ANSLOOS LEISURE LTD

Listed Building Application

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

1) INTRODUCTION

Site Address: 25–27 High Street, Wrexham, LL13 8HY

Applicant: Submitted by Samuel James Ansloos (Director) on behalf of Ansloos Leisure Ltd (Applicant)

Proposed Development: Sensitive refurbishment of a Georgian-era listed building to create "The Turn Table," an elevated, music-centric venue offering British tapas-style cuisine, specialty cocktails, and live vinyl music.

Purpose of Document:

This statement outlines the significance of the building, describes the proposed works, and assesses their impact on the listed structure.

Ansloos Leisure Ltd was established in 2021 after successful operation of a hospitality premises in North Wales. Both owners of the company have a great depth of experience in the leisure industry.

Overview of Proposed Works:

We hereby submit this Listed Building Consent application to the Wrexham Local Planning Authority for the property located at 14 High Street. The purpose of these proposed works is to ensure that the building's historic character is preserved and enhanced, while addressing minor issues that have arisen over time.

The primary focus of our proposal is to maintain the integrity of the building's original design and ensure that any changes are sympathetic to its architectural heritage.



Conceptual render of the proposed interior style (not to scale)

2. Building History & Existing Condition

Approximate Construction: c.1820, with references suggesting it was once known as the Conservative Club (per historical accounts by Palmer).

Architectural Style: Primarily Georgian in character, featuring symmetrical façade elements and proportional window openings.

Former Uses: Most recently operated as a nightclub ("Cosmopolitan"), a Chinese restaurant, and a bistro, with limited regard for preserving Georgian features.

Current Condition:
The property has fallen into disrepair, with notable rot in the main floor and unsympathetic internal alterations.

The exterior façade shows signs of wear and previous patchwork repairs.

Despite these challenges, the building retains substantial heritage value through its Georgian architectural elements and its prominence on Wrexham's High Street.



