



DESIGN AND ACCESS WITH HERITAGE STATEMENT

59 HOPE STREET, WREXHAM
FOR LILLIE GRADEL

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1.00 - STATEMENT OF PURPOSE

This Design and Access Statement supports the Full Planning application for the reordering and restoration of the existing shop front, ground floor and upper floors to. **No.59 Hope Street, Wrexham, LL11 1BE** to a ground floor commercial unit and 2no. 2 bedroom apartments 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.



Image 01 - Drone image of front of building (received from WCBC September 2022)

1.00 - STATEMENT OF PURPOSE

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01

2.00 - LOCATION

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

59 Hope Street, Rhosddu, Wrexham, LL11 1BE

OS Grid Reference: SJ 33520 50239

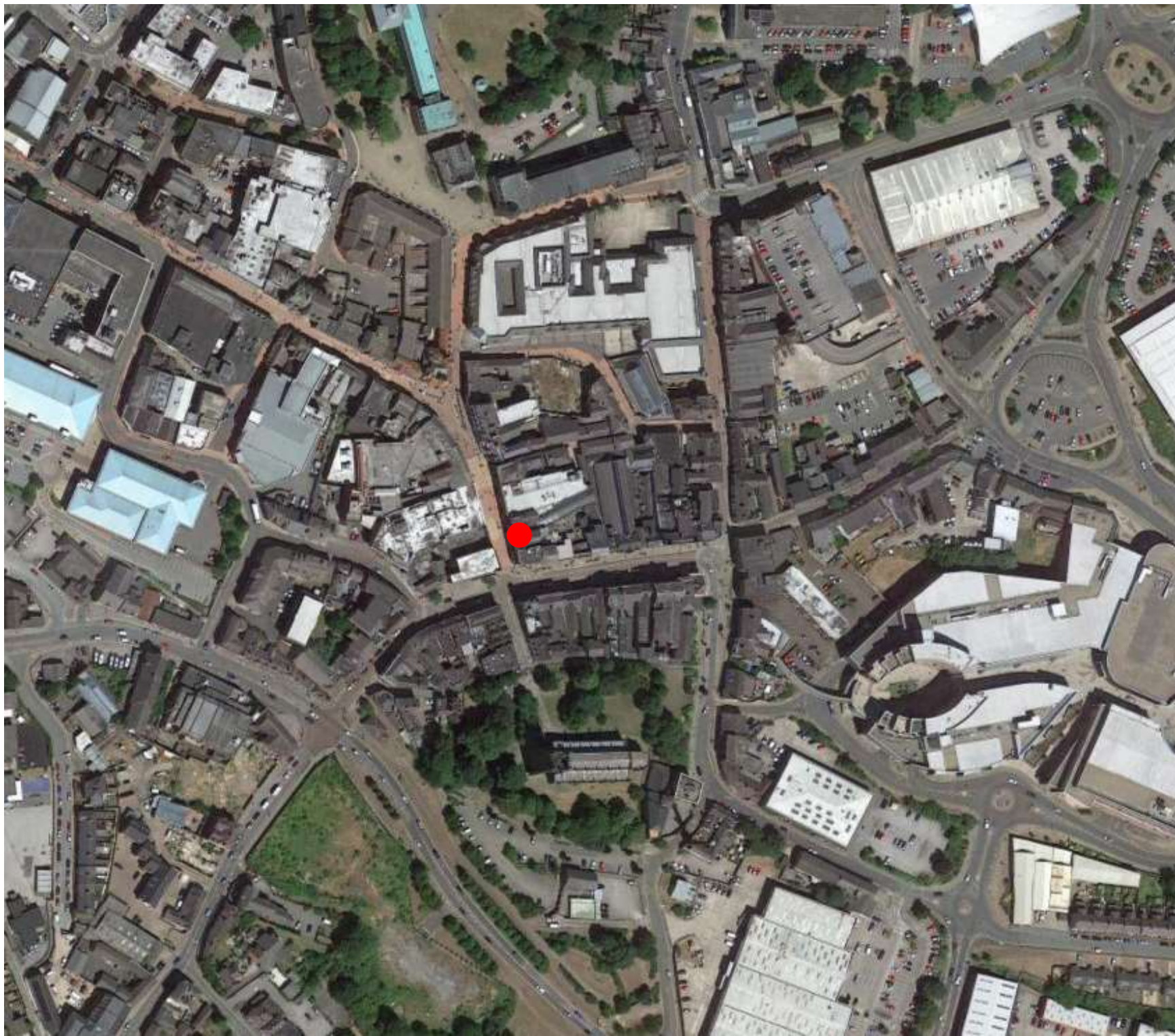
OS Grid Coordinates: 333520, 350239

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 within the full ownership of our client. 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 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
(59 Hope Street location noted with red point)



2.00 - LOCATION

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3.00 - CONTEXT

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

The building is located next door to 58 Hope Street Arcade, which 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 a commercial unit to the ground floor and offices to the upper floors. Residential apartments located above commercial units along Hope Street, and the wider city centre as a whole, are becoming a common feature of the city centre.

