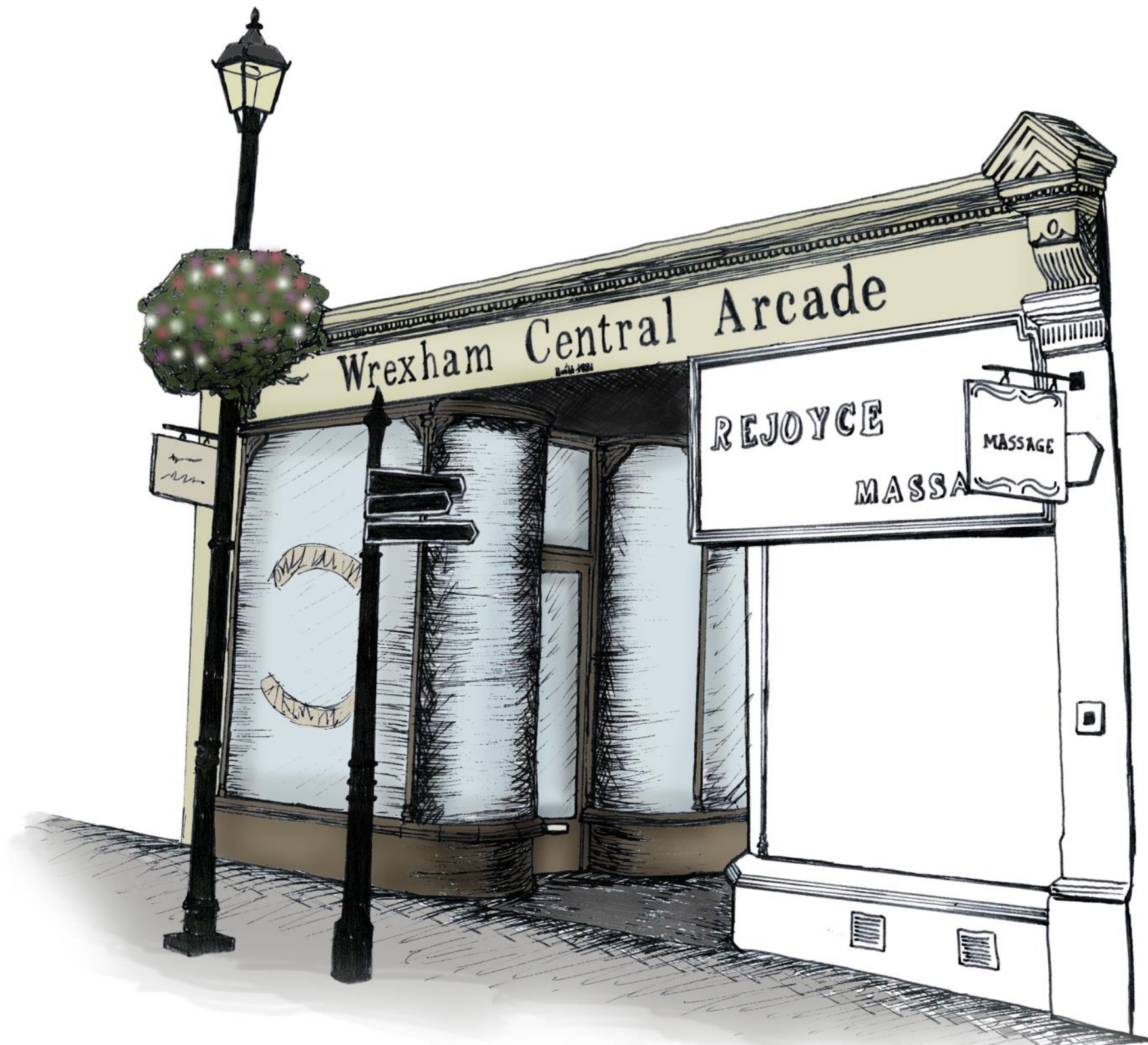




DESIGN AND ACCESS WITH HERITAGE STATEMENT

58A HOPE STREET, WREXHAM
FOR JR + MARGO LTD

REPORT PREPARED BY;

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DESIGN AND ACCESS WITH HERITAGE STATEMENT

58A HOPE STREET, WREXHAM

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1.00 - STATEMENT OF PURPOSE

This Design and Access Statement combined with Heritage Statement supports the Full Planning and Listed Building Consent Application for the reordering and restoration of the existing shop front, basement, ground floor and upper floors to. **No.58A Hope Street, Wrexham, LL11 1BE** to a commercial unit to the lower floors and 1no. single bedroom 'duplex' apartment to the upper floors.

The document details the design proposals and relevant planning policies that have been applied to and are relevant to the development. This document should be read in conjunction with the application drawings.

The Heritage Statement follows the principles of Best Practice guidance as set out by CADW in their publication *"Heritage Impact Assessment in Wales"* and intends to assess the impact of the proposals on the internal and external fabric of the Grade 2 listed building.



Image 01 - Photograph of existing front elevation with No. 58 highlighted

1.00 - STATEMENT OF PURPOSE

DESIGN AND ACCESS WITH HERITAGE STATEMENT

58A HOPE STREET, WREXHAM

AG | **A** AINSLEY GOMMON ARCHITECTS

01

2.00 - LOCATION

The building is located in the heart of the Wrexham Town Centre conservation area, designated 1974, and forms an important part of the historic market towns history, comprising many examples of C18 & C19 architecture and being only a short distance from the medieval focal point of the town.

