian buildings.

Least Damaging Place
The façade painting does not intrude upon or damage original masonry or details.

4) PROPOSED WORKS, DESIGN AND ASSESSMENT OF THEIR IMPACT

4.2 Window Replacement

Why is the Proposed Work Required?
Existing windows are unsympathetic and in disrepair, undermining the building's historic character.

Could Requirements be Met in a Different Way?
Repairing the current units is not feasible since many are modern and incongruous. Replacing them with Georgian-style timber sashes is more authentic.

Benefits
Improved thermal performance, visual cohesion with the building's era, and revived architectural authenticity.

Heritage Asset Understanding
Windows significantly influence Georgian character; historically correct timber sashes preserve style and scale.

Benefits vs. Harm
Minimal harm—some modern fabric removal—resulting in significant heritage enhancement.

Mitigation
Use like-for-like window openings and maintain original window sizing.

Scale, Design, Materials
Timber sashes with correct glazing bars, paint colour, and proportions replicate Georgian elements.

Least Damaging Place
Existing openings are retained, avoiding new structural alterations.

4) PROPOSED WORKS, DESIGN AND ASSESSMENT OF THEIR IMPACT

4.3 Mural

Why Required?
To create visual interest and celebrate the venue's musical theme while utilizing a previously blank or underused wall.

Alternative Approaches?
An internal mural would not engage the public realm. Outdoor signage alone might not capture the artistic concept we seek.

Benefits
Enhances local cultural appeal, fosters community identity, and introduces an art feature aligned with the building's theme.

Heritage Asset Understanding
Ensuring the mural is carefully located so as not to obscure original masonry or detailing.

Benefits vs. Harm
Potential risk of overshadowing or damaging original fabric is mitigated by painting on non-original render or a designated area.

Mitigation
Use removable, reversible paint methods or a surface that does not compromise historic material.

Scale, Design, Materials
Modest in scale, using external-grade heritage paint or protective coating.

Least Damaging Place
Positioned away from key historic details, such as windows, cornices, or stone quoins.

4) PROPOSED WORKS, DESIGN AND ASSESSMENT OF THEIR IMPACT

4.4 Floor Replacement

Why Required?
Floor rot compromises safety and detracts from the building's interior heritage potential.

Alternative Approaches?
Spot repairs are insufficient due to widespread damage. A new herringbone hardwood floor is historically sympathetic.

Benefits
Structural safety, enhanced aesthetic quality, potential for partial salvage of existing timbers for authenticity.

Heritage Asset Understanding
Georgian-era buildings often featured high-quality wood floors. Herringbone pattern is historically plausible and visually appealing.

Benefits vs. Harm
Removing decayed, modern or unsalvageable materials poses little heritage harm; new hardwood preserves authenticity.

Mitigation
Use reversible installation methods where feasible, retain any original subfloor if intact.

Scale, Design, Materials
Scaled to room dimensions; using oak or walnut ensures period charm and durability.

Least Damaging Place
Only replacing areas beyond practical repair, ensuring minimal disruption to underlying structures.

4) PROPOSED WORKS, DESIGN AND ASSESSMENT OF THEIR IMPACT

4.5 Walls & Plastering

Why Required?
Existing plaster is mismatched, with modern, potentially damaging materials that trap moisture.

Alternatives?
Retaining patchy plaster undermines heritage character and could exacerbate damp. Lime plaster offers better breathability.

Benefits
Protects original masonry, reintroduces historically accurate wall finishes, and fosters better interior air quality.

Heritage Asset Understanding
Lime plaster is standard for older buildings, enabling walls to “breathe” and preventing long-term damage.

Benefits vs. Harm
Minimal harm through removal of non-original plaster; significant benefit in restoring historically appropriate finishes.

Mitigation
Where any historic plaster remains, it will be retained. New plaster will be sympathetically blended.

Scale, Design, Materials
The scale is consistent with existing wall surfaces. Lime-based materials and heritage paints are used.

Least Damaging Place
Works restricted to necessary areas (damaged plaster), avoiding unnecessary exposure of historic fabric.

4) PROPOSED WORKS, DESIGN AND ASSESSMENT OF THEIR IMPACT

4.6 Bar & Period Detailing

Why Required?
Modern bar fixtures clash with the building's Georgian interior potential. A Regency-style bar references 19th-century elegance.

Alternative Approaches?
Retrofitting existing bar would yield a mismatched style; a new bespoke bar aligns seamlessly with the heritage concept.

Benefits
Enhances user experience, ties the interior design to the building's Georgian story, and can be constructed to be reversible.