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

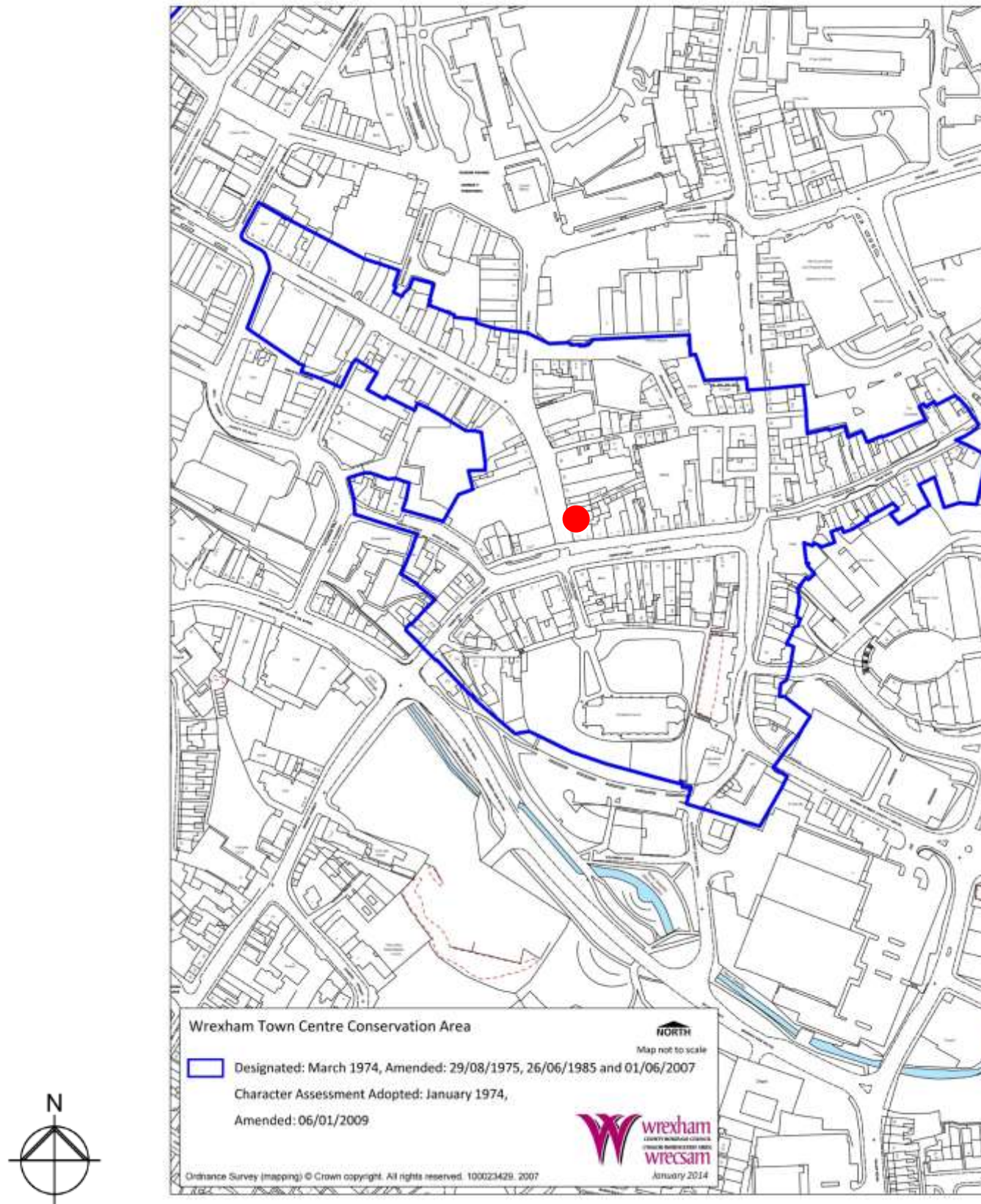


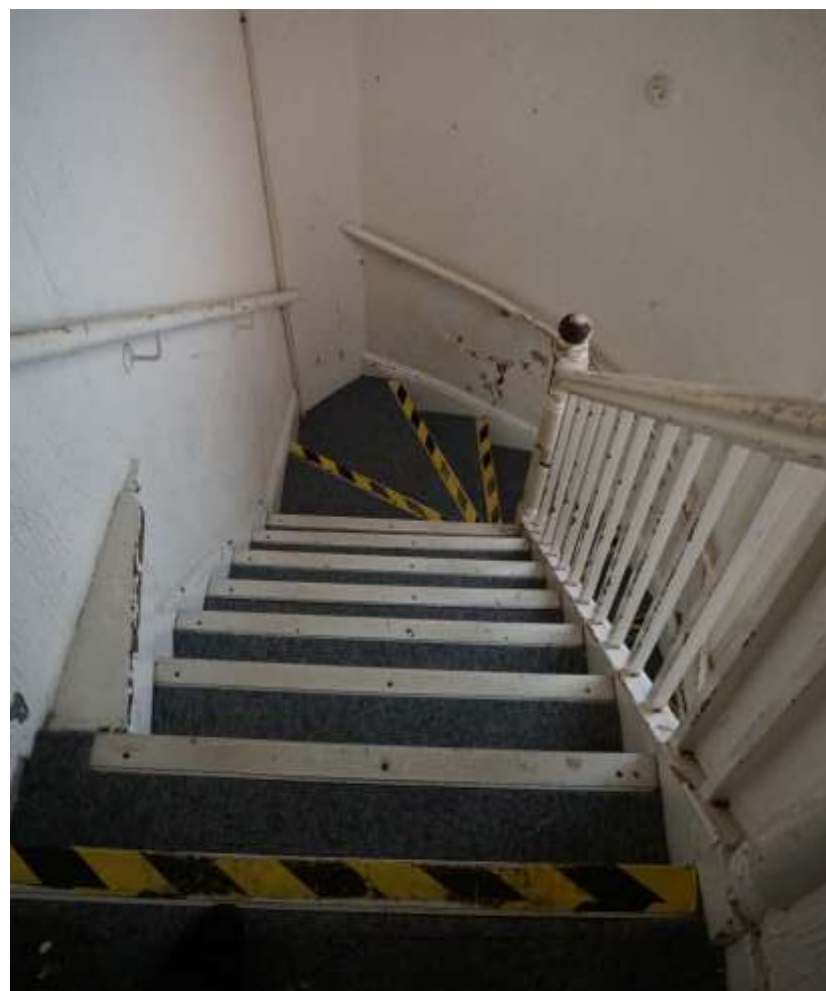
Image 01 - Wrexham Town Centre Conservation Area MAP
(source www.wrexham.gov.uk)

(59 Hope Street location noted with red point)

3.00 - CONTEXT

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4.00 - DESCRIPTION

The building has lay empty since early 2022 after a long term tenant moved out of the building.