58 Hope Street, Rhosddu, Wrexham, LL11 1BE

OS Grid Reference: SJ 33515 50245

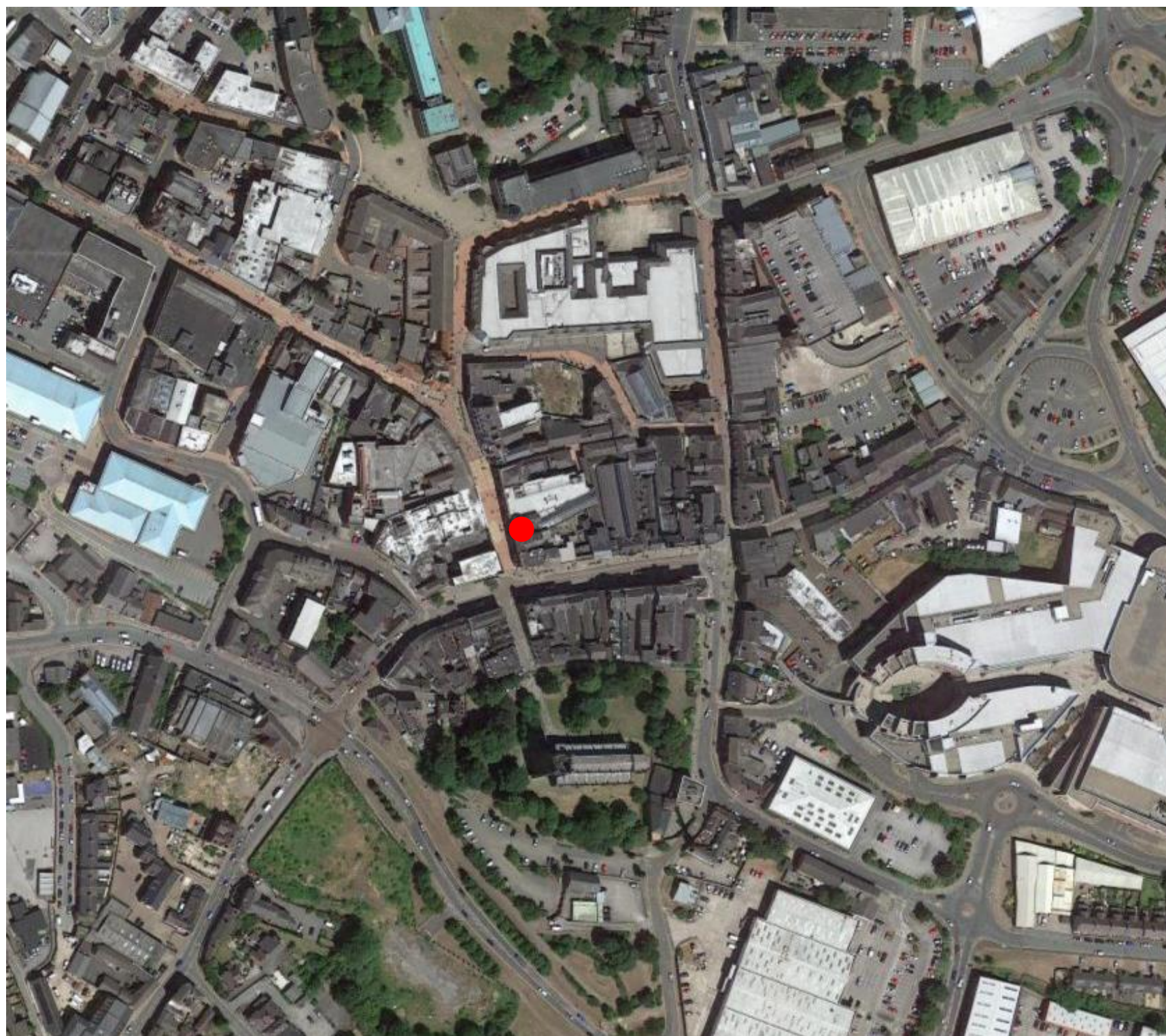
OS Grid Coordinates: 333515, 350245

Latitude / Longitude: 53.0453, -02.9931

Hope Street is located off High Street, Town Hill & Church Street in a predominately pedestrianised area of the town centre with close links to the local train station, bus routes and within walking distance on many local amenities and heritage assets.

The building is split into two addresses - 58 Hope Street and 58a Hope Street. 58 has recently been restored and therefore doesn't form a part of this application. The building in question is highlighted on the page to the left.

As the building is located within the town centre, there is no provision for parking. This is often the case for town/ city centre apartments however, their location means they are in an excellent location for public transport.



01

Image 01 - Location image taken from Google Maps October 2021



2.00 - LOCATION

DESIGN AND ACCESS WITH HERITAGE STATEMENT

58A HOPE STREET, WREXHAM

AINSLEY GOMMON **ARCHITECTS** AG|A

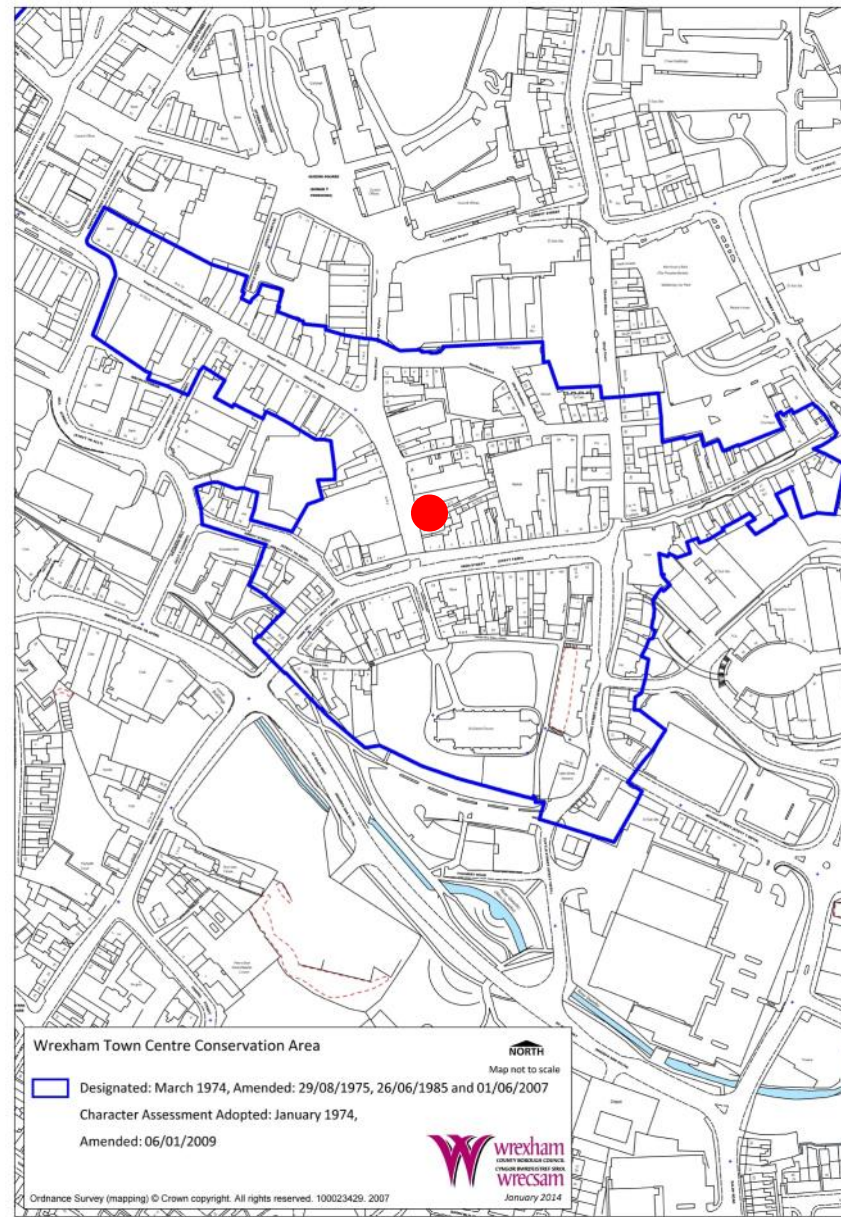
3.00 - CONTEXT

There is a mixture of architectural language around the town centre which is very common in the UK.