Picture showing current exterior and side profile of the building

2. Building History & Existing Condition

Pictures of current interior of the building

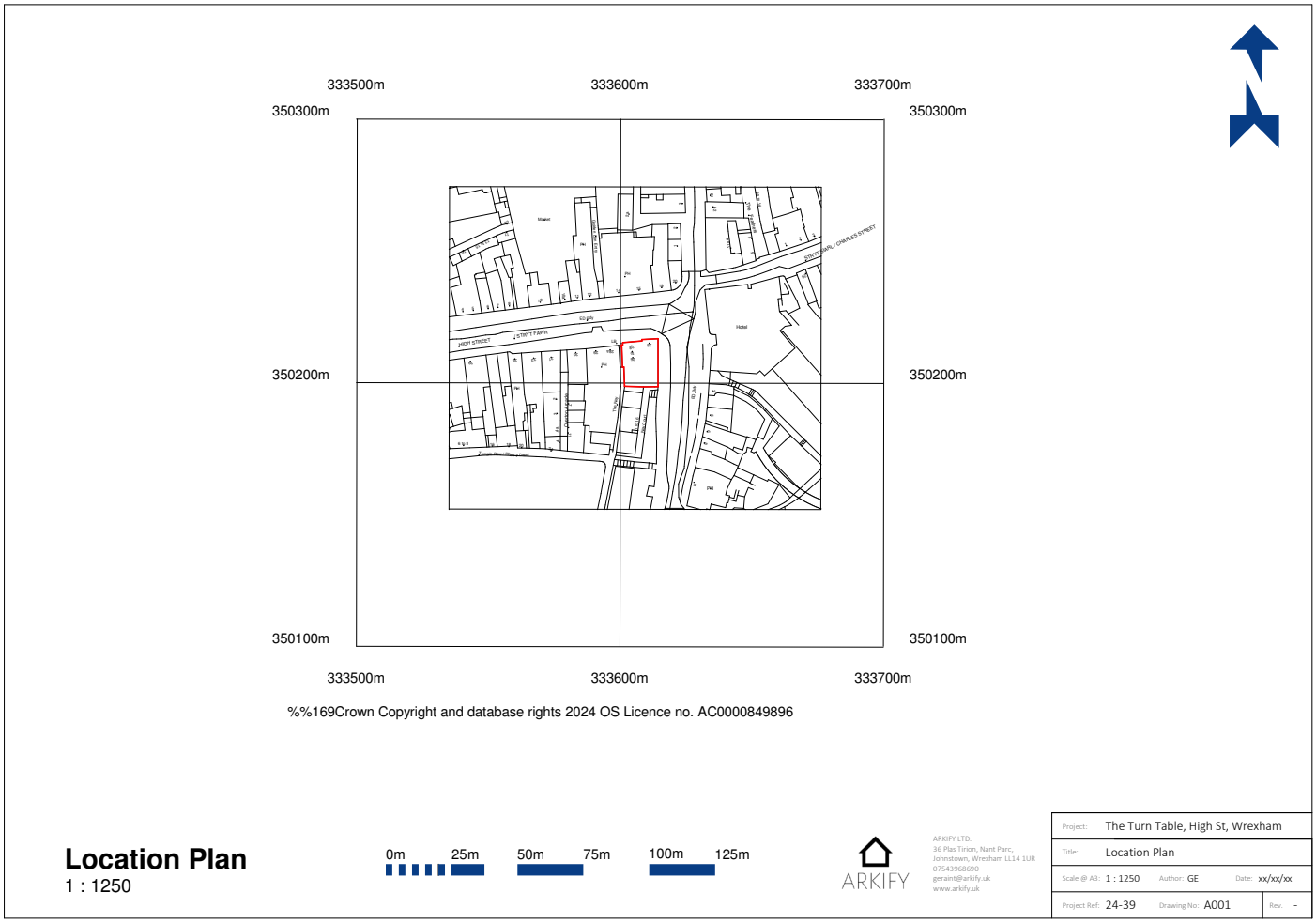






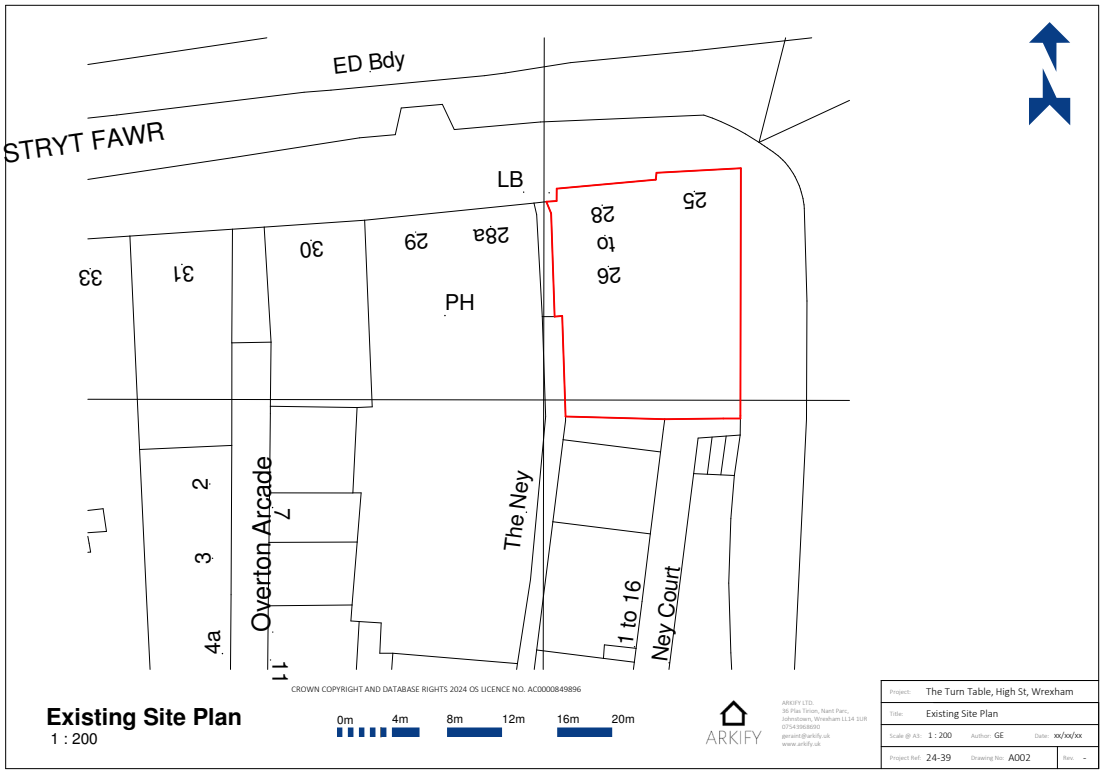
2. Building History & Existing Condition