The ground floor was previously in use as a charity store and appears to be in sound condition with suitable finishes, albeit non-original wall, floor and ceiling finishes. The shop frontage has at some point been replaced with an aluminium door and window system with what appears to be a green granite tiling surround.

The first and second floors were previously in use as storage, staff facilities and offices for the ground floor shop tenants. Again the upper floors appear to be in a somewhat suitable condition, although some floors do appear to be uneven and there is evidence of internal alterations with non-original wall, floor and ceiling finishes.

- The building has been changed over the years and predominantly has been used as a commercial unit, with shops to the lower floors and storage/offices to the upper floors.
- The building has been internally altered with partitions altered, added and removed, stairs altered and windows infilled etc.
- The stairs throughout the building appear to be original however have been adapted over the years and are in a state of disrepair.
- Externally, the building retains many of its original features to the upper floors although is in need of cleaning to remove a build up of vegetation on several of the elevations.
- Several windows to the gable elevation appear to have been blocked up.
- Window to the buildings all appear to be original timber sash.

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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 upper floor with walls to be retained

Image 04 - Photograph of existing open plan on third floor

4.00 - DESCRIPTION

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5.00 - PROPOSALS - EXTERNAL

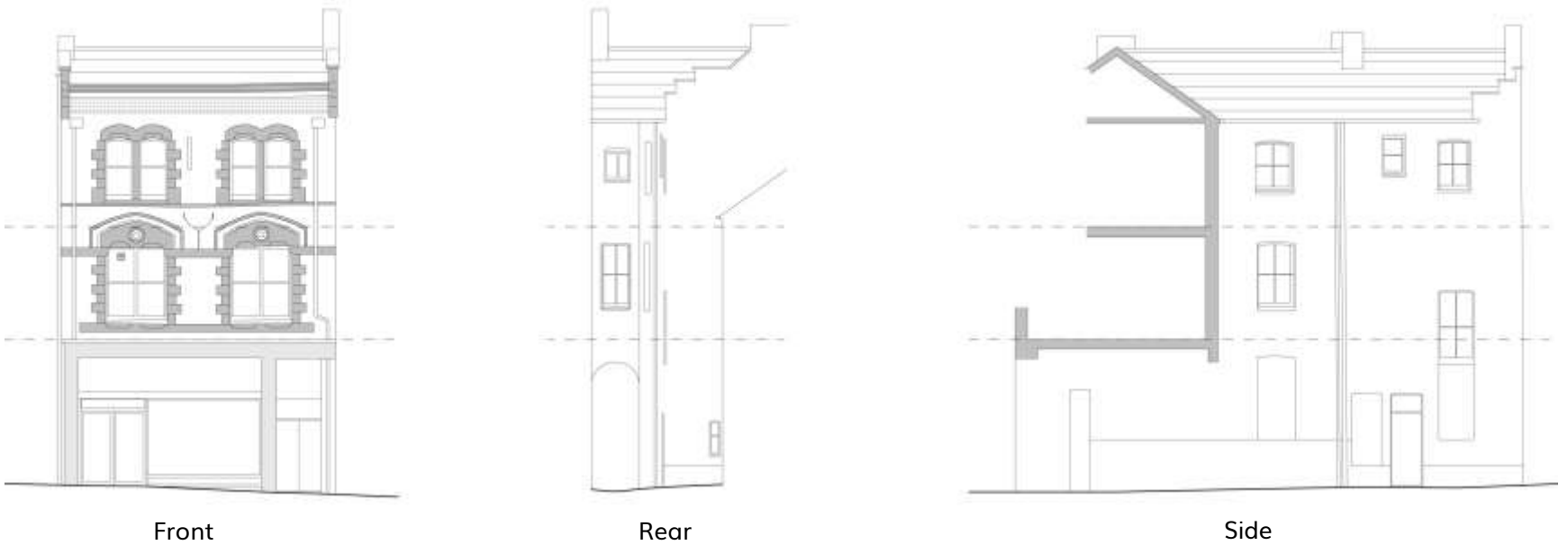
Externally, it is intended to retain the frontage above ground floor level and clean some of the brick/stone work, restore rainwater goods and remove any growing vegetation etc.

It is also intended to restore all of the windows to their former glory on all of the floors and even reinstate the full height ground floor window to the side elevation.

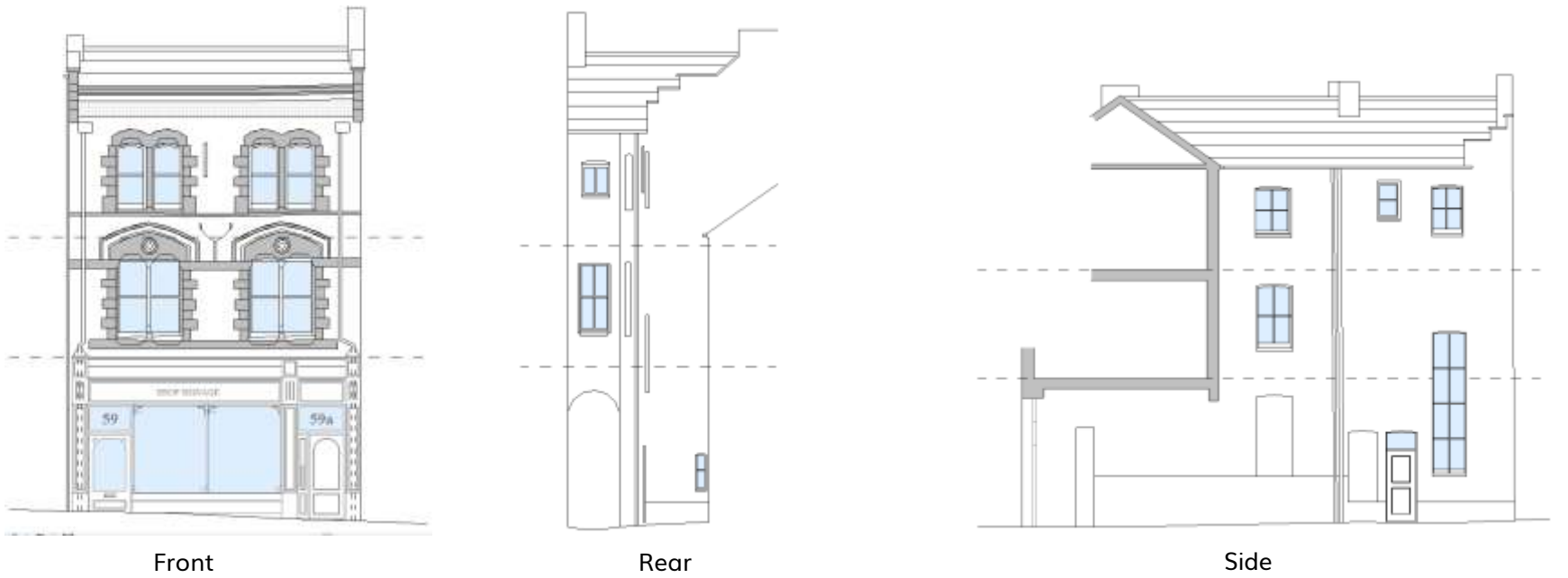
The current shop frontage, signage fascia and tiled surround for the previous store is unsympathetic to the building. Whilst the commercial fit out does not form a part of our proposals, the shop front will have an uplift, with the existing door and window system, large fascia board removed. Replaced with a more traditional timber shop front, mullion detailing will be added as well as half round mullion details to match similar nearby properties.