The arcade running through the building links Hope Street to the large Victorian butchers market (also located from High Street).

There are many mixed used buildings surrounding the area and the original purpose of this building was mixed use, with various shops to the ground floor and offices to the upper floors. There are many residential apartments along Hope Street already which are located above shops.

The site is therefore considered to be well located for both commercial and residential use.



3.00 - CONTEXT

DESIGN AND ACCESS WITH HERITAGE STATEMENT

58A HOPE STREET, WREXHAM

Image 01 - Wrexham Town Centre Conservation Area MAP
(source www.wrexham.gov.uk)

(58 Hope Street location noted with red point)

Image 02 - Photograph of arcade

01

02



4.00 - DESCRIPTION

The building has, either in it's entirety or in part, lay empty for a number of years, falling into various states of disrepair over this time.

The ground and first floors have been in use more recently as a shop appear in more suitable condition with openable windows, and suitably finished, albeit non-original wall and floor finishes. The basement has also been in use as a commercial unit, although this has fallen into a bad state with evidence of damp to the walls. Again, none of the original floors, ceiling or wall finishes appear to be in place.

- The building has been changed over the years and has predominantly been used as a commercial unit, with shops to the lower floors and offices to the upper floors.
- The building has been altered internally, with partitions altered, added and removed, stairs altered and removed, windows boarded over etc.
- The stairs between the basement and ground floor and ground to first floors are not original.
- Externally, the building retains many of its original features, although is in need of cleaning to remove a build up of vegetation on several of the elevations.

01

02

Image 01 - Photograph of existing commercial unit to ground floor
 Image 02 - Photograph of existing commercial unit to first floor
 Image 03 - Photograph of typical room on second floor
 Image 04 - Photograph of existing open plan on third floor

03

04

4.00 - DESCRIPTION

DESIGN AND ACCESS WITH HERITAGE STATEMENT

58A HOPE STREET, WREXHAM

AINSLEY GOMMON ARCHITECTS AG|A

5.00 - PROPOSALS - EXTERNAL

Externally, it is intended to retain the frontage above ground floor level and clean some of the stone work/ restore gutters with growing vegetation etc.

It is also intended to restore all of the windows to their former glory on all of the floors.

The current fascia board for the previous store is unsympathetic to the building. The shop front will have an uplift, with the existing large fascia board removed and window increased in height. Mullion detailing will be retained to match No 58 and replicating the original design.

The door for the commercial unit will retained, set back behind the curved glass so that the overall appearance is traditional in character and cohesive.

To the side elevation which is located within the arcade, the curved glazing will be retained. Is it proposed to remove the large fascia board and increase the height of the windows to be more in keeping with the original property.

New decorative gates are proposed to be attached to the front of the arcade, in keeping with the original building. These gates are proposed to be secured open to allow access into the arcade and new flats.

The existing roller shutter is proposed to be moved back to the rear to allow access to the rear door for bin storage and apartment access at all times.