Location site plan

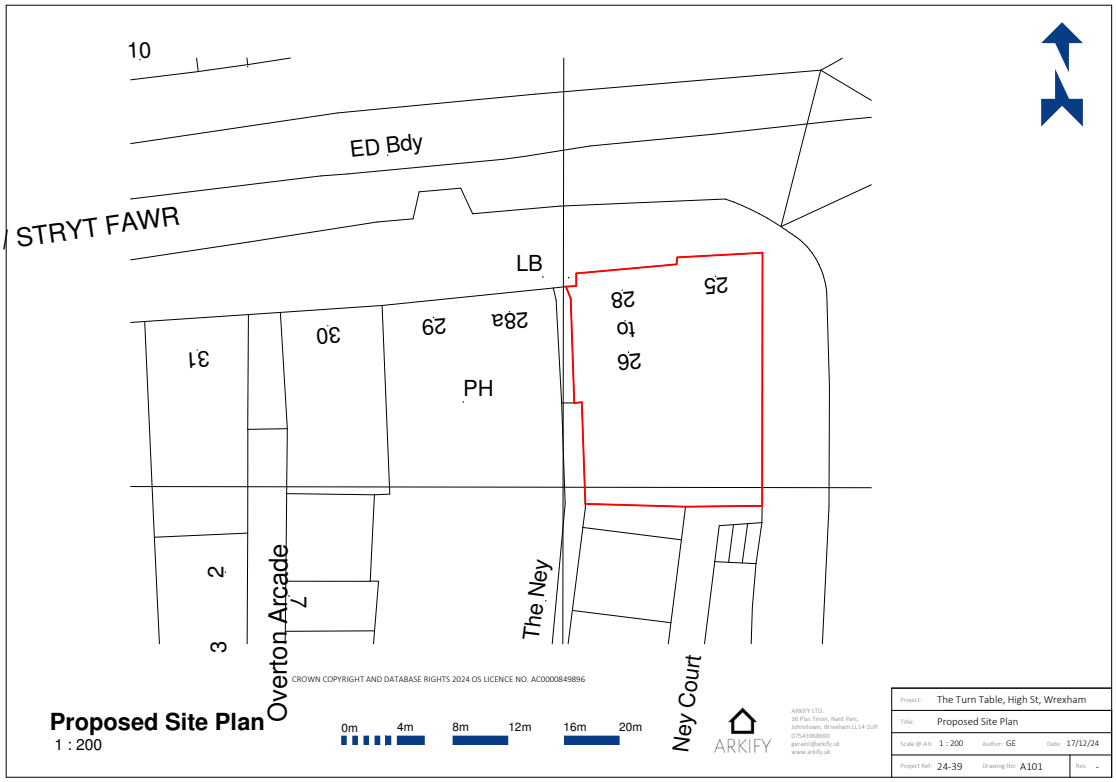


2. Building History & Existing Condition

Existing site plan



Proposed site plan



2. Building History & Existing Condition

Existing ground floor plan and elevation

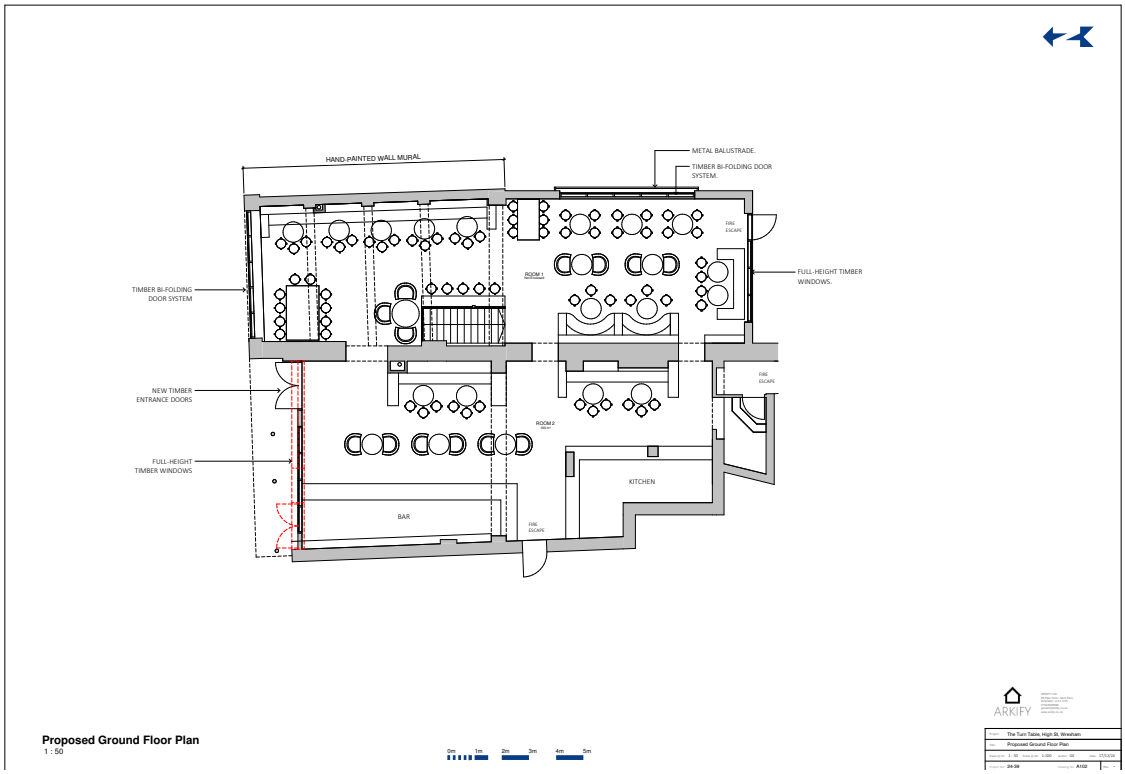


Existing front elevation



2. Building History & Existing Condition

Proposed ground floor plan



Proposed front elevation



3. Proposed Works

Overall Aim:

To restore and enhance the building's historic character while creating a sophisticated venue inspired by both the building's Georgian origins and the late-19th-century invention of the turntable.