The biggest external change will be the removal of the tiling and replacement of the shop front. The door for the commercial unit will be flush with the shop windows as per the existing so that the overall appearance is more traditional in character and cohesive.

To the side elevation which is located down the side ginnel, there is a large sash window which have previous been partially infilled externally. Is it proposed to remove this external brickwork bringing the window back into use within the communal lobby. The access door and windows, brick/stone work and rainwater goods will also be restored as per the front elevation.



EXISTING ELEVATIONS



PROPOSED ELEVATIONS

5.00 - PROPOSALS - EXTERNAL

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Image 01 - Existing Elevations

Image 02 - Proposed Elevations

01

02

6.00 - PROPOSALS - INTERNAL

6.02 - GROUND FLOOR

The proposed shop size is very similar to the existing, with a small amount (approx 8m²) being taken from the ground floor to provide communal circulation space for the flats above to allow for appropriate manoeuvrability space. The internal shop fit out and any specific external signage does not form part of this planning application and the intention is to create an empty shell which will be 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.

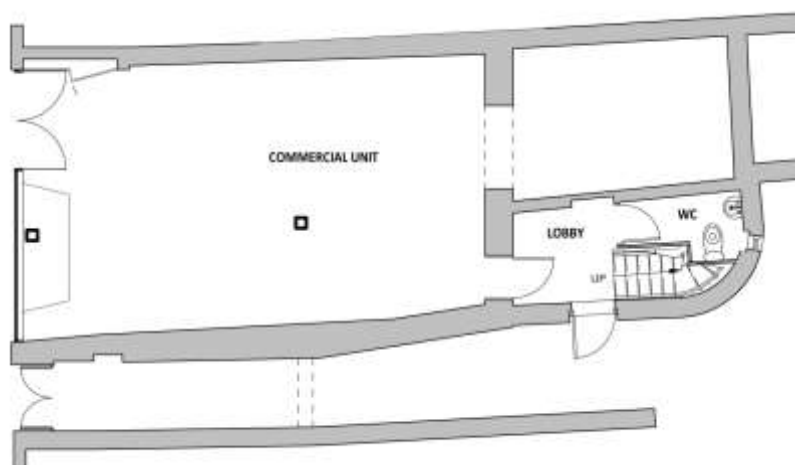
The existing side access door within the ginnel will be replaced with a more secure door providing. An appropriate allocation for external bin storage has been proposed to the external ginnel for the residential units. The existing stair case is very steep and winding and in reality not suitable for domestic use, it has been proposed that this is removed and replace to meet current standards.

6.03 - FIRST FLOOR

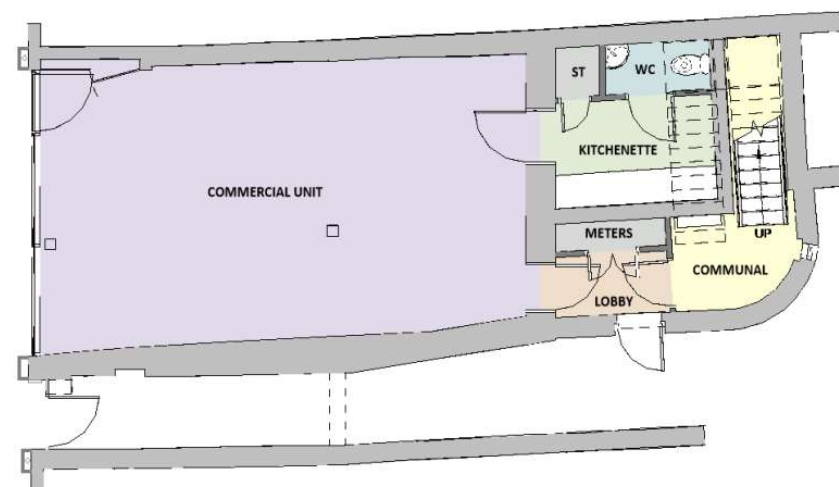
The existing first floor is currently accessed via the steep and winding stairs which are to be replaced as part of these proposal. The first floor is currently a collection of separate rooms which were previously used storage and staff facilities for the ground floor commercial unit. The proposed layout retains as many of the existing partitions as practical to minimise disturbance to the existing structure.

There is an existing window externally bricked up which will be reinstated as part of our proposals which is within the external ginnel. The space will be converted into a 2 bedroom flat with an entirely new staircase and communal area.

