

ANSLOOS LEISURE LTD

Listed Building Consent

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14 High Street, Wrexham, LL13 8HP

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Summary

Ansloos Leisure Ltd was established in 2021 after successful negotiation 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. The proposed works are centred around the following aspects:

1. Front Railings Color Change:

We intend to carefully repaint the front railings of the building using a colour palette that is historically accurate for the period when the property was built. This change of colour will not only provide a refreshed appearance but will also ensure that the railings remain consistent with the visual aesthetics of the era.

2. Window Restoration:

Recognising the importance of preserving the building's original features, we propose a restoration of the windows. Some windows have shown signs of rot due to natural weathering over time. Our restoration approach involves the meticulous repair of the affected windows using traditional craftsmanship and materials, thus safeguarding the building's character and historic significance.

3. Window Colour Adjustment:

While adhering to historical accuracy, we plan to adjust the colour of the windows to a shade that complements the overall facade. This subtle change in colour will respect the architectural style of the building while ensuring a harmonious and cohesive appearance.

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Summary

It is our paramount intention to ensure that these proposed works maintain the historical essence of 14 High Street while addressing the necessary upkeep and preservation. We have taken careful consideration to avoid any significant alterations that could compromise the building's heritage value.

We understand the significance of the property within the local context and are committed to executing these works with the utmost sensitivity, employing skilled craftsmen and using appropriate materials. We believe that these minor adjustments will contribute positively to the long-term preservation of 14 High Street, aligning with the objectives of the Listed Building Consent process.

We appreciate the opportunity to present these proposals for consideration and welcome any feedback or guidance from the planning authority. Our ultimate goal is to honour and celebrate the architectural heritage of 14 High Street, allowing its historical charm to endure for future generations.

Our philosophy revolves around the principle of minimal intervention. We recognize the value of preserving the original fabric of the building and have taken great care to avoid any alterations that could compromise its historical significance. The proposed works are respectful of the building's evolution over time and seek to enhance its authenticity.

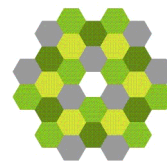
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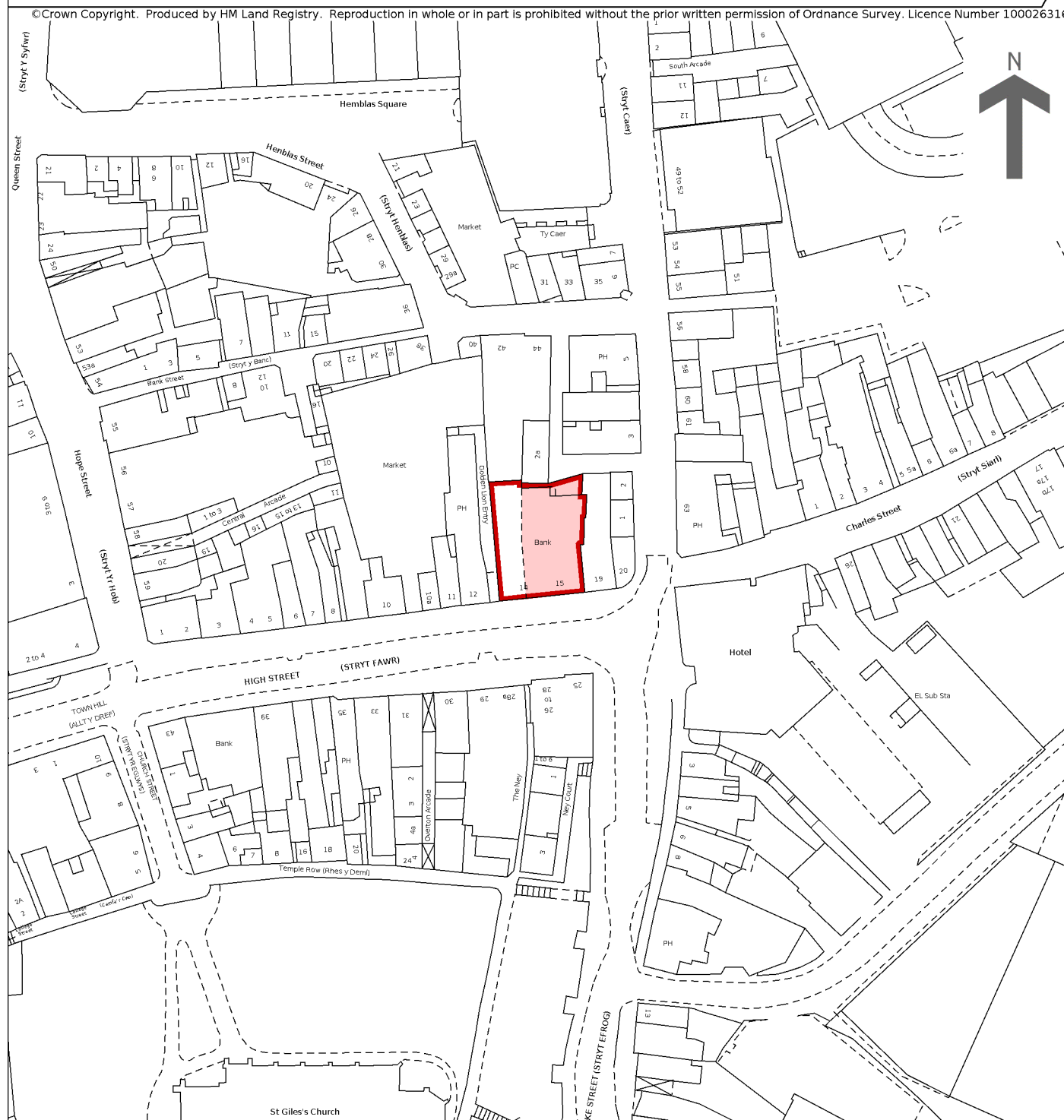
Site Plan