Exterior Alterations

Façade Repaint: Repaint the entire front façade in "Railings Grey" (RAL7024) to unify and refresh the building's external appearance.

Window Replacement: Remove modern, unsympathetic ground floor windows and install full-length Georgian-style timber windows. These will be painted in "Railings Grey" to complement the façade. A separate Planning Permission application will be lodged for this element in addition.

Mural (if applicable): A mural is proposed on an external wall, it will be designed and located to minimize impact on the building's listed fabric. (Note: Separate Advertisement Consent will be lodged.)

Interior Refurbishment

Floor Replacement: Replace rotted floor joists or boards as needed, then install a herringbone-pattern hardwood floor consistent with the Georgian aesthetic.

Walls & Plastering: Re-plaster using appropriate materials (e.g., lime-based products, where suitable). Incorporate library-style shelving to house vinyl records, ensuring it is removable or minimally invasive.

Bar & Period Detailing: Construct a Regency-style bar in dark mahogany with wood panelling; incorporate Georgian-inspired pillars and cornicing to complement the building's era.

Ceiling Treatment: Fit a wood-panelled ceiling in keeping with early 19th-century design. Modern fixtures (e.g., lighting) will be discreetly integrated to avoid visual intrusion.

Services & Utilities

Mechanical & Electrical Upgrades: Upgrade wiring and plumbing to meet current standards, concealing routes within existing cavities where possible to avoid damaging historic fabric.

Heating & Ventilation: Introduce or improve HVAC systems with minimal intervention to the original structure.

Layout & Accessibility

Retain the overall existing layout, focusing on cosmetic and architectural enhancements rather than structural reconfiguration.

Where feasible, add features to improve accessibility (e.g., gentle ramps) without compromising historic elements.

3. Proposed Works In Detail

Exterior Alteration - Facade Repaint:

Existing Condition
Currently, the exterior façade presents a patchwork of faded paint and earlier, mismatched repairs. The overall appearance no longer reflects the Georgian heritage of the building and detracts from the surrounding streetscape.

Proposed Design / Render
We propose repainting the entire front façade in "Railings Grey", a heritage-inspired shade that harmonizes with the Georgian architectural style. This uniform colour scheme will highlight original details such as the symmetrical window openings and cornices.

Historical Authenticity
Why it's Appropriate: Georgian facades often utilized muted, sophisticated tones. "Railings Grey" is in keeping with a refined early-19th-century palette.

Aesthetic Harmony
Visual Integration: A single, high-quality paint finish unifies the overall appearance. It also complements planned timber windows and any existing masonry or stonework.

Timeless Appeal
Enduring Colour Choice: Shades of grey are classic and less prone to dating quickly, ensuring the façade remains elegant and relevant.

Architectural Detailing
Accentuating Features: The fresh paint highlights architectural lines, frames, and cornices, allowing them to stand out without being overshadowed by modern or brash colours.

Local Heritage Reflection
Townscape Enhancement: A tasteful façade contributes positively to Wrexham's High Street, reinforcing local heritage values and improving the immediate streetscape.

Specific Materials & Finishes
Exterior Paint: Heritage-grade, breathable paint formulated for traditional masonry. This helps protect the underlying fabric from moisture and deterioration.

Fabric Preservation
Breathability & Protection: The use of limewash or heritage-approved masonry paint where appropriate prevents trapping moisture, safeguarding original Georgian materials.

Quality & Longevity
Durable Finish: A quality paint system resists flaking and fading, minimizing future maintenance and preserving the historic façade's integrity.

3. Proposed Works In Detail

Exterior Alteration - Facade Repaint:



Current front facade showing deterioration



Render of ground floor inspired look in grey



Georgian building in grey



Georgian building in grey

3. Proposed Works In Detail

Exterior Alteration - Window Replacement:

Existing Condition
The current windows are a mix of modern, unsympathetic units, many of which show signs of wear or damage. They neither match the original Georgian design nor provide adequate insulation.

Proposed Design / Render
Replace all modern windows with full-length Georgian-style timber windows. These will feature period-accurate muntin (glazing bar) configurations, painted in “Railings Grey” to blend with the façade.

Historical Authenticity
In Keeping with Georgian Proportions: The proposed windows replicate the tall, narrow sashes typical of early 19th-century architecture.

Aesthetic Harmony
Consistent Visual Language: Matching window styles unify the façade and reinforce the Georgian character.