Heritage Asset Understanding
Using appropriate period detailing (mouldings, panelling) acknowledges original craftsmanship.

Benefits vs. Harm
Limited harm—works do not affect significant structural elements. The addition is removable.

Mitigation
Minimal fixings to historic substrates; reversible design so future owners could remove it if needed.

Scale, Design, Materials
Proportioned to the room; using quality hardwoods with a Regency panel style to reflect the 19th century.

Least Damaging Place
Positioned where modern bar infrastructure already existed, reducing new interventions.

4) PROPOSED WORKS, DESIGN AND ASSESSMENT OF THEIR IMPACT

4.7 Ceiling Treatment

Why Required?
Current ceilings are patchy, lacking coherence. Wood panelling or decorative mouldings restore period ambiance.

Alternative Approaches?
Retention of plain, modern plaster does not contribute to the Georgian identity. Subtle period detail fosters authenticity.

Benefits
Creates a harmonious design from floor to ceiling, improving acoustics for vinyl music and live performances.

Heritage Asset Understanding
Georgian interiors sometimes featured decorative ceilings; this approach balances authenticity and modern needs.

Benefits vs. Harm
Minimal harm—ceiling treatments can be fitted around original structures without damaging them.

Mitigation
Avoid removing any original plaster or lath if it survives; instead overlay or carefully secure new finishes.

Scale, Design, Materials
All design is proportionate to the building's floor-to-ceiling height; timber or plaster mouldings match historic references.

Least Damaging Place
Entirely within interior spaces, limiting external or structural impacts.

4) PROPOSED WORKS, DESIGN AND ASSESSMENT OF THEIR IMPACT

4.8 Mechanical & Electrical Upgrades

Why Required?
Outdated wiring and lighting compromise safety and efficiency; modern systems are crucial for a hospitality venue.

Alternative Approaches?
Retaining older setups risks non-compliance with safety standards and poor energy efficiency.

Benefits
Enhanced safety, discreet lighting solutions, better control for atmospheric lighting integral to music performances.

Heritage Asset Understanding
Routing cables and fixtures must avoid irreversible damage to original fabric.

Benefits vs. Harm
Potential harm is minimal if cables and fixtures are carefully concealed; benefits include compliance and longevity.

Mitigation
Use existing chases or cavities, fix in non-original materials wherever possible, preserve any intact historic plaster or timbers.

Scale, Design, Materials
Small-scale interventions, modern cables, and period-appropriate light fittings or discreet downlighting.

Least Damaging Place
Focus on service spaces (e.g., behind bar, in corners) for main routing, minimizing visible intrusion in key heritage areas.

4) PROPOSED WORKS, DESIGN AND ASSESSMENT OF THEIR IMPACT

4.9 Heating & Ventilation

Why Required?
Improved climate control is essential for a comfortable dining and listening environment, particularly in an older building susceptible to damp or drafts.

Alternative Approaches?
Natural ventilation alone is insufficient for a modern hospitality venue. Portable heaters or fans lack efficiency or heritage sensitivity.

Benefits
Year-round patron comfort, stable environment that helps preserve historic fabric by regulating temperature and humidity.

Heritage Asset Understanding
Systems must be installed to minimize intrusive ductwork or vents that can mar original features.

Benefits vs. Harm
Small interventions for vents or ducts may be required, but comfort and reduced moisture ultimately protect the building.

Mitigation
Carefully plan duct runs in secondary areas. Use covers or grilles in finishes that complement the interior design.

Scale, Design, Materials
Compact, energy-efficient systems tucked into concealed voids wherever possible.

Least Damaging Place
Position new vents in already altered or non-original surfaces, avoiding significant historic features.

5) ACCESS STATEMENT

The existing access points into and from the building are retained and unaffected by the proposals. The building is to be used by the public, who will arrive using the existing pavements in High Street which are unaffected by any proposals





6) CONCLUSION

25–27 High Street holds historical and architectural importance in Wrexham as a Georgian-era property potentially dating to c.1820. Past alterations eroded its heritage integrity, but the proposed works for The Turn Table seek to revitalize its historic character and enhance the local streetscape.

Each of the nine alterations has been designed to:

Preserve significant elements of the building.
Enhance or reinstate period-appropriate features and finishes.
Minimize harm to the existing historic fabric, applying heritage best-practice and reversible methods where possible.
Provide a compelling, commercially viable use that secures the building's future.

By following these strategies, we believe the improvements will enable 25–27 High Street to thrive as a cornerstone of Wrexham's cultural identity, melding historic authenticity with modern functionality for generations to come. We respectfully request that Listed Building Consent be granted so this essential and thoughtful project can proceed.





Designed renders of The Turn Table