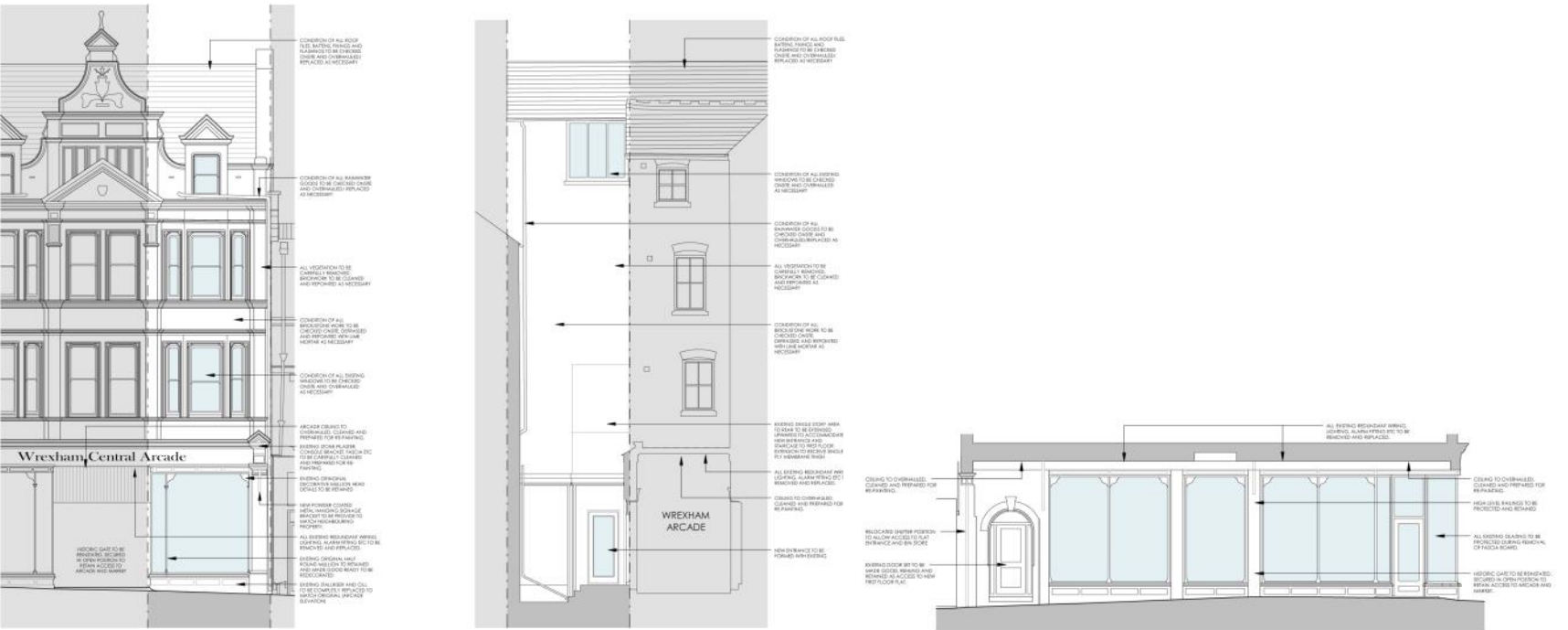
5.00 - PROPOSALS - EXTERNAL

DESIGN AND ACCESS WITH HERITAGE STATEMENT

58A HOPE STREET, WREXHAM



EXISTING ELEVATIONS



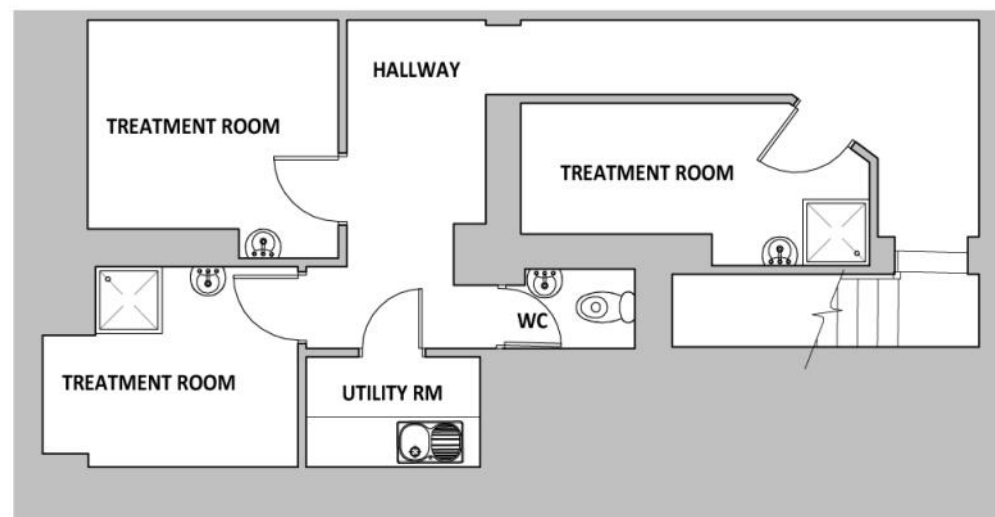
PROPOSED ELEVATIONS

Image 01 - Existing Elevations
Image 02 - Proposed Elevations

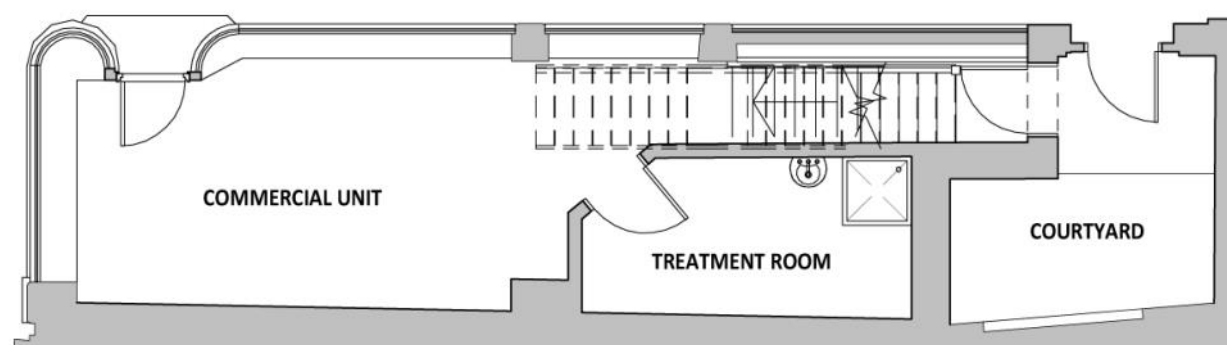
Image to the left showing originally detailing of the shop adjacent to be retained

01

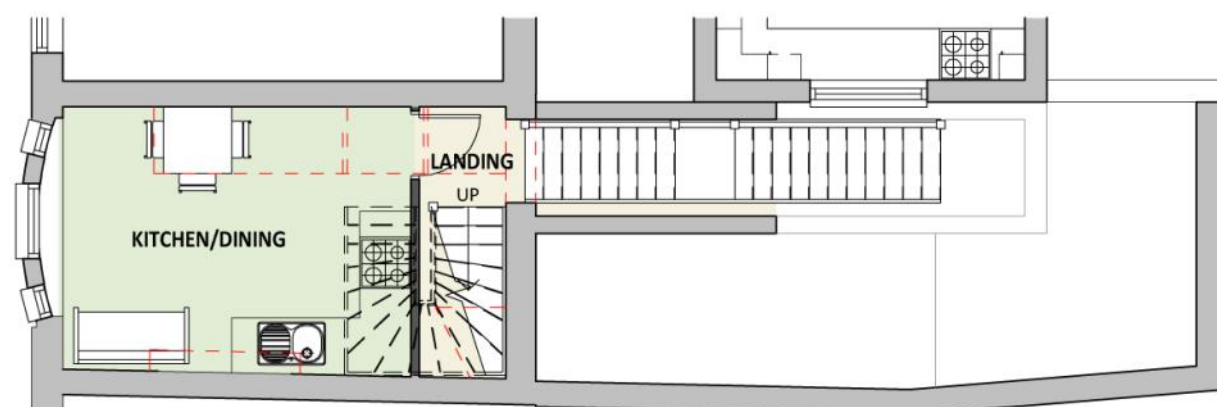
02



PROPOSED BASEMENT



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR

6.00 - PROPOSALS - INTERNAL

6.01 - BASEMENT

The basement was formerly a part of the commercial premises although it is currently accessed via stairs from the ground floor. In order to retain access to the basement, is intended for this stair to be removed and replaced. Our proposals indicate a much more suitable stairwell which adheres to Part K of the Building Regulations.

6.02 - GROUND FLOOR

The proposed shop size is to be retained, with the circulation for the flat above accessed via the rear of the property. A new door is proposed within the existing wall to the rear to allow access to the proposed stairs from ground to first floor level. The replacement stairwell to the basement level described above has also been indicated. The shop fit out and signage does not form a part of this planning application and the intention is to create an empty shell which is completely separate to the residential part of the building. This will mean that the new tenant for the shop can design the floor space exactly how they intend to do so.

The existing door within the arcade will be retained for access into the commercial property. Bin storage for the shop and flat above will be located to the rear of the property through existing rear access. Bike storage for the flat will also be located here. It is proposed that the existing door be re-hung to allow better access to the bin storage and new apartment entrance.

6.03 - FIRST FLOOR

The existing first floor is accessed via a ladder through a hatch in the floor and is currently entirely open plan. This ladder is to be removed as part of our proposals and the circulation between the apartments is to be rationalised to the rear of the building. The existing window is to be repaired as part of our proposals. The space will be converted into kitchen and dining space for the proposed flat.

01	
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Image 01 - Proposed Basement
Image 02 - Proposed Ground Floor
Image 03 - Proposed First Floor

6.00 - PROPOSALS - INTERNAL

DESIGN AND ACCESS WITH HERITAGE STATEMENT

58A HOPE STREET, WREXHAM

AINSLEY GOMMON ARCHITECTS AG|A

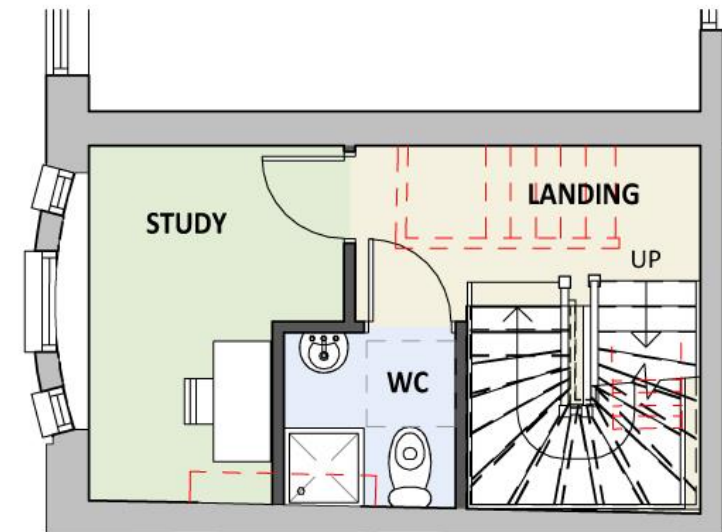
6.04 - SECOND FLOOR

The current access to the second floor is via an unsafe modern staircase between ground and first floor levels. Our proposals will replace this stair with one that is compliant with current building regulations. As the existing stair is not original, this will not be an issue to remove.