Timeless Appeal
Classic Sash Design: Georgian windows have remained desirable for centuries, reflecting an enduring architectural tradition.

Architectural Detailing
Traditional Joinery: Timber sashes, mortise-and-tenon joints, and authentic glazing bars preserve historical detailing.

Local Heritage Reflection
Respecting Wrexham’s Streetscape: Upgrading with historically accurate window designs enhances the town’s broader conservation aesthetic.

Specific Materials & Finishes
High-Quality Timber: Sustainably sourced hardwood or Accoya, primed and painted for longevity.

Glazing: Slimline double glazing (if permitted) for improved thermal performance without compromising historic appearance.

Fabric Preservation
Reversible Intervention: Should future conservation approaches change, timber windows can be repaired or replaced in a manner consistent with heritage practices.

Quality & Longevity
Durable Construction: Properly maintained timber windows can last for decades, ensuring cost-effectiveness and minimal environmental impact over time.

3. Proposed Works In Detail

Exterior Alteration - Window Replacement:



Current ground floor windows



Proposed ground floor windows



Example style of ground floor windows



Example ground floor entrance doors

3. Proposed Works In Detail

Exterior Alteration - Wall Mural:

Existing Condition
A section of the building's side wall is currently plain and underutilized, contributing little to the overall aesthetics of the property or the street.

Proposed Design / Render
We propose a tasteful mural inspired by Georgian or musical motifs, reflecting the building's new identity as The Turn Table. The mural would occupy a limited portion of the side wall to avoid obscuring significant architectural features.

Historical Authenticity
Subtle References: While murals are a modern expression, we will incorporate motifs or colour palettes that subtly echo early-19th-century design or pay homage to the history of vinyl records.

Aesthetic Harmony
Careful Composition: The mural will be designed in a cohesive style that complements the "Railings Grey" façade and does not clash with heritage elements.

Timeless Appeal
Artistic Restraint: Choosing timeless imagery (e.g., musical notes, subtle silhouettes) ensures the mural remains visually appealing rather than a passing trend.

Architectural Detailing
Non-Intrusive Location: The mural will be positioned to avoid covering original stone or decorative features.

Local Heritage Reflection
Cultural Celebration: Incorporating gentle nods to Wrexham's musical or Georgian heritage can foster local pride and interest.

Specific Materials
External Grade Paint: Weather-resistant, fade-resistant paint suitable for heritage applications.
Protective Coatings: Consider anti-graffiti coating to maintain the mural's condition and reduce damage risks.

Fabric Preservation
Minimal Impact Application: The mural will be painted on a prepared surface or suitable render, ensuring no damage to underlying historic masonry.

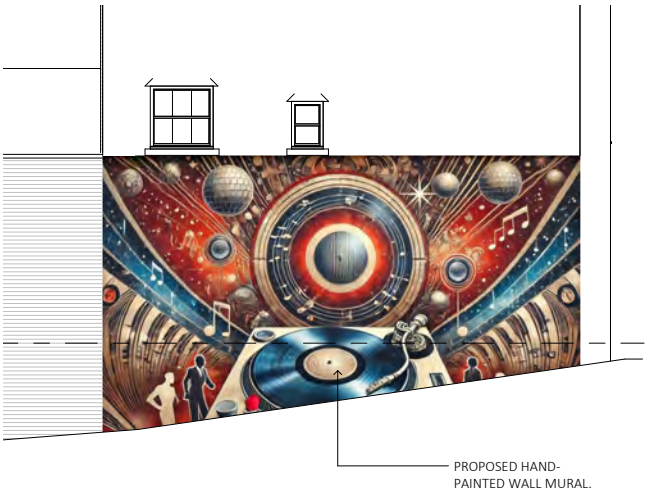
Quality & Longevity
Durable Techniques: Professional application and protective sealants extend the mural's life, preserving its appearance and minimizing maintenance.

3. Proposed Works In Detail

Exterior Alteration - Wall Mural:



Existing wall



Proposed Mural Location



Render of the actual mural design that will be hand painted to the area identified in the proposed plan. It will be scaled to fit beneath the x2 windows on the building

3. Proposed Works In Detail

Exterior Alteration - Wall Mural:



Example mural on a listed building



Example mural on a listed building

3. Proposed Works In Detail

Interior Alteration - Floor Replacement:

Existing Condition
The main floor exhibits rot and unevenness due to past neglect and piecemeal repairs, diminishing the building's usability and safety.

Proposed Design / Render
Remove damaged flooring and install herringbone hardwood consistent with a refined early-19th-century aesthetic, reflecting the building's Georgian origins.

Historical Authenticity
Floor Pattern Influence: While exact 1820s herringbone patterns varied, wooden floors were a staple of Georgian interiors, making this a sympathetic choice.

Aesthetic Harmony
Cohesive Interior Look: The herringbone pattern ties in with the Regency-style bar, wood paneling, and the building's overarching classical theme.

