

Heritage Impact Assessment

14 High Street, Wrexham

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1. Introduction

This document has been prepared to support a Listed Building Application .

The North and South Wales Bank is a former bank and pub in Wrexham city centre, Wales. Located at the eastern end of Wrexham's High Street, it opened in 1912 as the Midland Bank, which purchased the original client The North and South Wales Bank a few years prior to construction. The building is Grade II listed.

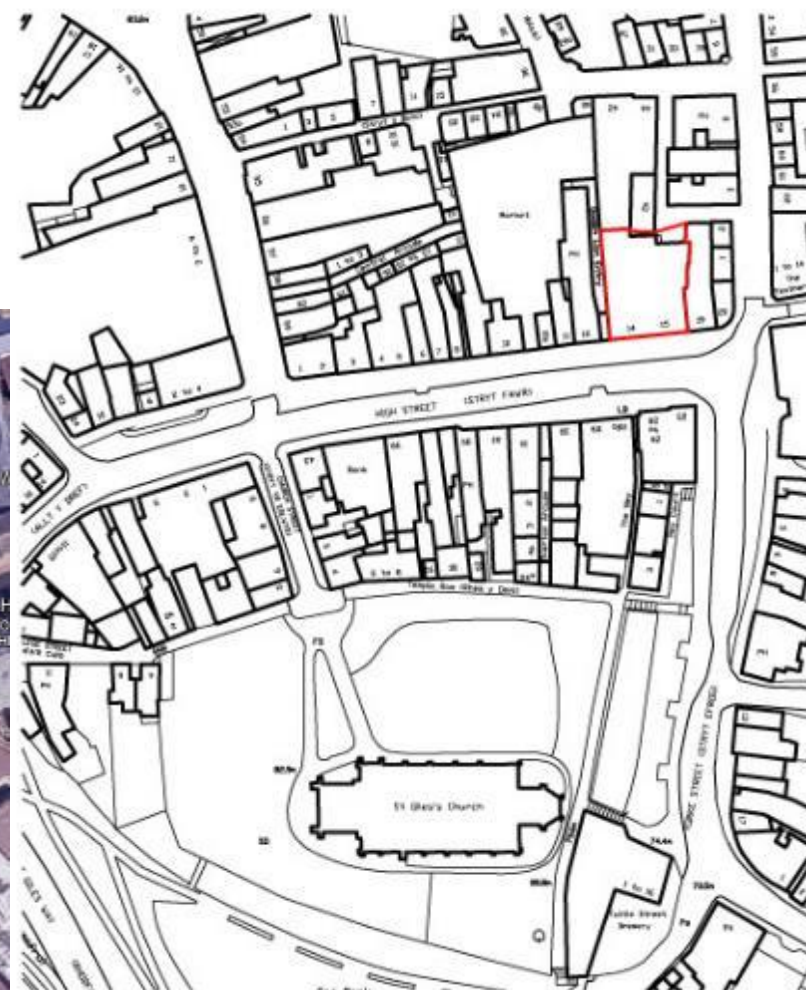
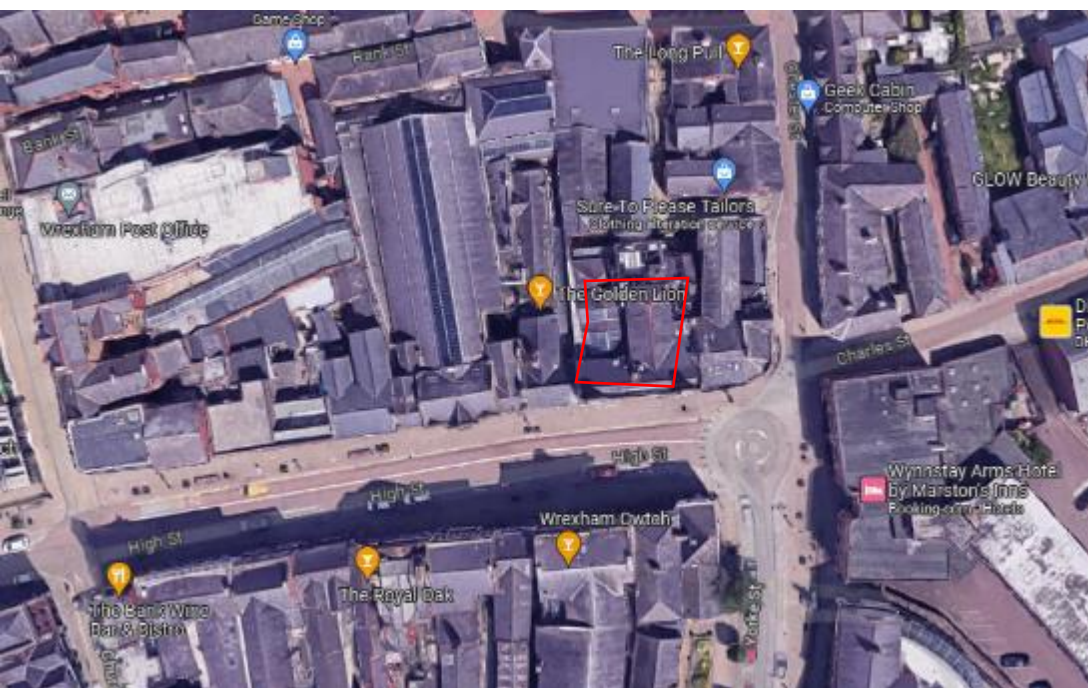
The building housed a Wetherspoons pub initially known as Lloyds, and later The North and South Wales Bank from 2001 to 2023. The Listed Building application seeks to change the signage to 'The Midland' to reflect the building's original name as The Midland Bank.



