



Heritage Statement

Halifax - Wrexham

55 Hope Street,

Wrexham.

LL11 1AF

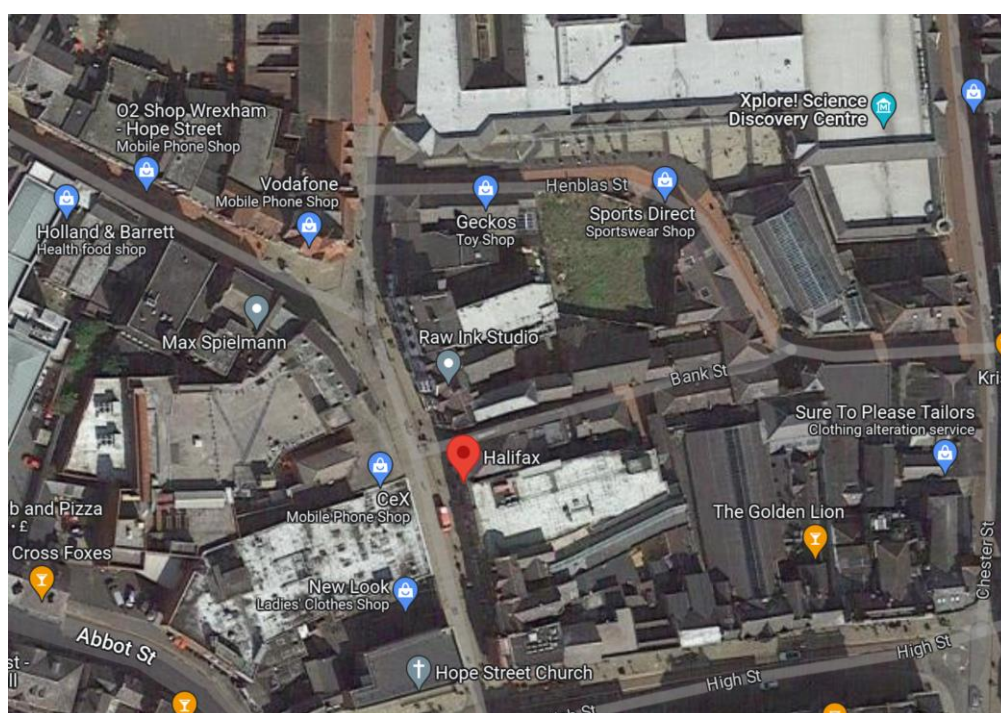


Heritage Statement

Halifax – 55 Hope Street Wrexham, LL11 1AF

Introduction

This statement has been prepared in order to support an application for the refurbishment of the roof and upgrade of the HVAC (Heating Ventilation & air conditioning) for Halifax Bank, 55 Hope Street, Wrexham. The Halifax bank is a Grade II listed building and is situated within the Wrexham Town Centre and the Wrexham Conservation Area. The site location is within a predominantly commercial area with other business establishments and some residential dwellings within close proximity, (See image below). Halifax is a banking chain in the United Kingdom and a division of Bank of Scotland, itself is wholly owned subsidiary of Lloyds Banking Group (LBG). The following statement explains the HVAC works and roof works on the proposal.



Appraisal:

Heritage Category: Listed Building

Grade: II

Reference Entry Number: 1845

Date first listed: 1994.01.31

Location

Statutory Address: 55 , Hope Street, Corner of Hope Street and Bank Street.

Conservation: Located within the Wrexham town centre conservation area.

County: Wrexham

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Community: Rhosddu

Traditional County: Denbighshire

District: Fenland (District Authority)

National Grid Reference:

