

Planning application for Burton Buildings, Bridge Street, Wrexham **LL13 7HP**



Background

Burton Building is a three-storey building and cellars, comprising of two shops to street level and four residential flats on two floors above. It is adorned with lovely terracotta work which was probably supplied by J C Edwards of Ruabon. It sits between two pieces of land, the previous building to the left was demolished however the site has been left in very poor condition with mounds of debris visible, this building was attached to Burton Building. The land to the right has been cleared ready for future development, the previous building was also attached to Burton Building. We have been told the attached building was Burton Brewery, we have requested information and a photograph for this. There are brewery wells in the adjoining plots of land which ties in with what we have heard.

Burton Building was built in 1896 and is currently Grade II listed building, it was listed by CADW in 1994 because it is seen as a fine example of C1900 commercial building design employing locally produced materials and surviving intact, its listing number is 1764.

Burton Building was purchased by Adrian Jones and Victoria Sumner-Jones in November 2016. They were attracted to the building because of its historical value and being such a prominent and distinguished building that has survived with existing features. Many of Wrexham's historical buildings have been demolished and made way for modern shopping centres. Unfortunately, Burton Building has lacked any maintenance and is in need of essential work to preserve the structure of the building.

The cellar was full of rubble and it's believed that this came to be there following refurbishment of the flats on the first and second floors before the building was purchased in 2016. This has since been removed and this led to an ingress of water being discovered.

In late 2018, repairs and refurbishment work commenced in the shops due to unstable, spongy floors, damp walls and water ingress to the cellar, all of which compromised the integrity of the building. This involved digging areas of floor of the cellar and around the back of the building to locate the water source, these have now been diverted to the drains. Joists in both shops have been repaired to prevent the floor from collapsing.

Dazzles Dog Grooming occupied 30 bridge street but has since left in 2020, refurbishment of this shop has now commenced. There is an existing kitchen to the back of the shop which needs renovating. Original pitch pine flooring has been kept and restored. Whilst refurbishing, a wall mural was found. After conversation with locals, it's been advised the unit was the oldest gentleman's club in Wrexham in the 60s or 70s. This will be retained and used as a feature. Our intention for this shop is to preserve the building using its original materials, this has been shown with retaining exposed brickwork and any repairs will be undertaken using lime mortar.

The exterior to the front of the building including frames and glass will not be altered in any way however, it will be necessary to repair damage and any rotten woodwork.

The cellar will be accessed down a spiral staircase, identical to the already refurbished shop next door. There is an existing toilet in the cellar which will need to be upgraded and there is a fire exit through the old cellar access to the back which leads to the hallway for the residential flats.

The existing fire safety measures were not fit for purpose and was a risk to all residents. The fire bridge has attended all the residential flats, cellars and shops to make recommendations. All the cellar ceilings have been fire-boarded and plastered, the smoke and heat sensors have been upgraded.

A full asbestos survey has also been undertaken and confirmed no asbestos is within the building.

Proposed Work

The proposed work to the first-floor shop is to have an outlet to the rear of the building for a cooking extraction unit. There will be minimum structural alterations for this as we will be extracting through the existing lean-to roof.

Due to the fact that the existing kitchen has no window access we are proposing an internal opening between the kitchen and the proposed restaurant floor. This will be approximately 2ft x 4ft.

As mentioned, there will be upgrades needed to the existing cellar toilets to make them usable.

We are aware of our duty to keep the integrity of the building and as such, if any alterations or repairs are required, lime and mortar will be used. The existing brickwork will remain exposed within the proposed restaurant and cellar. The kitchen is currently plasterboard, and has not yet been investigated. There is a bricked up external door which is visible from the outside but as we have not yet refurbished the kitchen it is not possible to assess external works required.

We are proposing air conditioning to keep the building a consistent temperature, we believe this will show we are trying to avoid any environment noise impact with opening windows and doors to cool down the building. We are aware this is sometimes requested when new builds are being constructed.

There are mosaic tiles to the front of the building, we have purchased the same age tiles and will be replacing any damage to the original design.

Objective

The objective is to restore the building to its former glory, using its original materials and having a positive impact on the area which has been left in disarray. The work carried out will be in order to convert to a restaurant if planning permission is granted.

Significance of affected fabric

The building will still have its original layout and detail. Specifically, we are retaining exposed brickwork, pitch pine flooring, the mural, the front windows, signage and any existing doors available.

The only affected fabric maybe the proposed extractor fan through the lean-to, proposed internal window and opening back up the original external door.

Assessing beneficial impact

We would like a historical building from 1896 to be used and accessed by the public. We feel the adjoining roads are home to a lot of well-known and used bar and restaurants in Wrexham however, Bridge Street has been left with redundant and rundown buildings which could equally contribute to the City's nightlife.

We have noted the Councils Plan for 2020-2023 and think this could contribute towards developing the economy, involving local workman and community and hope to provide more work in the area.

Notably, one of the business owners is profoundly deaf and another is from a Thai heritage, which we feel would be a great contribution towards diversity and equality in the area.

Assessing harmful impact

We feel the negative impact would be the minor alterations mentioned within the affected fabric and also the possible noise impact on the surrounding area.

Proposed solution

Any bricks removed would be retained in the event the building was used at a later date for an alternative use.

To reduce noise pollution, we would be installing air conditioning to reduce the need for opening windows and doors.