14 High Street as it's former name - Lloyds Bar.

2. Site Details and Description

The proposals involve retaining the existing shopfront with new signs including 2 illuminated signs, one above the door and one in the window.



2. Existing Context – Buildings adjacent to 14-15 High Street



View of 14 High Street with the neighbouring buildings either side.

3. Historic Significance and Character Listing Text

Entry Name: No 14-15, High Street, Wrexham, Clwyd

Listing Date: 31 January 1994

Last Amended: 31 January 1994

Grade: II

Source: Cadw

Source ID: 1842

Building Class: Commercial

Location: Towards the eastern end of the High Street.

Community: Rhosddu

Built-Up Area: Wrexham

Traditional County: Denbighshire

History

Built 1910-12, by Woolfall and Eccles, architects, for the Midland Bank.

Exterior

Ashlar faced, with polished granite columns articulating the lower storey, and with slate roof. 2 storeys, 5 window range. Baroque palazzo style. Lower storey recessed behind coupled Tuscan columns carrying entablature. Main entrance to left, and 3 windows to banking hall in centre. All are segmentally arched with stressed voussoirs and scrolled keystones. Right hand bay advanced, with doorway in stone architrave with entablature giving access to upper chambers.

Upper storey divided by rusticated pilasters, and with segmental pediments over outer bays linked by balustraded parapet. 12-pane sash windows in stressed and pedimented architraves. Enriched frieze with swags etc. Pediments surmounted by short chimney stacks.

Interior

Top-lit banking hall divided into 3 bays, the main beams of the plaster-panelled ceiling carried on square section piers. Stained glass in central glazed panel.