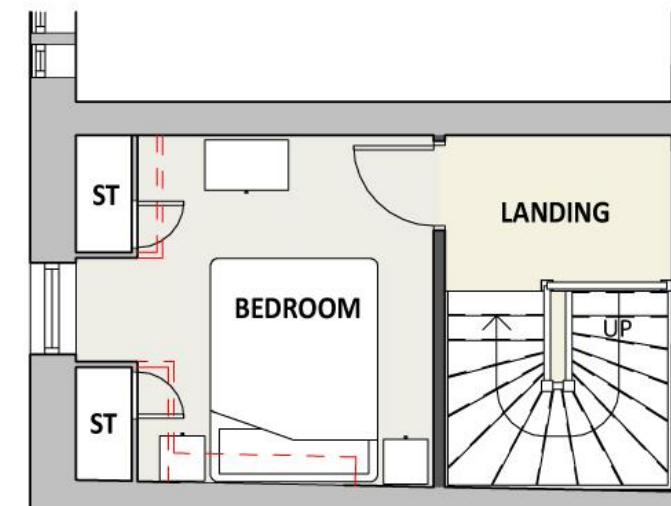
The existing second floor layout is open plan and it is proposed that the floor is converted to a new shower room with WC and snug.

6.05 - THIRD FLOOR

The current third floor is accessed through a small unsafe staircase though a hatch in the floor. This staircase is proposed to be removed and replaced with a new rationalised staircase as stated above. This floor is proposed to be converted into a bedroom for the proposed flat.



PROPOSED SECOND FLOOR



PROPOSED THIRD FLOOR

6.00 - PROPOSALS - INTERNAL

DESIGN AND ACCESS WITH HERITAGE STATEMENT

58A HOPE STREET, WREXHAM

7.00 - SUMMARY

- Our proposals aim to rationalise the building and create very functional apartments and shop ready for fit out which is suitable for 21st century living.
- The proposals will bring this vacant building into use and future proof it for years to come and historic assets and details of the building will be retained as much as possible.
- The apartment is proposed to be accessed from a rear stairwell which will be completely separated from the shop premises.
- Provision has been made to ensure that the building is functional in modern day living, such as a bin storage location for the apartment and commercial space. Cycle storage will be provided for the proposed apartment to the rear of the property.
- As is often the case with converting existing buildings, it has not been possible to provide wheelchair access into the apartment. Furthermore, the apartment is spread over three floors to provide the necessary space for the occupant. Providing accommodation to suit needs of all users is always our aim for each project, however, in this instance, it isn't possible due to working with an existing historic building.
- The historic shop frontage will be retained and where necessary reinstated as part of our application but the shop fit out/advertisement will not form a part of this particular application.
- The elevation to the upper floor levels will not be affected by our proposals, apart from restoring the windows and cleaning gutters etc.



7.00 - SUMMARY

DESIGN AND ACCESS WITH HERITAGE STATEMENT

58A HOPE STREET, WREXHAM

AINSLEY GOMMON ARCHITECTS AG|A

DESIGN AND ACCESS WITH HERITAGE STATEMENT

58A HOPE STREET, WREXHAM

AG |  **AINSLEY GOMMON ARCHITECTS**

8.00 - HERITAGE IMPACT STATEMENT

8.01 - INTRODUCTION

Designed in 1891 by Architect A. C. Baugh. the three and a half storey building consists of a central arcade with two narrow shop fronts either side of the arcade entrance. It is terraced between additional shop buildings along the street on the site of the previous 58 Hope Street, know as Mr Charles Davies' drapers' shop which was demolished to make way for the new arcade.

8.02 - LISTED BUILDING DESCRIPTION

The listed building description details as follows from the CADW website;

Date: 1843

Designation : 31/01/1994

Location: On the north side of Hope Street, linking it with the Butchers' Market.

Description;

Brick with terracotta dressings, slate roof over frontage building, glazed roof to arcade. Frontage building is 3 storeyed with attics, 3 window range with central entrance to arcade flanked on each side by shops. Original shop fronts survive with outer pilasters carrying brackets of continuous fascia. The shop windows, with slender iron glazing bars, survive in right hand unit. Upper storeys divided by full-height pilasters carrying cornice over upper storey. Outer canted oriel windows above, and central paired sashes, with pediment carried on brackets and enriched with terracotta relief. Windows are all 2-pane sashes.

Pedimented attic windows each side of central pediment, which has name (Wrexham Arcade) and date in relief. Dutch gables to either side.

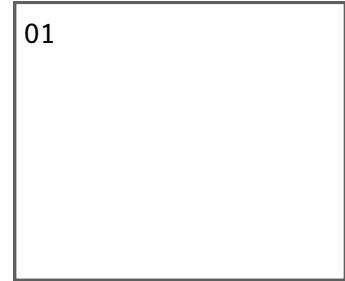


Image 01 - Excerpt of Denbighshire Sheet XXVIII S.E. Ordnance Survey Map 1900 (Source National Library of Scotland)

(58 Hope Street location noted with red point)



8.00 - HERITAGE IMPACT STATEMENT

DESIGN AND ACCESS WITH HERITAGE STATEMENT

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Narrow shops to side of the arcade itself are faced in white brick. Shop fronts renewed in original openings, the beaded fascias surviving. Tripartite windows to upper rooms also largely original, and are separated by pilasters with heavy reeded console brackets. Iron trusses to glazed clerestory roof.

Reason for Designation;

A good example of late C19 arcade development which has retained many elements of the original design.

8.03 - SIGNIFICANCE OF HISTORIC ASSET

Listed buildings celebrate a building's special architectural and historic interest and protects the building for future generations. This specific building has a quality of interest in its physical fabric which is the reason for listing.

It is also within the Wrexham Town Centre Conservation Area which includes the main historic and commercial high streets of the town centre where the Parish of St Giles is the main focal point.

The Wrexham Town Centre Conservation Area Character Assessment And Management Plan states;

'...an important feature of the town is its pedestrian permeability created by the important links which, are formed between the main streets by the narrow alleyways and arcades, such as Bank Street, Temple Row, Central Arcade and Overton Arcade. Bank Street and Central Arcade, in particular are bustling with small independent shops which bring much character and charm to the town centre.'

