Heritage
Impact
Assessment

The Commercial, College St, Wxm.



Cullis Architectural Design

February 2025

25 Sunningdale Close
Wrexham
North Wales
LL13 9QU

M 077914 80768

CULLIS · ARCHITECTURAL · DESIGN

Ref. PD309

6th Feb 2025

HERITAGE IMPACT STATEMENT FOR THE COMMERCIAL, COLLEGE STREET, WREXHAM.

Objective:

The application has been submitted for the refurbishment of the rear and side elevations. There is current approval for the refurbishment of the front, side elevation (gable end facing the Parish Church) and the overhauling of the roof.

Background:

The building consists of painted brick and render with slate roof. 3 storeys high

Wrexham is in the centre of the densely populated industrial North-east Wales, close to the Cheshire border, approximately 8 miles south of Chester. The town is the largest in North Wales and is home to approximately 40% of the total population of the county borough. Often described as the capital of North Wales, Wrexham is an area of commercial and industrial growth.

The Wrexham Town Centre Conservation Area includes the main historic and commercial streets of the town centre where the Parish Church of St Giles is the main focal point.

The Wrexham Town Centre Conservation Area was designated in March 1974 and its boundary extended in August 1975, June 1985 and April 2007. The Wrexham Town Centre Conservation Area Character Assessment and Management Plan was adopted in January 2009.

Wrexham Town Centre Conservation Area encompasses an historic market town with a character largely dominated by the 18th and 19th century architecture of the Georgian and Victorian periods.

St Giles Church is the principal Medieval structure and focal point around which the town has developed. The majority of buildings are two

and three storeys high giving the town a human scale and intimate urban character.

Please refer to map showing extent of Conservation Area.

The Commercial falls within the conservation area and lies in close proximity to St. Giles Church. The building dates to c. 1820, and was probably purpose-built to be a public house. The building was first recorded as "The Commercial Hotel" in 1841, and replaced an earlier building on the same site, which had been continually occupied by the late 17th century. College Street is considered part of Wrexham's historic medieval core due to it being adjacent to St Giles' Church. College Street is connected to Temple Row.

The application site has been subject to a change of use planning application from public house to residential units most recently and received full approval.

Reason for listing – A good example of a town public house of C1820.

Group value with The Cambrian Public House.

Justification For the Works Proposed:

The existing rear and side elevations are currently in a state of disrepair and the client wishes to carry out much needed repair work whilst also improving the aesthetic appearance. The aim is to be sympathetic to the history of the building and not altering/adding any new openings to ensure consistency with the historic past of the building.

The rear elevations consist of painted brickwork/stone and painted render which is spalled and delaminating in areas. There is an abundance of the electrical cabling which is both unsightly, and in most cases, redundant. There is also a redundant air conditioning unit located on the side elevation.

The sliding sash painted timber windows are original and show sign of rot in some cases. The paint is flaking and has contributed to many of the windows being unable to slide open as originally intended.

The rendered side elevations will need making good, where delamination has occurred and repainting on completion.

The brickwork chimney stacks will need to be repointed and any flashings made good/renewed as they are currently showing signs of leaking water into roof space. The degraded haunching will likely need replacing to ensure a watertight seal around any pots.

Impact Upon the Setting of The Conservation Area:

The building can be viewed from all angles as the site is located on elevated ground is also adjacent to a public side road and footpath that leads towards the town centre and past St. Giles Church.

The proposed refurbishment of the rear and side elevations, will have a beneficial impact upon its settings due to the use of high-quality materials, rigorous preparation work prior to repainting the brickwork and making good to any addled render, the removal of any unused cabling and replacement of the existing windows with new hardwood timber sash window in a similar style maintaining authenticity.

Beneficial Impact Upon the Significance of The Building:

The proposed refurbishment work will enable better use of the building as an apartment building whilst limiting any loss of historic features. The proposals will respect the original form of the building and preserve existing openings and features externally.

The design and use of materials will complement the existing building and any materials used will be of higher quality to ensure longevity.

Negative Impact Upon the Significance of The Building and Mitigating Factors:

There would be no negative impact on the significance of the building and the proposal aims only to improve that which is currently dilapidated.

Materials:

Windows – The new windows will be hardwood double glazed sashes using heritage approved 12mm units including new weights, pulleys and cords. Install new traditional staff and parting bead with hidden draft proofing by routing out the beads and sash.
Paint all windows and sills including primer, base coat and top coat.
The colour will be white.

Rear side elevation door to be adequately prepped and repainted in same grey colour as existing.

All stone window cills will be adequately prepped and repainted in colour to match existing.