HM Land Registry
Current title plan

Title number **CYM36623**
Ordnance Survey map reference **SJ3350SE**
Scale **1:1250**
Administrative area **Wrexham / Wrecsam**



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Front Picture



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1) Works - Repaint of x2 railings at front of building

Current Colour - BLUE



Proposed Colour - RAILINGS GREY RAL 7024



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1) Works - Repaint of x2 railings at front of building

The decision to repaint the front railings of 14 High Street from blue to 'Railings Grey' (RAL 7024) is driven by a desire to uphold the building's historical character while maintaining a connection to traditional design practices. Here's why we've chosen this colour:

1. Historical Authenticity:

Research into the era when 14 High Street was constructed reveals that shades of grey, like 'Railings Grey,' were commonly used for exterior elements. By using a historically accurate colour, we pay homage to the building's origins.

2. Aesthetic Harmony:

'Railings Grey' aligns with the architectural context of High Street and complements the building's façade, creating a cohesive and balanced visual presence that suits the neighbourhood.

3. Timeless Appeal:

The understated elegance of 'Railings Grey' is a timeless choice that transcends trends, ensuring that the railings remain attractive and fitting for years to come.

4. Architectural Detailing:

The new colour will accentuate the fine craftsmanship of the railings, highlighting their design intricacies and contributing to the overall aesthetic of the building.

5. Local Heritage Reflection:

Choosing a colour in line with the region's historic preferences connects the building to its local heritage and architectural legacy.

6. Quality and Longevity:

The use of 'Railings Grey' in RAL 7024, along with high-quality paint and careful application, guarantees a durable and visually appealing result that will withstand outdoor exposure.

In summary, the shift from blue to 'Railings Grey' is rooted in historical accuracy, aesthetic harmony, timeless elegance, architectural respect, local heritage, and a commitment to lasting quality. This colour change ensures that 14 High Street retains its historical charm while embracing a refreshed appearance.

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2) Works - Restoration of front windows

Current Condition



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2) Works - Restoration of front windows



Summary of Current Window Condition for 14 High Street, Wrexham

The existing windows at 14 High Street exhibit certain signs of wear and deterioration due to the effects of weathering and time. Specifically, the front windows have displayed visible indications of rotting along their sills. These signs of decay are consistent with the natural impact of external elements over the years. It's imperative to address this condition to ensure the structural integrity and aesthetic appeal of the building are preserved. The proposed restoration work aims to remedy these concerns and restore the windows to their original state, employing traditional techniques and materials for a sensitive and accurate refurbishment.

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2) Works - Restoration of front windows

Proposed Window Restoration at 14 High Street, Wrexham

Our proposed window restoration for 14 High Street aims to address visible signs of rotting without replacing the windows entirely. Our approach is centred on preserving the original character while improving structural integrity and longevity.

Here's an overview:

1. Rotted Area Replacement:

We will selectively replace rotted sections on window sills with durable natural oak. This maintains the original design while addressing the decay issue.

2. Craftsmanship and Accuracy:

Our skilled craftsmen will ensure precise replication of the original profiles, seamlessly integrating the replacements with existing windows.

3. Protective Varnish:

A protective varnish will be applied to the restored areas, safeguarding against weathering and prolonging the windows' lifespan.

4. Historical Sensitivity:

Our restoration respects historical authenticity, utilizing traditional materials and techniques.

5. Seamless Integration:

The natural oak replacements will blend harmoniously, preserving the overall window appearance.

In short, our restoration aims to enhance structural stability and appearance by selectively replacing rotted areas with natural oak, applying a protective varnish, and upholding the building's historical character.

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3) Works - Change of window colour

CURRENT



PROPOSED COLOUR IS 'RAILINGS GREY' RAL 7024



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3) Works - Change of window colour

Rationale Summary: Changing Front Windows Color to 'Railings Grey'

Embracing change while upholding the essence of history is a delicate balance we strive to achieve in our proposed restoration project at 14 High Street. The decision to transition the front windows from white to 'Railings Grey' (RAL 7024) is an intentional step towards preserving the building's unique charm while infusing it with a renewed elegance.

