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HERITAGE IMPACT & DESIGN STATEMENT
for proposed works at:
30 High Street, Wrexham LL13 8HY



Background, History & Description of the Asset.

According to A.N. Palmer, a building was first recorded on the site in 1699 and was in use as an inn by c1710. The present building is largely the result of a mid-19th century rebuilding, but it may incorporate elements of an earlier structure from 1786. The building was extensively renovated in 1980 and was formerly occupied by Corbett bookmakers on the ground floor and Gittins McDonald Solicitors to the upper floors but is now vacant.

The exterior front elevation is stucco over brick with painted stone dressings and slate roof with coped gables. 3 storeys, 3-window range. Ground floor frontage entirely rebuilt C1980. Upper windows (renewed to suggest original 12-pane sashes) in moulded architraves, with brackets to sills of upper storey. String course above, with paired brackets to projecting eaves cornice.

Introduction

This statement provides written background information which is to be read in conjunction with the drawings which show details of the proposed alterations.

This statement has been prepared by CB Architectural Design to accompany a planning application for this new development at 30 High Street Wrexham.

Accessibility

Accessibility is unaltered and both front and side entrances provide level access to the building. The property is located in High Street Wrexham town centre with bus stops nearby and within easy walking distance of the bus station and Central & General railway stations. Additionally, there is significant public car parking provision in close proximity to the site.

Commercial accommodation is retained at ground floor level.

Benefitting from transport links it is not intended that parking be provided in association with the new residential accommodation.

Existing access is retained to the main entrance on High Street to private facilities within the office accommodation for which additional A3 & A4 planning class use is sought to the current A1 & A2. The new residential units to the upper floor are accessible from the existing side staircases within Overton Arcade. The ground floor commercial unit is also accessible from the side entrance forming a fire escape.

Environmental Sustainability

Whilst the proposals are not detrimental to environmental sustainability, the development and nature of the premises offer little opportunity to effect any significant improvement. Double glazed removable secondary glazing units are proposed if requested by Building Control to all windows. Continued use of well-maintained building stock does itself achieve an important degree of sustainability and manages further deterioration.

Character

Non of the proposed works will adversely affect the fabric or appearance of the building. The external aesthetics to High Street will be retained and it is proposed that all the existing windows are to be retained as they are in a good state of repair.

No works to the roof are proposed as it is in good repair and shows no signs of water ingress.

Description of Proposed Works

The application is for change of use to the first & second floor to form residential flats and additional A3 & A4 planning class use is sought to the current A1 & A2 ground floor unit fronting High St. It is proposed to remove some of the modern partitioning to the upper floors to form the flats. Part of the ground floor will be partitioned off to form an enclosed fire resistant access to the basement. Existing doors and internal glazed screens are to be closed off where required.

Schedule of works & Justification

Little to non remains of the internal features internally following previous modernisation.

Within the works proposed under this application wherever possible existing features and openings are retained. The walls will only require redecoration and where it is decided to re-finish existing walls a new skim will be applied with an emulsion paint finish. Walls to shower areas and whb splashbacks will have a tiled or sheet finish.

New partitions are to be formed to limit any negative impact on the existing retained features, comprising timber framing faced either side with plasterboard and skim with acoustic quilt within the cavity.

Necessary improvements to the acoustic performance and fire rating of floors will be carried out from above. Existing floor boarding shall be retained for re-use in the same locations. Electrical and plumbing works can be laid between the floor joists and acoustic insulation incorporated prior to re-boarding.

Where necessary ceilings will be underdrawn with acoustic and fire rated board.

Internally no historic features remain.

Existing windows throughout will be retained and overhauled and removable secondary glazing fitted if required. External facing walls are generally in good condition and will be unaffected. Similarly cast iron rwg's will be retained and repaired as required.

New internal drainage will be necessary to service kitchens and bathrooms. Stacks will be encased to maintain fire separation between flats & floors, finished and decorated to match the adjoining walls. Any new internal stacks will terminate with an automatic air admittance valve, avoiding the need to penetrate the roof.

Any new mechanical ventilation will be directly through external rear walls or ducted to the rear or side elevations.

Schedule of Works

WINDOWS:

External windows require Investigation to determine the state of require required.

Windows to be striped and retained, make good/repair to timber surrounds and main casement/sashes where required. Retain and clean off paint to all ironmongery and replace. Clean all glazing and retain, re-glaze where necessary using traditional methods.

Paint stripping on site, method statement required in respect of the following

Please note- lead based paint probably used on existing windows, frames and side panels.

Method statements on removed and consequential residues will be required.

Should broken panes need to be replaced, replaced using 2mm or 3mm "horticultural – type glass. Alternatively heated distorted glass may be used to the approval of the C.A. (all to match existing)

WINDOW IRONMONGERY:

Sash windows.

If re-glazing after sash weights to suit the new weight of the sash counterweight pully wheels. Clean off any paint and ensure that they are running free. Only replace if broken and to the approval of the C.A. Strip and clean off paint of all ironmongery and replace.

WALLS:

Further site investigation required in respect of this item.

Ceramic wall tiles:

Allow for hacking off/stripping out and cart away.

Where the tiles have been applied to the walls that are to remain the making good of those walls are to be as described elsewhere.

Care to be exercised in removing the tiles from walls to remain as they may cover/be attached to skirting etc. that are to be retained.

Wall removal:

Walls indicated on plans for complete removal must have received the C.A. and structural engineer's consent for removal prior to the works commencing.

Where infill panels are required in existing door opening care should be taken as not to damage existing skirting and architrave.

Vertical ducts removed:

All timber plasterboard ducts are to be removed and carted away. Take care as not to damage any existing Listed Building items.

New Partitions

Where new partitions are to be placed, care should be taken so that no Listed Building items are removed/damaged.

All new partitions formed against any cornice and skirtings etc should be formed so that they fit around the features with care taken to ensure that items are not damaged. Works must be completed so that partitions can be removed without any implications to the Listed Items.

Movement To, From & Within The Development.

The existing front and side accesses are to be retained.

Intention of Works

By refurbishing the upper floors it is intended that the works will enhance this Grade II listed building and the conservation area and will ensure the building is sustained in use. The proposals will keep in use and maintain an important town centre building whilst creating additional residential accommodation in an otherwise vacant building. There will be no adverse effect on neighbouring properties or amenities and there will be an improvement in safety.

The application should therefore be supported.

This statement is to be read in conjunction with the submitted drawings forming the application.