Painted brickwork walls will be adequately prepped and repainted in white to match existing.

The roof will be stripped back to the original timbers, refelted, battened and the original slates will be refitted where possible. Any new slates will match existing. The chimney stacks will be repointed, haunched and will

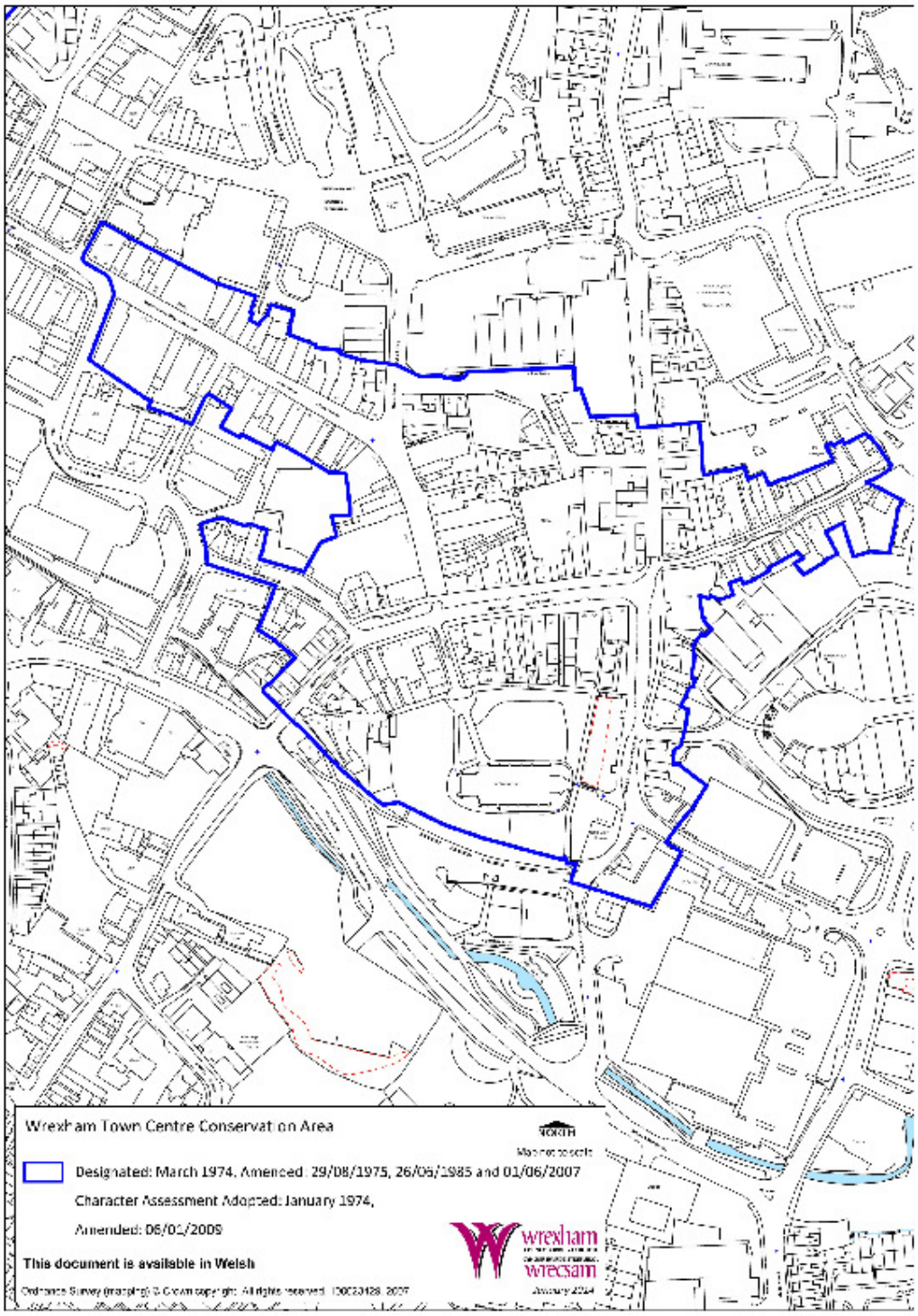
receive new lead flashings where required. The overall look of the stacks will remain intact.

Conclusion:

The proposed will seek to minimise any loss of historic features and to complement the existing through the use of matching materials where new are required and making good/refurbishing where practical.

The client wishes to maintain the same colour scheme as existing which will have a minimal impact on the surroundings whilst also creating consistency.

In doing so the character of the building will be preserved and improved upon.



Map showing extent of Conservation Area.