Timeless Appeal
Classic Woodwork: Hardwood floors in herringbone have maintained popularity for centuries, evoking elegance and warmth.

Architectural Detailing
Careful Subfloor Prep: Ensure structural integrity by repairing or replacing joists, leveling the subfloor, and addressing any underlying damp issues.

Local Heritage Reflection
Preserving Authenticity: Where existing timbers are salvageable, they will be restored or repurposed to honor the building's material history.

Specific Materials
Hardwood Species: Oak or walnut for durability, stained to complement the interior color scheme without overshadowing heritage features.

Fabric Preservation
Sensitive Installation: Floating or minimally invasive installation methods (if structurally appropriate) reduce damage to the original substructure.

Quality & Longevity
High-Grade Flooring: Proper sealing and finishing ensure the floor endures high foot traffic while retaining its historic appeal.

3. Proposed Works In Detail

Interior Alteration - Floor Replacement:



Existing cheap vinyl flooring



Example floor finish

3. Proposed Works In Detail

Interior Alteration - Wall Finish:

Existing Condition
Interiors suffer from mismatched modern plaster and paint layers. Some areas show cracking or damp ingress, potentially damaging historical masonry underneath.

Proposed Design / Render
Replaster walls with traditional lime-based plaster where appropriate, then finish in either paint or library-style casing for vinyl display.

Historical Authenticity
Lime Plaster: Standard for Georgian-era buildings, allowing walls to "breathe" and maintain moisture balance.

Aesthetic Harmony
Smooth, Subtle Finish: Period-appropriate plaster evokes the original interior texture while providing a neutral backdrop for decorative elements.

Timeless Appeal
Understated Elegance: Simple plaster finishes never go out of style, ensuring adaptability for future design updates.

Architectural Detailing
Library-Style Shelving: Constructed as reversible joinery, these cases will showcase records while respecting wall features such as mouldings or cornices.

Local Heritage Reflection
Respecting Original Fabric: Removing inappropriate modern materials and restoring or reinstating historical finishes upholds the building's cultural value.

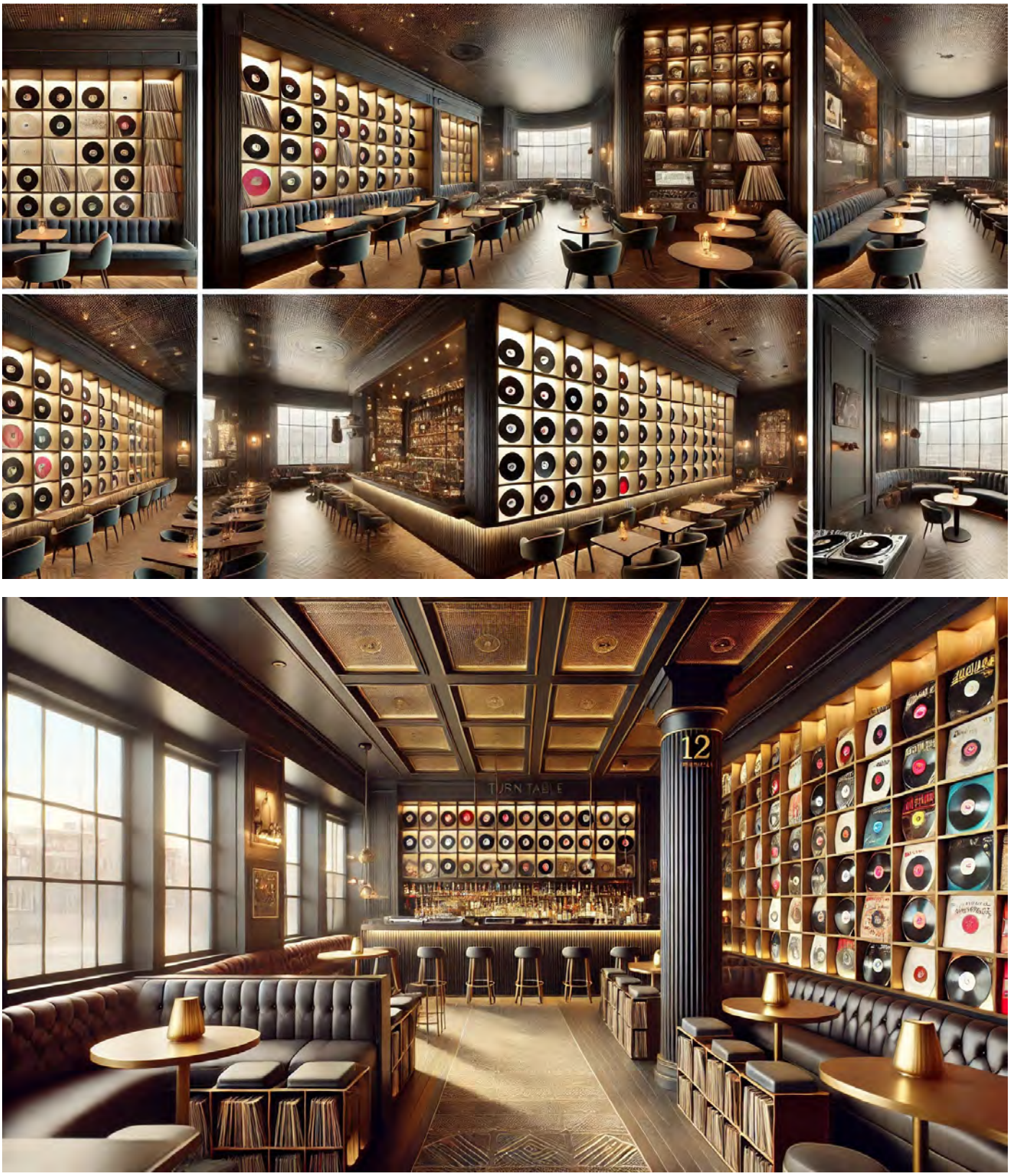
Specific Materials
Lime Mortar & Plaster: Suited to older masonry, preventing moisture trapping.
Breathable Paint: Traditional or heritage formulations that accommodate the building's natural movement.