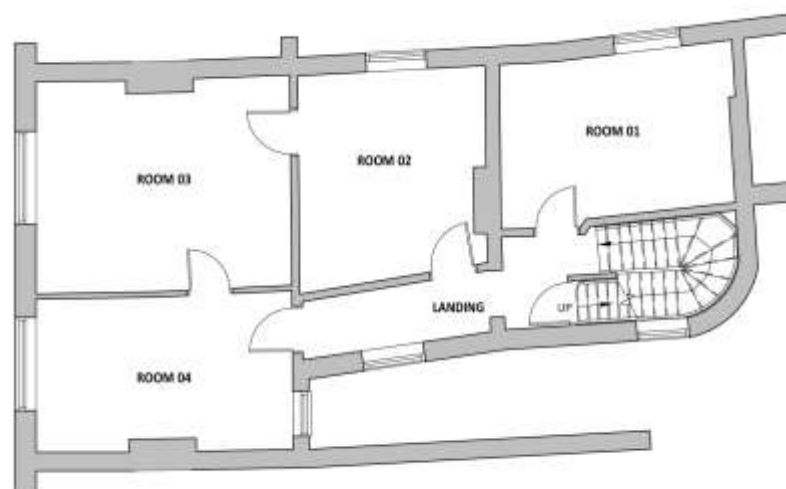
The existing stair case is very steep and winding and in reality not suitable for domestic use, it has been proposed that this is removed and



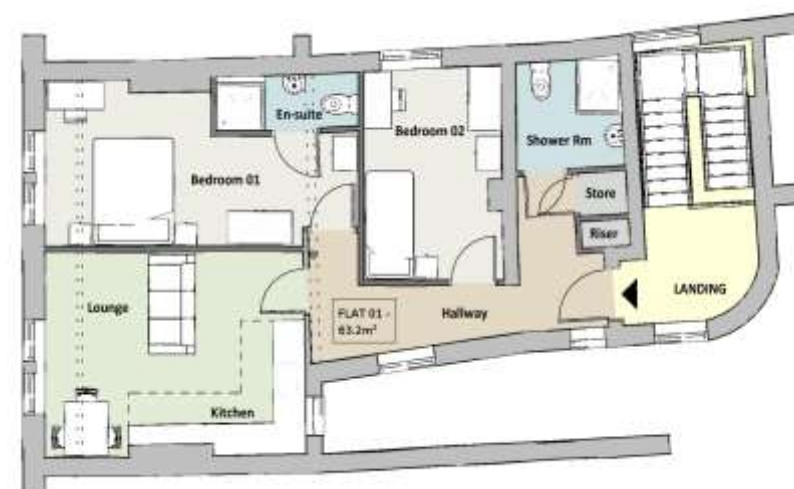
EXISTING GROUND FLOOR



PROPOSED GROUND FLOOR



EXISTING FIRST FLOOR



PROPOSED FIRST FLOOR

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Image 01 - Existing Ground Floor

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Image 02 - Existing First Floor

Image 03 - Proposed Ground Floor

Image 04 - Proposed First Floor

6.00 - PROPOSALS - INTERNAL

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replace to meet current standards.

6.04 - SECOND FLOOR

The existing second floor as below is currently accessed via the steep and winding stairs which are to be replaced as part of these proposal. The second floor is currently a collection of separate rooms which were previously used storage and staff facilities for the commercial unit. The proposed layout again retains as many of the existing partitions as practical to minimise disturbance to the existing structure.

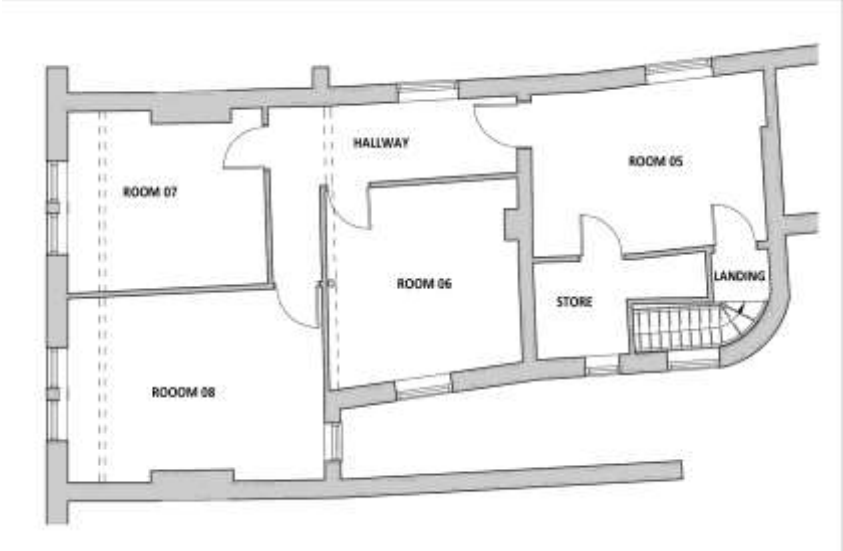
The space will be converted into a 2 bedroom flat matching the floor below with an entirely new staircase and communal area be provided.

The existing stair case is very steep and winding and in reality not suitable for domestic use, it has been proposed that this is removed and replace to meet current standards.

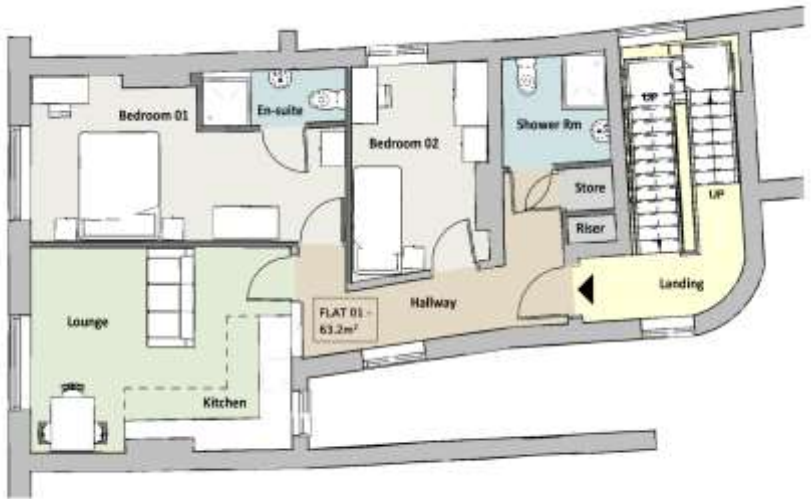
6.05 - ROOF

There is no intention to change the layout or appearance of the existing roof. The only works being undertaken to the roof area is the clearing of dirt and vegetation build-up. Repoint brickwork to chimneys, review and replace any damaged roofing slate, flashing, ridge tiles etc.

