

TWO SHOPS AND CELLARS, BURTON BUILDING,
35, 37 AND 39 BRIDGE STREET, WREXHAM, LL13 7HP

HERITAGE IMPACT STATEMENT

Introduction

35, 37 and 39 Bridge Street are 3 small properties that sit on the edge of the Salisbury Park Conservation area. The properties are in a very poor state of repair and have been neglected for many years. They sit on a main route into the Wrexham town centre, and the refurbishment will enhance the Conservation Area.

A meeting has already taken place with Kathryn Moore, Conservation officer who is very supportive of the application to bring this building back into use.

Description of proposed works

Replace the rotten roof trusses, the existing damaged Welsh slate roof will be repaired with the existing slates where possible and new slates.

Install new wooden double glazed wooden and doors, design to be agreed with Conservation officer in keeping with the era of the building.

Repair of brickwork and mortar with lime based products as necessary.

Replace soffits, guttering and downpipes as existing, currently plastic guttering in place.

Arrange electric supply to 3 properties
Insulate, plasterboard and plaster the internal walls
Replace rotten joists
Install new floorboards on first floor
Install heating in each property
Install spiral staircase in each property
Install kitchen and bathroom in each property

Intention of works

It is my intention to refurbish the properties as 3 residential units for the rental market.