Fabric Preservation
Breathable Layers: Lime plaster and heritage paints safeguard against damp, preserving underlying masonry.

Quality & Longevity
Durable Finish: Properly applied lime plaster can last for decades, requiring only minor maintenance.

3. Proposed Works In Detail

Interior Alteration - Wall Finish:



Renders showing the wall finish

3. Proposed Works In Detail

Interior Alteration - Bar & Interior Finish:

Existing Condition
Modern bar fittings are incompatible with the building's Georgian origins, using contemporary materials and designs that conflict with the historical setting.

Proposed Design / Render
Install a Regency-style wooden bar with paneling in dark mahogany, decorative columns, and refined cornices. Additional Georgian elements (e.g., decorative pillars) will integrate seamlessly into the interior scheme.

Historical Authenticity
Regency Influence: Early 19th-century bars or pub counters often featured rich wood finishes, symmetrical designs, and classical motifs.

Aesthetic Harmony
Luxurious Unity: Mahogany's deep tones complement herringbone flooring, "Railings Grey" paint, and the library shelving for vinyl records.

Timeless Appeal
Classic Elegance: This style transcends trend cycles, ensuring the bar remains inviting and sophisticated over time.

Architectural Detailing
Paneling & Mouldings: Authentic replication or sympathetic interpretation of Georgian joinery adds architectural gravitas and refinement.

Local Heritage Reflection
Celebrating Past Social Spaces: The building's history as a social venue is elevated through thoughtful reintroduction of period details, linking past and present.

Specific Materials
Solid Timber & Traditional Joinery: Hand-crafted paneling, mortise-and-tenon construction, heritage stains or finishes.

Fabric Preservation
Reversible Installation (where possible): Avoiding excessive damage to walls/floors, so future modifications can remove or restore features without harming original masonry.

Quality & Longevity
Durable Craftsmanship: High-quality wood and expert joinery ensure the bar endures heavy use while retaining its charm.

3. Proposed Works In Detail

Interior Alteration - Bar & Interior Finish:





Renders showing the wall finish

3. Proposed Works In Detail

Interior Alteration - Ceiling:

Existing Condition
Ceilings currently lack coherent style, featuring modern plasterboard or patched sections. This undermines the interior's Georgian character.

Proposed Design / Render
Fit a wood-panelled ceiling or apply decorative mouldings that align with early 19th-century proportions and finishing techniques.

Historical Authenticity
Period-Inspired Paneling: Wood-paneled ceilings were found in grander Georgian interiors and can be adapted to suit this venue's scale.

Aesthetic Harmony
Cohesive Interior Scheme: Aligns with the herringbone floor and Regency-style bar, creating a unified look from floor to ceiling.

Timeless Appeal
Rich Warmth: Wooden ceilings add depth and warmth, contributing to a sense of inviting luxury.
Architectural Detailing
Discrete Lighting & Wiring: Wiring for lights and speakers concealed within ceiling voids to avoid detracting from the period features.

Local Heritage Reflection
Elevating the Atmosphere: Evokes a refined sense of place consistent with a Georgian interior, while acknowledging the building's notable history.

Specific Materials
Hardwood / High-Quality Wood Panels: Possibly matching the species used for flooring and bar, stained or painted for durability.

Fabric Preservation
Minimal Intrusiveness: Panels will be mounted on existing ceiling joists or suspended systems without damaging original plaster or lath (if present).

Quality & Longevity
Protected Finish: Wood treatments to resist moisture and maintain appearance in a busy hospitality environment.