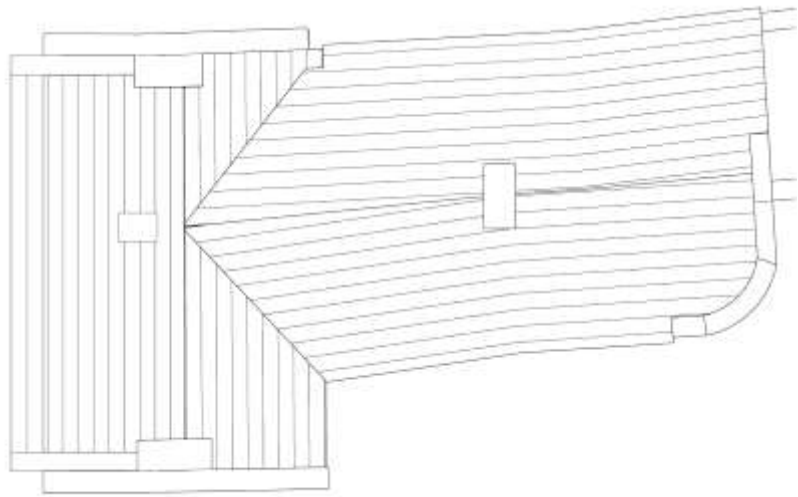
Regarding the metal panel attached the front slope of the roof, it is intended for this to be reviewed on site, removed and replaced with slate to match existing.



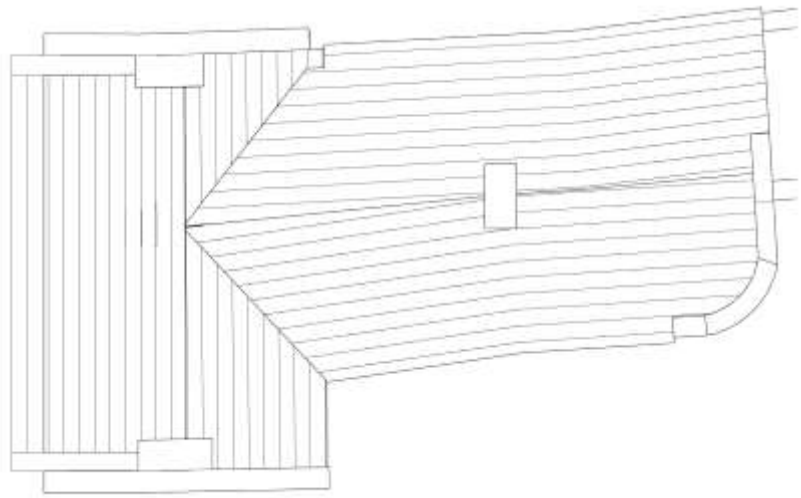
EXISTING SECOND FLOOR



PROPOSED SECOND FLOOR



EXISTING ROOF PLAN



PROPOSED ROOF PLAN

6.00 - PROPOSALS - INTERNAL

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Image 01 - Existing Second Floor

Image 02 - Existing Roof Plan

Image 03 - Proposed Second Floor

Image 04 - Proposed Roof Plan

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7.00 - SUMMARY

- Our proposals aim to rationalise the building and create functional apartments, suitable for 21st century living and a commercial shop ready for fit out
- The proposals will bring this vacant building back into use and future proofs it for years to come and historic assets and details of the building will be retained as much as possible.
- The apartments are proposed to be accessed from a core stairwell which will be completely separated from the shop premises. They generally stack up floor to floor, with some small differences due to the existing wall locations which will be utilised where possible.
- Provision has been made to ensure that the building is functional in modern day living, such as a bin storage location for the apartments. Cycle storage will be within each individual apartment within the generous store cupboards.
- As is often the case with converting existing buildings, it has not been possible to provide wheelchair access into the apartments. Providing accommodation to suit needs of all users is always our aim for each project, however, in this instance, it is not possible due to working with an existing historic building.
- The historic shop frontage will be reinstated as part of our application but the shop fit out and signage will not form 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.



Image 01 - Drone image of front of building (received from WCBC September 2022)

7.00 - SUMMARY

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8.00 - HERITAGE STATEMENT

8.01 - INTRODUCTION

This three storey building is terraced between the Wrexham arcade between 58/58a Hope Street and 1/2 High Street.

While there is little readily available history of the building it appears to be in Victorian in appearance and would likely be built circa late 18th century.

8.02 - BUILDING STATUS

The building is a fine piece of Victorian Architecture and sits within the Wrexham Town Centre, although the building itself is not listed.