'Ornamentation and decoration are evident throughout the Conservation Area and make a significant contribution to its character. In particular terracotta mouldings, iron balustrades, decorative

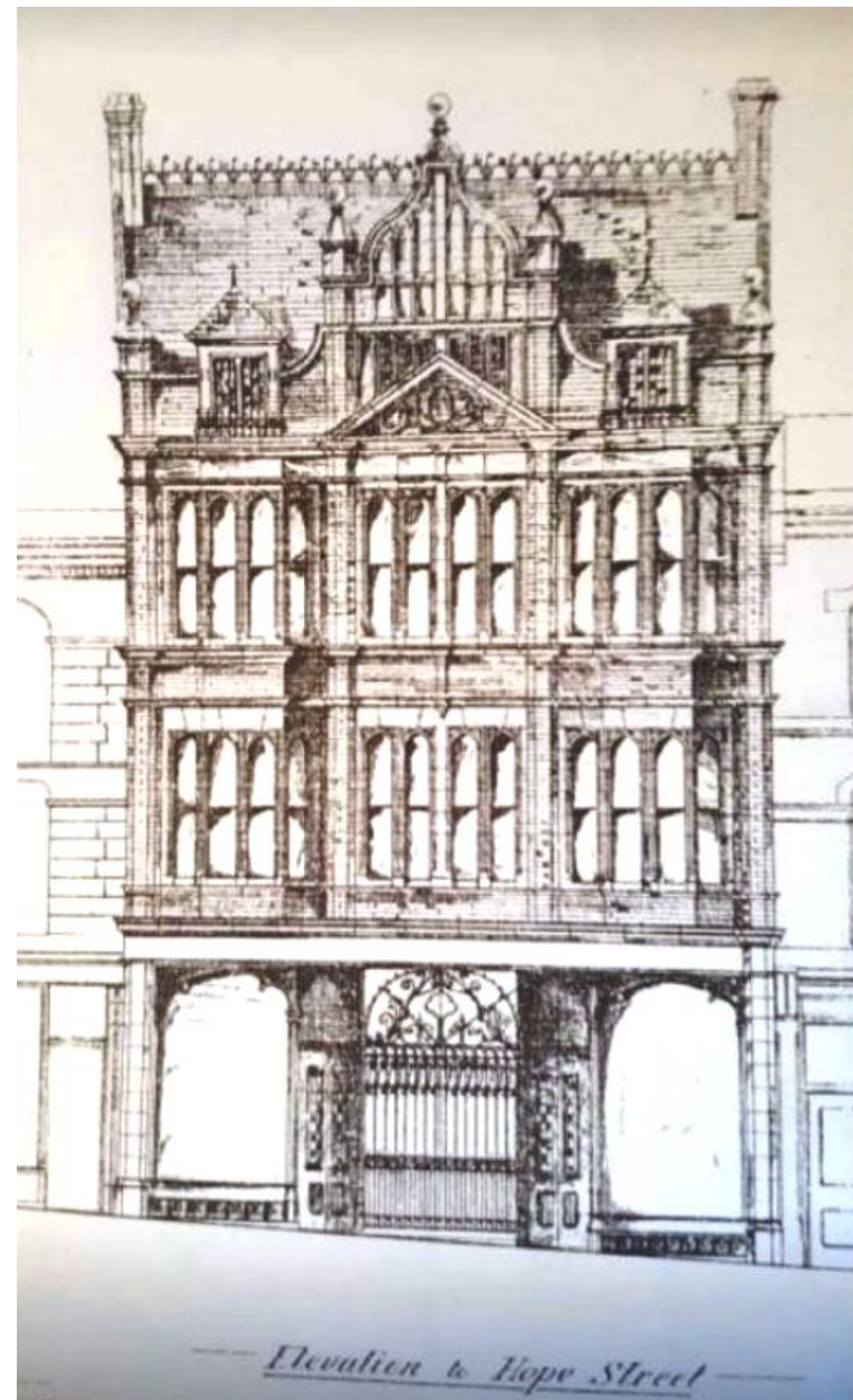


Image 01 - Architects Elevation to Hope Street
(Source www.wrexham-history.com supplied by Peter Eames)

8.00 - HERITAGE IMPACT STATEMENT

DESIGN AND ACCESS WITH HERITAGE STATEMENT

58A HOPE STREET, WREXHAM



corbelling and wrought iron sign brackets, play a significant role in contributing to the visual quality of the Conservation Area. '

It is therefore apparent that this particular building is a vital part of the architectural language of the Conservation Area. The proposed changes to the exterior of the building are minimal and will reinstate a historic shop front which could act as a catalyst for other commercial premises nearby to follow suit. This will strengthen the quality and appearance of the high streets.

8.04 - REASONS FOR PROPOSED CHANGES

REINSTATING HISTORIC SHOP FRONT

Over the years, the external facade of the shop has undergone some modernisation which is unsympathetic to the historic building. There is currently a large fascia board on the shop front which is due to be removed in our proposals. The front window will be increased in height and an arched detail much like that of the original will be introduced. Where the current 'Wrexham Central Arcade' is painted will become the signage location for the shop, much like on Image 01 to the left.

The Wrexham Town Heritage Initiative aims to reinstate historic shop frontages along its high streets to allow for cohesion and high quality shop fronts in the town centre. Our proposals will contribute to this.

BUILDING USE

The upper floors of the building are currently in a very bad condition, with holes in floors and walls, as well as stairwells deemed unsafe. A full photographic survey has been carried out and is included in the appendices of this document.

These upper floors have been out of use for a number of years and unused by the shop premises below. Creating a new apartment in these

01

Image 01 - Historic Photograph of Ground and First Floor Hope Street Shop Frontage
(Source www.wrexham-history.com)

02

Image 02 - Photograph of Existing shop front taken November 2023

8.00 - HERITAGE IMPACT STATEMENT

DESIGN AND ACCESS WITH HERITAGE STATEMENT

58A HOPE STREET, WREXHAM

AINSLEY GOMMON ARCHITECTS AG|A

upper floors will allow the building to be fully utilised and therefore protect the listed building for years to come. The ground floor shop space on the high street will remain in situ and the currently unused damp basement will also be utilised by the commercial premises so that the entire building can be in use. Another advantage of this is that the apartment / commercial space will be heated when in use and therefore protect the building from further deterioration / damp issues.

CIRCULATION

The current circulation for the building is completely irrational and there is a definite need to rationalise it into a circulation core at the rear of the building. There is currently no stairwell access between ground and first floor and the existing stairs to the second and third floor levels do not comply with current building regulations. This makes escape routes elongated and difficult from a Building Regulations aspect which is why a core stairwell in one location at the rear of the property has been proposed.

REFUSE COLLECTION

Appropriate bin storage for both the shop and flat above will be located to the rear of the property through the existing rear door access.