OS Eastings: 333519

OS Northings: 350272

OS Grid: SJ335502

Latitude: 53.0456 / 53°2'44"N

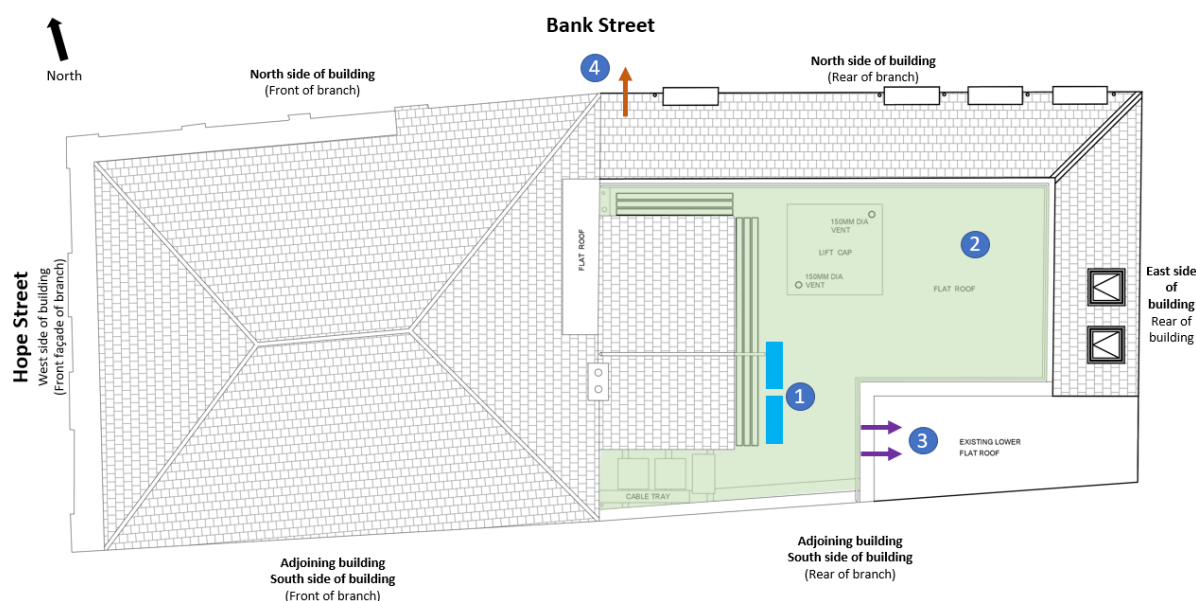
Longitude: -2.9931 / 2°59'35"W

Site / Vicinity

Wrexham is a city within the Wrexham County Borough of Wales. The bank premises date back to the 1876. The property is of an Italianate design and comprises of two storeys a roof and a basement. Central entrance in stressed architrave with coupled Tuscan engaged columns and moulded brackets carrying entablature with dentilled frieze and blocking course which defines the banks entrance. Windows are slightly recessed each side. Cornice over ground floor, the upper storey articulated by pilasters, and the four-pane sash windows set in moulded architraves with entablatures. Heavy modillion cornice, and end wall stacks under a hipped, slate roof and flat roof section.

Proposals

The building has been a Halifax Bank for a number of years, serving the local community during this time. This building is in a prominent central location alongside other businesses and financial institutions within an established town centre community. The proposed works includes works internally and externally to the branch as listed below.



Please see separate photo pack.

The intention externally is to:

1. (Item number 1) Proposal to Install 2no new air conditioning condensing units. The proposed condenser units shall be located adjacent to the existing condenser installations on the second-floor flat roof area to the rear of the building. (Please see separate M&E drawings for more information)
2. (Item number 2) Proposal to replace the existing second floor flat roof area to the rear of the branch. The existing roof has deteriorated over the years (Please see separate document for report and specification).
3. (Item number 3) Proposal to replace the existing external louvers from the existing plant room to the second-floor rear of the building, apertures to be opened slightly to support the new louvers.
4. (Item number 4) Installation of a new duct mounted extract fan to in the cleaner's cupboard to the external wall of the building at high level on Bank Street.

The intention internally is to:**Ground floor**

- Strip out existing overhead door air curtain and replace with new.
- Strip out all existing radiators and associated pipework (Radiators are not of historic interest).
- Installation of new panel heaters throughout the branch as required.
- Remove suspended ceilings to the rear of the branch meeting rooms and waiting area.
- Strip out existing mechanical services, some existing Air conditioning units to be retained.
- Installation of new primary & secondary ductwork and grills.
- Areas that are affected by the ceiling strip out are to be redecorated to match the existing finish already in the branch.
- Localised making good and decorations to the secure admin and cash delivery lobby.
- Floor protection to all areas.

First Floor

- Strip out existing end of life water heaters and Installation of new water heaters.
- Installation of new water heaters.
- Strip out existing gas boiler plant, flue, pumps, and pipework.
- Strip out all existing radiators and associated pipework. pipework (Radiators are not of historic interest).
- Strip out existing incoming gas, meter, and meter housing.
- New extract fan in cleaner's cupboard to the external North rear side of the building.
- Strip out existing heat recovery unit in plant room.
- Install a mechanical ventilation heat recovery unit within the plant room.
- Installation of new dedicated mechanical DB (Distribution board) and submain.
- Installation of new primary & secondary ductwork and grills.

- Installation of new fire alarm interface for the HVAC (Heating Ventilation and Cooling) panel.
- Areas that are affected by the ceiling strip out are to be redecorated to match the existing finish already in the branch.
- Localised making good and decorations to the secure admin and cash delivery lobby.
- Floor protection to all areas.

Second floor

- Strip out existing wall mounted AC unit in the comms room and replace with new.
- Strip out all existing radiators and associated pipework. pipework (Radiators are not of historic interest).
- Installation of new panel heaters.
- Localised making good and decorations to the secure admin and cash delivery lobby.
- Floor protection to all areas.

Third Floor

- Installation of new water heaters.
- Strip out existing extract fans and replace with new in the same position.
- Strip out all existing radiators and associated pipework. pipework (Radiators are not of historic interest).
- Localised making good and decorations to the secure admin and cash delivery lobby.
- Floor protection to all areas.

Basement Floor

- Strip out existing end of life water heaters and Installation of new water heaters.
- Strip out all existing radiators and associated pipework. pipework (Radiators are not of historic interest).
- Strip out existing duct, supply, and extract grilles to be removed from interview room, toilets, and storeroom.
- Installation of new dedicated mechanical DB (Distribution board) and submain.
- Areas that are affected by the ceiling strip out are to be redecorated to match the existing finish already in the branch.
- Localised making good and decorations to the secure admin and cash delivery lobby.
- Floor protection to all areas.

Relating to all floors

- Installation of surge protection.
- New containment within the property.
- Strip out of electrical services.
- New power supplies for Air conditioning.
- Installation of fire dampers to be installed at penetration points between floors and ceilings.

Impact

We have carefully considered this proposal in relation to the heritage asset, and we feel the proposed works will not have a negative impact on the building itself or any surrounding heritage assets. The proposed works are limited to the building interior and rear exterior of the building and will not have a negative impact on the building façade or banking hall in any way. It is our opinion that replacing the existing flat roofing will help preserve the building. Replacing the HVAC (Heating ventilation air conditioning) will improve the energy efficiency of the building.

Conclusion

The development plays a role in supporting a strong and vibrant community. The proposal seeks to improve equipment and operational context, thus providing a much-improved facility for both staff and customers.

We hope this statement meets the required standards aiding progress of this application to be approved