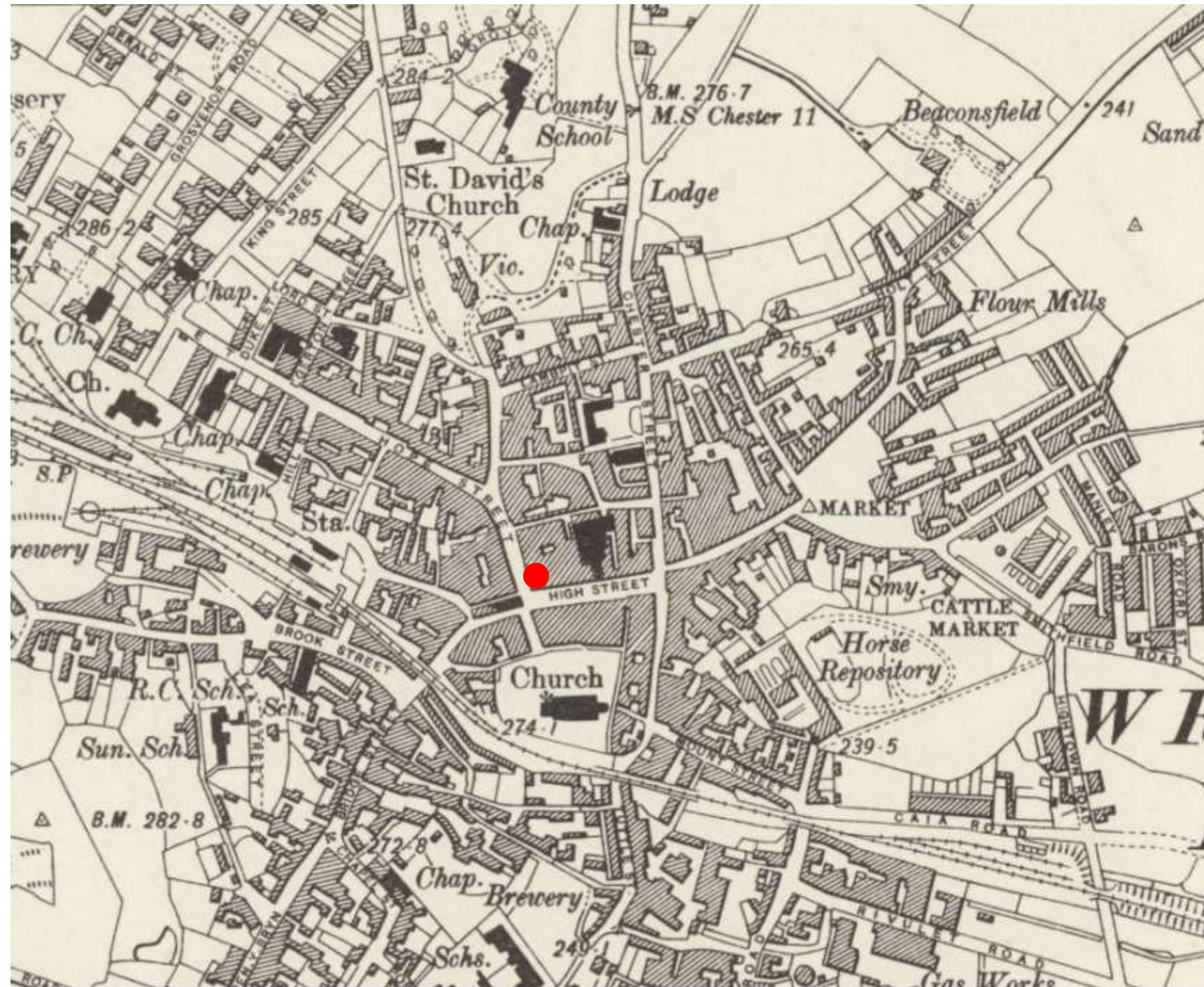
8.03 - SIGNIFICANCE OF BUILDING

The building boasts fine examples of architectural details including brick detailing and stone work, which sits in the company of other listed building and should be protected as such for the benefit of not only the building itself but for future generations.

It is being located 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 in 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.'



01

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

(59 Hope Street location noted with red point)



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'Ornamentation and decoration are evident throughout the Conservation Area and make a significant contribution to its character. In particular terracotta mouldings, iron balustrades, decorative 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 notable 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 front of the shop 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 as well as more traditional signage fascia. The very rundown green tiling will also be removed reinstating the facing brickwork.

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 and is expanded upon with Wrexham Councils CBC SPG 12 guidance, which.

'... offers a framework within which creative designs for the repair or improvement of shopfronts, introduction of new shopfronts and associated signage and security measures can be delivered.'

It is intended that the proposals to 59 Hope Street will contribute to this.



Image 01 - Historic view down Hope Street
(Source peoplescollection.wales-items-29016)

8.00 - HERITAGE STATEMENT

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BUILDING USE

The floors of the building are currently unused and the early stages of disrepair, as well as stairwells being deemed unsafe.

These upper floors have been out of use for nearing 12 months as well as the shop premises below. Creating apartments in these upper floors will allow the building to be fully utilised and therefore protect the building for years to come. The ground floor shop space on the high street will remain in situ also be utilised so that the entire building can be in use once again. Another advantage of this is that the apartments / commercial space will be heated from its users and therefore protect the building from further deterioration/ damp issues.

CIRCULATION

The current vertical circulation for the building is very steep and winding and quite unsuitable for residential use. A new circulation core at the rear of the building has been proposed meeting current Building Regulations Standards.

REFUSE COLLECTION

59 Hope Street currently has waste storage to the side ginnel, which is believed to be in ownership of the applicant. It is the intension of to utilise this space once again for waste refuse. Allowing local and/or private waste collection to be available directly from the side ginnel.

8.05 - IMPACT OF PROPOSED CHANGES

We have been working closely with the building owner to ensure that our proposals are done sympathetically to the 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.



01

Image 01 - Current condition of shop frontage (taken November 2022)

8.00 - HERITAGE STATEMENT

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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. With its current incarnation being an aluminium door and window system with what appears to be a green granite tiling surround. The proposed timber shop frontage has taken inspiration from existing photographs of the original building, as well as looking at details from other nearby designs which mimics that of the original design of the building including the neighbouring property 58a Hope Street.

External changes above ground level

The upper floor elevations will remain aesthetically the same with all elements including brick/stone work, rainwater goods and windows etc to be inspected and replaced/made good where necessary as part of the proposed works. Full details of this can be found in the Materials Schedule document.

Changes to internal walls

There are minimal walls located on the ground floor with two columns supporting the open plan shop floor. One wall is within the back of house are is being proposed for removal to allow for a new staircase and circulation area for the upper floors.