Scale 1:50

Extractor unit

Window from kitchen into dining area

Bar area

Dining area with cover for 25 – 30 people

Entrance

Staircase to cellar

RESTAURANT
30 BRIDGE ST
WREXHAM
LL13 7HP

PROPOSED KITCHEN AREA

BAR AREA

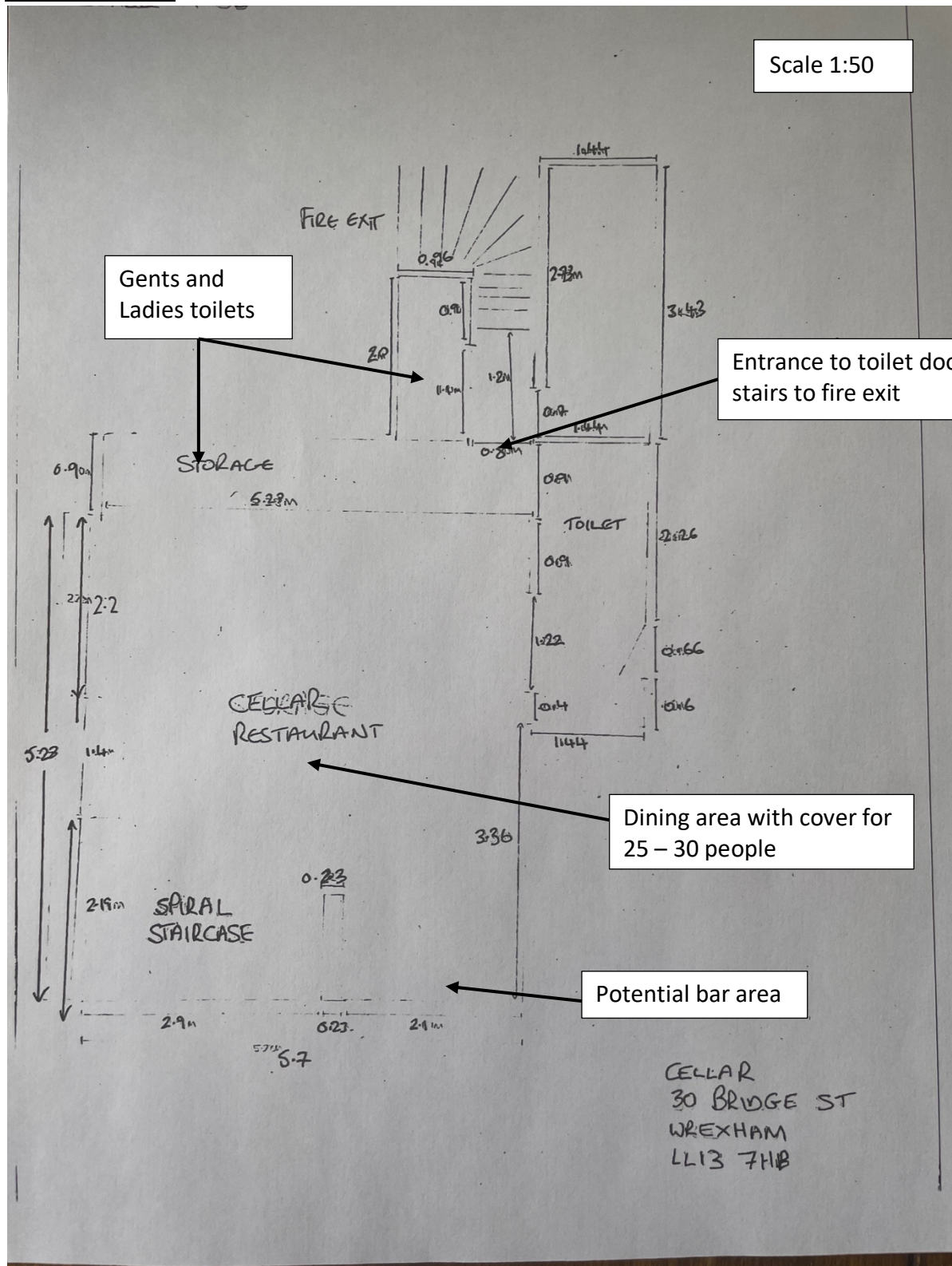
RESTAURANT

SPIRAL STAIRCASE

ENTRANCE FROM STREET

Dimensions: 1.422, 0.77, 1.08, 1.464, 4.45, 0.73, 1.39, 0.72, 1.24, 2.15, 1.10, 0.56, 0.28, 0.3, 2.12, 1.55, 0.38, 3.093, 2.24, 0.194, 1.06, 1.5, 0.60, 1.6, 2.83, 5.91

PLANS – CELLAR



Pictorial representation

Shop front and signage



Wording and design will be similar to the photo but will be painted as opposed to letters placed on front.



Intention is to restore shop front with only name change to the top sign to incorporate restaurant name.

First floor



Cellar



Entrance to toilet door and fire exit

Second toilet door

Building rear



Rear of building for where
extractor will be installed

Conclusion

It is believed that the conversion to a restaurant will have many benefits to the building and city alike. By changing the premises to a restaurant will also bring the cellar into use which has its own history in itself and will be utilised by renovating the brickwork and preserving the mural on the wall. The property will be renovated and preserved to high standard with minimal effect to the structure.