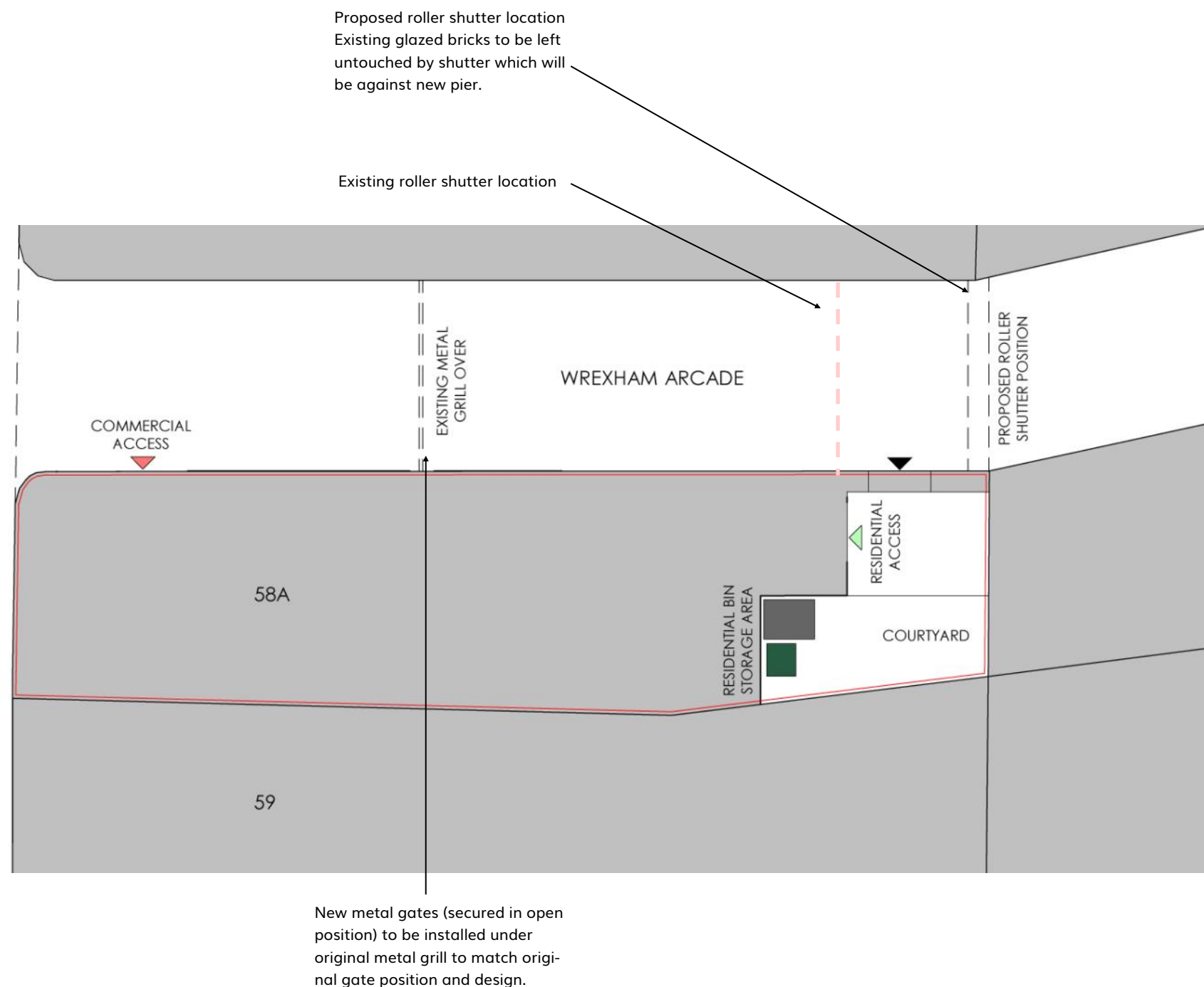


Image 01 - Proposed plan showing locations of existing and proposed shutter locations and refuse

8.00 - HERITAGE IMPACT STATEMENT

DESIGN AND ACCESS WITH HERITAGE STATEMENT

58A HOPE STREET, WREXHAM

8.05 - IMPACT OF PROPOSED CHANGES

We have been working closely with the building owner and council to ensure that our proposals are done sympathetically to this listed building and that the quality of the proposals will be to a high standard.

It is hoped that the works to this building will act as a catalyst to other building owners within the Conservation Area and that they would also follow suit with the help of funding from the THI to improve their shop frontages. Doing so will improve the quality of the area.

It has been previously mentioned that the impact of our proposed changes are minimal with the main changes further outlined below;

Changes to the existing shop front

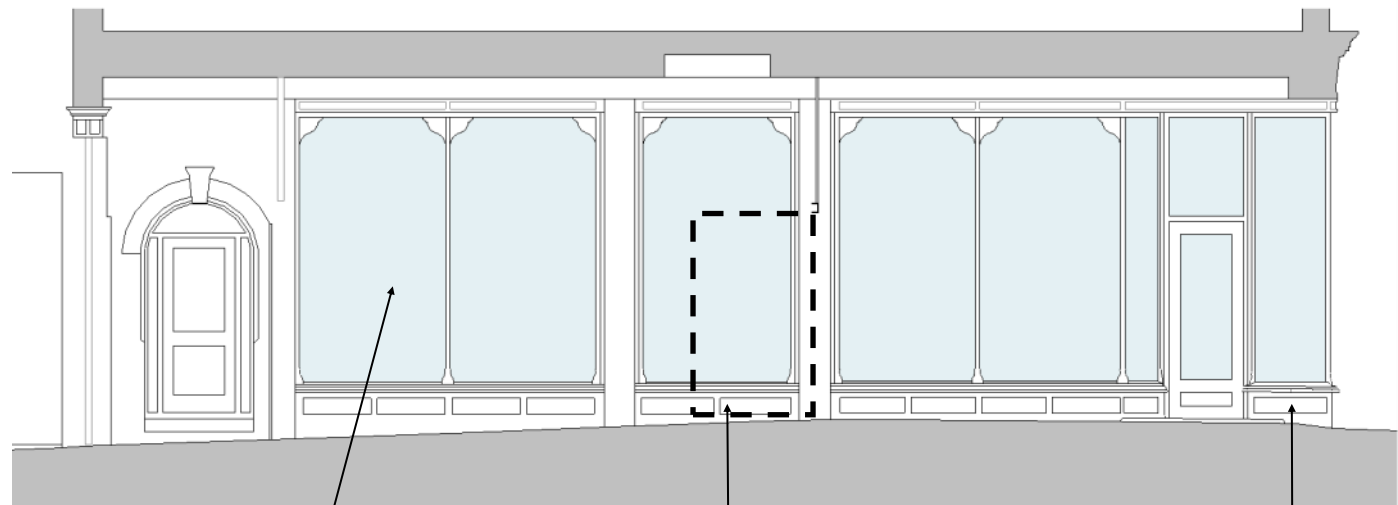
The current shop front has been unsympathetically chopped and changed over the years. Our proposals have taken inspiration from existing photographs and drawings of the original shop front, as well as looking at details from 58 Hope Street to design a front which mimics that of the original design of the building.