The upper floors are divided up into rooms, with partitions and door positions that appear to have been altered over time. The proposals aim to remove or alter as few walls as possible, utilising as many of the existing walls into the designs as possible to avoid any unnecessary demolition and disturbance to the building.

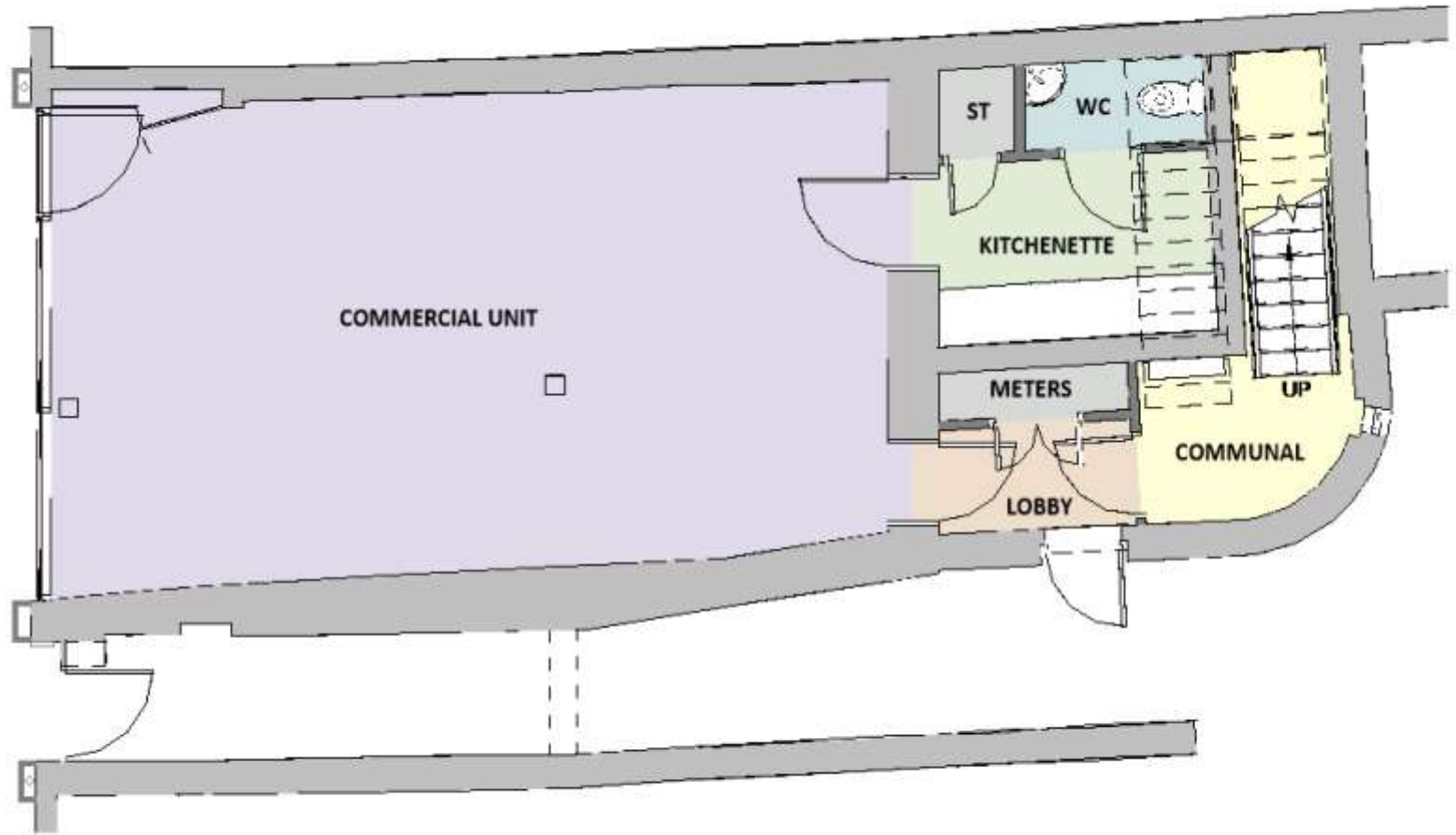


Image 01 - Proposed Ground Floor Plan

Image 02 - Photograph of ground floor column within shop area. (taken November 2022)

Image 03 - Photograph of ground to first floor staircase. (taken November 2022)

Image 04 - Photograph showing existing partitions with 'modern' door fittings to first floor. (taken November 2022)

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Changes to stairwells

As previously mentioned the existing stairwell to both the first and second floor are steep and tightly winding staircases, which is far from suitable for residential use. While the existing staircases appear to be original it is quite obvious that the steps and balustrades have been altered and adapted over the years, with some of the treads now being soft under foot indicating damage .

A new rationalised timber staircase is being proposed in place of the existing which is to meet current regulations and provide more suitable access for the proposed upper floor use, which ensures the longevity of retaining the building. It is intended that the proposed staircase is traditional in appearance to compliment the heritage of the building the staircase that are being removed.

8.06 - SUMMARY

As a practice we tend to work with many historic 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 Wrexham City Centre and would like to be able to preserve it for future generations.

The original building was once mixed use with the upper floors being originally office and storage spaces and a shop to the ground floor. In recent years and especially since the COVID-19 pandemic, there is less of a need for offices and commercial spaces as many people are working from home as well as shopping online. This leaves many premises in town centres empty, much like this building. Creating residential dwellings to the upper floors will not only bring the building back into full use and create additional foot fall within the city centre it will ensure that the future of the building is protected for years to come.



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02	03	04

Image 01 - Proposed shop front elevation

Image 02 - Photograph of existing second floor partition and supporting column (taken November 2022)

Image 03 - Photographs of existing staff facilities to first floor (taken November 2022)

Image 03 - Photographs of existing first floor window (taken November 2022)

8.00 - HERITAGE IMPACT STATEMENT

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