3. Proposed Works In Detail

Interior Alteration - Ceiling:





Renders showing the ceiling finish

3. Proposed Works In Detail

Interior Alteration - Mechanical & Electrical:

Existing Condition
The current M&E systems have been installed incrementally, often unsystematically, leading to inefficient wiring, outdated lighting, and subpar ventilation in certain areas.

Proposed Design / Render
Update all wiring, lighting fixtures, and supporting infrastructure, installing modern but discreet systems that complement the venue's heritage focus.

Historical Authenticity
Invisible Integration: Carefully route new wiring and cable runs to avoid visible trunking or alterations that compromise original architectural fabric.

Aesthetic Harmony
Subtle Fixture Design: Period-style or understated modern fittings that don't clash with the Georgian interior design.

Timeless Appeal
Functional Necessity: Up-to-date electrical systems are essential for safety and long-term operational success.

Architectural Detailing
Concealed Cable Runs: Use existing service voids or minimal chases in non-historic walls/floors to preserve original materials.

Local Heritage Reflection
Preserving Character: Sensitively modernizing ensures the building remains functional while honoring its past.

Specific Materials
Approved Cable & Conduits: Fire-safe, compliant with current building regulations.
Low-Energy Lighting: Using LED technology to reduce environmental impact without compromising ambience.

Fabric Preservation
Minimal Impact Approach: Where possible, existing openings or channels are reused rather than carving out new routes.

Quality & Longevity
High-Standard Installation: Certified installers using best-practice methods, ensuring a durable system with lower maintenance needs.

3. Proposed Works In Detail

Interior Alteration - Heating & Ventilation:

Existing Condition
Temperatures can be uneven, and the building lacks efficient ventilation, particularly in the kitchen and potential performance areas.

Proposed Design / Render
Install or upgrade a HVAC system (heating, ventilation, and air conditioning) that balances climate control with minimal disruption to the building's historic fabric.

Historical Authenticity
Sensitive Placement: Ducts and vents tucked away in secondary spaces or disguised with architectural elements that blend with the interior décor.

Aesthetic Harmony
Complementary Designs: Grilles and vents chosen in finishes matching the wood paneling or painted to blend with ceilings/walls.

Timeless Appeal
Invisible Comfort: Modern climate control, discreetly integrated, ensures year-round patron comfort while preserving the building's heritage look.

Architectural Detailing
Concealed Ducts: Where possible, route ducts through underfloor or overhead cavities to minimize visual intrusion.

Local Heritage Reflection
Balancing Preservation & Practicality: Modern comfort is provided without compromising the intrinsic Georgian qualities of the property.

Specific Materials
Efficient HVAC Equipment: High-performance units designed for low noise, suitable for hospitality settings where music and ambiance are critical.

Fabric Preservation
Limited Structural Alteration: Reuse existing ventilation openings or discreetly create new ones, ensuring reversibility and minimal harm to original masonry.

Quality & Longevity
High-Grade System Components: Professional installation and maintenance plan to prolong equipment life and reduce operational issues.

4. Heritage Impact Assessment

We have prepared a separate Heritage Impact Assessment Document which is attached to this application, but below outlines a summary.

Significance of the Building
The property's Georgian origins confer notable architectural and historical interest in Wrexham's townscape. Potential association with the Conservative Club offers social-historical value.

Impact of Proposed Works

Positive Impacts:

Reinstitution of Georgian-style design through sympathetic windows, façade repainting, and period-inspired interior finishes.

Removal of unsympathetic later alterations that detract from the building's historical character.

Potential Adverse Effects:

Invasive interventions could risk damaging remaining historic fabric. To mitigate this, all works will use best-practice conservation techniques and reversible fixtures where possible.

Any external mural will be carefully planned to ensure it does not obscure or harm key architectural features.

Justification & Compliance

By reinstating historically appropriate materials and design elements, the project not only preserves but also enhances the building's original Georgian character.

The works adhere to guidance set out by national heritage bodies (e.g., CADW) and local planning policies, emphasizing minimal harm, reversibility, and respect for significant features.



Proposed conceptual render of The Turn Table

5. Supporting Documents

Plans & Drawings:

Existing & Proposed Site Plan
Existing & Proposed Floor Plans
Existing & Proposed Elevations

Listed Building Consent Application Form

6. Conclusion

The Turn Table renovation project seeks to honour the building's 19th-century origins, rejuvenate its historic character, and serve as a high-quality destination for music enthusiasts and diners. By choosing period-appropriate materials, respecting architectural features, and prioritizing reversible alterations, the project will ensure that this important piece of Wrexham's Georgian heritage is safeguarded and celebrated for future generations.

We therefore respectfully request approval of our Listed Building Consent application so that essential refurbishment works can proceed, culminating in the successful preservation and adaptive reuse of this noteworthy property on High Street.

Contact Information

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