External changes above ground level

The upper floor elevations will remain aesthetically the same with all elements to be inspected and replaced / made good where necessary. Full details of this can be found in the Materials Schedule document. Windows, masonry, roof, water goods etc are all intended to be made rather than replacement unless absolutely necessary.

External changes to Arcade Elevation

The intention is to bring the shop front back to it's original form. The existing large fascia board will be removed and the windows replaced to



HISTORIC GATE TO BE REINSTATED.
(SECURED IN OPEN POSITION) TO
RETAIN ACCESS TO ARCADE AND
MARKET.



EXISTING ARCADE SHOPFRONT
REMOVE ALL WINDOW IMAGES
AND BOX FASCIA



EXISTING SHOPFRONT
REMOVE AND REPLACE LOW QUALITY
AND DAMAGED STALLRISER

01		
02	03	

- Image 01 - Proposed elevation to arcade
- Image 02 - Photograph of existing boarded up windows. Half to be replaced with new access door
- Image 03 - Photographs of existing doorway/ brickwork to be retained

8.00 - HERITAGE IMPACT STATEMENT

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be in keeping with the original.

Changes to internal walls

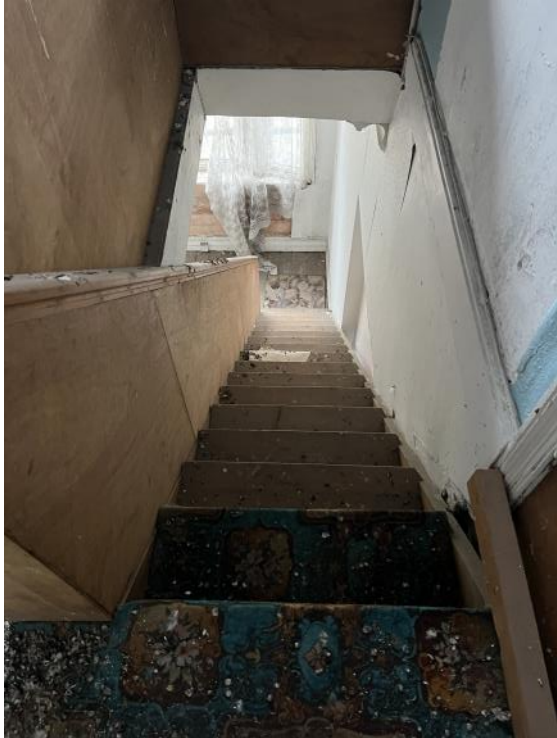
Other than the original external masonry walls, there does not appear to be any original internal walls and therefore there would be no impact here to the heritage assets of the building. The first floor level has been previously completed gutted. There are also no walls to be removed to the upper floors. The full details of this can be viewed on the floor plans / demolition plans. We are proposing to keep the majority of the existing walls to these floors and have incorporated them into the designs. Some walls will need rebuilding as many are in a state of disrepair.

Changes to stairwells

The stairwell to the basement is to be retained as part of our proposals. A new stairwell is proposed to be introduced above the basement stair to the rear of the property between the ground and first floor, with the existing ceiling hatch and ladder to be removed. This will allow access to the proposed flat above. A new lightweight frame is to be introduced supporting a new pitched roof, following the pitch of the proposed stairs.

The stairwell between the first and second floor is in a state of disrepair and therefore is proposed to be replaced. A new stairwell will be added between the second and third floors, removing the existing steep stair and loft hatch, to tie into the stairwell below to rationalise the circulation.

None of the existing staircase appear to be in compliance with current building regulations and do not appear to be original to the building so the intention to remove and replace the staircases is necessary. This will also allow the entire building to come back into use, ensuring the longevity of the building as a heritage asset.



8.00 - HERITAGE IMPACT STATEMENT

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Image 01 - Second to third floor 'stair'

Image 02 - First to second floor stairs

Image 03 - ground to first floor hatch (Access via a ladder)

Image 04 - underside to basement stair

01

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04



8.06 - SUMMARY

As a practice we tend to work with many listed buildings and it is a passion of ours to save historical assets from falling into a state of disrepair, whether they be listed or not. This project is no exception and we feel that this building is a very strong piece of Victorian architecture within the town centre and therefore would like to improve it's current condition.

The original building was once mixed use with the upper floors being originally office spaces with shops to the lower floors. In recent years and especially since the COVID-19 pandemic, there is less of a need for office spaces as many people are working from home. This leaves many premises in town centres empty, much like this building. Creating a new residential dwelling to the upper floors will bring the full building into use and will ensure that the future of the building is protected for years to come.

01

Image 01 - Photograph of existing shop front taken October 2021

8.00 - HERITAGE IMPACT STATEMENT

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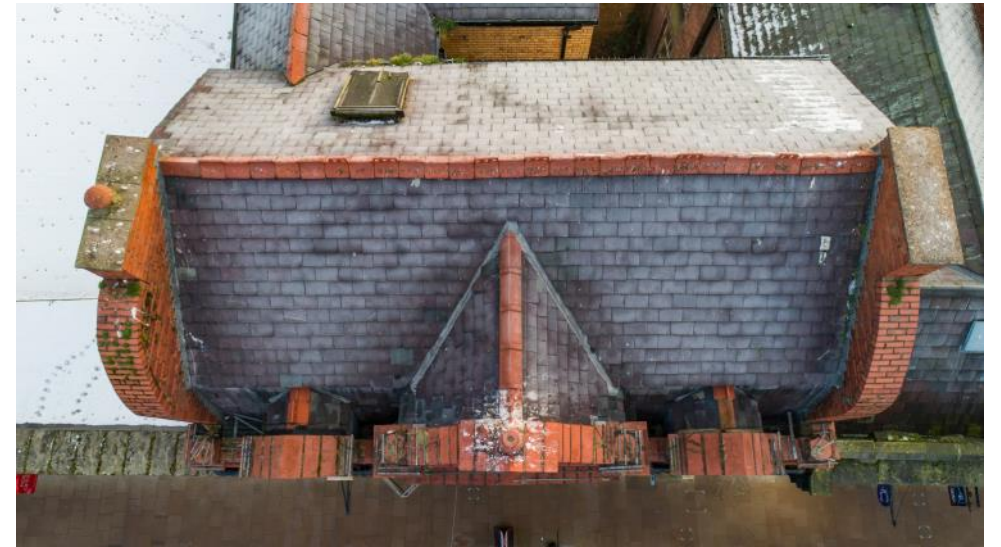


9.00 - APPENDICES

EXTERNAL PHOTOGRAPHS OF BUILDING AS EXISTING

DESIGN AND ACCESS WITH HERITAGE STATEMENT

58A HOPE STREET, WREXHAM



EXTERNAL PHOTOGRAPHS OF BUILDING AS EXISTING

9.00 - APPENDICES

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