3. Historic Significance and Character

Historic Maps



Os Extract 1879



Os Extract 1900



Os Extract 1912



Os Extract 1946



Os Extract 1954

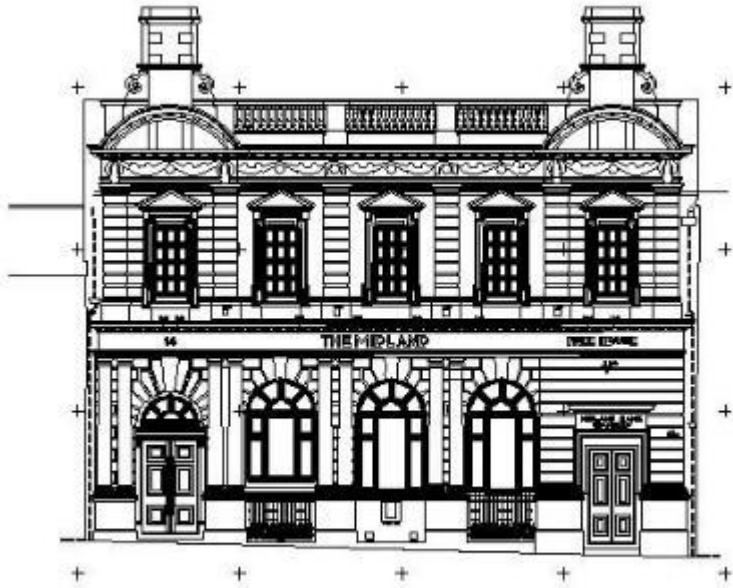
Historic Maps

The listing text states that the building was built in 1912, as The Midland Bank, but the attached historic maps shows built form on the site prior to this. The 1879 OS plan shows buildings in block form along High Street, whereas the 1912 map shows the buildings in more detail and likely includes the newly built bank building.

4. Proposed Works, Design and Assessment of their Impact



Front Elevation as existing



Front Elevation as proposed

1. Front Railings Colour Change:

The applicant intends to 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. The change of colour is from the current blue to grey (RAL Colour 7024).

2. Window Restoration:

Recognising the importance of preserving the building's original features, the applicant seeks to restore the existing windows. Some windows have signs of wet rot due to natural weathering over time. The proposed restoration approach involves the repair of the affected windows using traditional craftsmanship and materials, thus safeguarding the building's character and historic significance.

3. Window Colour Change:

While adhering to historical accuracy, the applicant seeks to change the current 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. The proposed colour is RAL Colour 7024 (Grey).

4. Proposed Works, Design and Assessment of their Impact



Images of existing windows



Proposed Window Restoration at 14 High Street, Wrexham

The proposed window restoration aims to address areas of wet rot to cills and re-decoration. The approach is to preserve the original character whilst improving structural integrity and longevity.

Restoration Strategy:

1. Rotted Area Replacement:

To selectively replace rotten sections of window sills with durable natural oak to maintain the original design while addressing the decay issue.

2. Craftsmanship and Accuracy:

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:

The proposed restoration respects historical authenticity, utilizing traditional materials and techniques.

5. Seamless Integration:

The natural oak replacements will blend harmoniously, preserving the overall window appearance and enhancing the listed building.

4. Proposed Works, Design and Assessment of their Impact

When considering the development of a Heritage Asset the proposals should be designed to avoid or minimise any harm to the significance of the heritage asset.

During the design process, the following questions have been assessed.

4.14 Why is the proposed work required?

To allow the existing Grade II Listed building to have continued use.

4.15 Could your requirements be met in a different way?

The alterations are only to preserve the character of the existing building.

4.16 What would the benefits be of the proposed work?

The proposed work will allow the existing building to continue to be used by the local community. The continued use of the building will help ensure the future of the historic structure through continued use and maintenance of the historic fabric.

4.17 Do you understand the heritage asset well enough to make an informed decision?

The structure has been assessed and a programme of maintenance put forward to enhance the listed building.

4.18 Will the benefits outweigh any harm?

The benefit of the repair and redecoration of the windows and railings outweighs any perceived harm, by preserving the fabric of the building. The change of name to The Midland is to preserve the history of the building by referencing it's original name: The Midland Bank.

4.19 Could you avoid (mitigate) any minor impacts on the heritage asset?

The colour change to the windows and railings, along with the proposed signage, are fully reversible have minor impact. The repair and restoration of the windows are to preserve the fabric and will have a positive impact.

4.20 Is the scale, design, materials proposed for any proposed works appropriate?

The scale, design and materials have all been chosen to be appropriate to the original building.

4.21 Is any proposed work in the least damaging place?

The proposed signage is fixed where the current signage is. The proposed repairs to the windows are only proposed where necessary – all so as not to detract from the character of the Listed Building.

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

The proposed works are minor and limited to signage (which reflect the original name and use of the building), window repairs and re-decoration of windows and railings. The decoration and signage works are fully reversible if the use were to end



Current building circa 2020