1. Harmony with Original Aesthetics:

The choice of 'Railings Grey' is not arbitrary; it's grounded in meticulous research into the architectural aesthetics of the past. By selecting a historically accurate shade, we extend a nod of respect to the original creators of 14 High Street, embracing their timeless vision.

2. Time-Tested Appeal:

Colours have the power to evoke emotions and define eras. 'Railings Grey' carries a sense of timelessness that endures through changing trends, reflecting the building's heritage while introducing an enduring elegance to its façade.

3. Subtle Transformation:

Our intent is not to erase history, but to celebrate it through subtle yet impactful changes. The shift to 'Railings Grey' enhances the building's character, encapsulating its journey through time while harmonizing with its surroundings.

4. Preservation through Modernization:

Incorporating 'Railings Grey' aligns tradition with practicality. The colour, historically evocative yet contemporary, acts as a shield against the elements, preserving the windows while visually engaging with the heritage of the High Street.

5. Bold in Restraint:

This change is not just about colour—it's about embracing change with respect and humility. The muted elegance of 'Railings Grey' showcases a bold step in the building's evolution while remaining considerate of its historic significance.

In conclusion, the transition from white to 'Railings Grey' encapsulates a journey—an evolution that reflects the heart of 14 High Street. With this change, we celebrate its past, amplify its present, and secure its future. Let us embark on this transformation together, where innovation meets heritage in harmonious splendour.

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Conclusion

Conclusion: Preserving Heritage through Thoughtful Enhancements

In embarking upon the journey to restore 14 High Street, Wrexham, we stand united in our commitment to safeguarding its historical significance while tastefully enhancing its presence. The proposed works—minor in nature yet profound in impact—are a tribute to the enduring beauty of this cherished landmark.

1. Front Railings Colour Change:

The transformation of the front railings from blue to 'Railings Grey' (RAL 7024) symbolizes an evolution that honours the past while embracing the future. This subtle shift resonates with the building's original charm and embodies a commitment to authenticity. Through this change, we pay homage to the bygone era while securing its legacy for generations to come.

2. Window Restoration:

Our approach to window restoration is a testament to precision and respect. The careful replacement of rotted areas with natural oak, coupled with the application of protective varnish, encapsulates a dedication to preserving the integrity of the building's architectural heritage. This work, though meticulous, is aimed at fortifying its structure and enhancing its aesthetics.

3. Front Windows Colour Change:

The decision to transition the front windows from white to 'Railings Grey' encapsulates our shared vision of a harmonious fusion between tradition and modernity. This shift introduces a contemporary touch while remaining deeply rooted in history. It is a reminder that even the slightest adjustments can resonate with profound sentiment, embodying the ethos of preservation.

In unison, these three elements of work represent a holistic effort to nurture the legacy of 14 High Street. The essence of our endeavour lies in its subtlety; the works are neither grand nor disruptive. Instead, they whisper stories of dedication, craftsmanship, and a profound connection to heritage. Our commitment to preserving this building is unwavering, and we hold true to the belief that it's the collective effort of these minor changes that upholds its timeless beauty.

As we embark on this journey of renewal, let us remember that it is the delicate touch of restoration that breathes life into history. The future of 14 High Street is secured through these minor yet significant enhancements, a testament to our shared dedication to preserving its charm and heritage for generations to cherish.

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SIGNAGE ADDITION: Updated 17/08/2023

Current Sign:



Statement for Sign Change Application: From “North and South Wales Bank” to “The Midland”

We submit this application for sign change at the premises located at 14 High Street, Wrexham. The proposed change pertains to the current sign that bears the name “North and South Wales Bank.” This statement outlines the intended modifications and the rationale behind them:

1. Description of Current Sign:

The existing sign comprises individual letters in a black font, elegantly embodying the historical identity of “North and South Wales Bank.” The sign stands as a testament to the building’s heritage and the role it has played in the community over time.

2. Proposed Sign Change:

The proposed sign change involves the utilization of the same materials as the existing sign. However, the individual letters will be modified to reflect the new name of the premises, “The Midland.” This alteration pays homage to the building’s past while embracing a new chapter under its evolved identity.

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SIGNAGE ADDITION: Updated 17/08/2023

3. Preservation of Materials:

The use of the same materials ensures continuity with the original design. This approach highlights our commitment to maintaining the architectural integrity and character of the building, while also respecting the materials' proven durability.

4. Reflecting Heritage and Evolution:

The change from "North and South Wales Bank" to "The Midland" is more than a shift in name—it's a reflection of the building's journey through time. The proposed alteration speaks to the historical significance of the establishment while welcoming its transformed purpose.

5. Minimal Disruption:

By retaining the existing sign framework and materials, we minimize disruption to the building's façade. This approach pays homage to the building's historical significance while adding a touch of contemporary relevance.

In summary, the proposed sign change from "North and South Wales Bank" to "The Midland" is driven by a desire to honour the past while embracing the future. The use of the same materials underscores our commitment to preserving the building's heritage, and the modified letters symbolize the continuation of its legacy under a new name. We appreciate the significance of the building's presence on High Street and approach this change with the utmost respect for its history and role in the community.