



lawray architects

HERITAGE IMPACT STATEMENT

PROPOSED ACCESSIBLE RAMP TO SCHOOL OF CREATIVE ARTS REGENT STREET, WREXHAM, LL11 1PF FOR GLYNDWR UNIVERSITY



Lawray Architects
The Byre
Croesnewydd Hall
Wrexham
LL13 7YP

Tel 01978 357887

wrexham@lawray.co.uk

The proposal is for a Listed Building Consent for the proposed accessible ramp to the front portico of the Wrexham School of Creative Arts on Regent Street, Wrexham.

School of Creative Arts, Glyndwr University
Proposed Accessible Ramp

Heritage Impact Statement with appended Access and Design & Access Statements

Contents:

49 Regent Street – Cadw Listing	Page 3
Site Location & Description	Page 4
51 Regent Street – Cadw Listing	Page 6
Proposed Works	Page 7
Precedents	Page 8
Conclusion – Impact on listed building & Planning Policies	Page 9
Appendix 1 – Access Statement	Page 11
Appendix 2 – Design & Access Statement	Page 12

Cadw Ref: 1804 Grade II Building No 49 Regent Street - Former Wrexham Infirmary

Easting: 333080

Northing: 350517

History

The building was originally built as the Infirmary in 1838-9, to design of Edward Welch of Liverpool, architect. The infirmary was successively extended in the later 19th century with a theatre added in 1862, detached fever wards in 1866, a new ward wing in 1887. At the end of the 19th century it included 1 men's, 2 women's, accident, children's and emergency wards (Slaters Directory, 1895).

Following the opening of a new hospital in 1926, the buildings were used by Denbighshire Technical College from 1927 and later by the College of Art. The present extensions to the Regent Street and Bradley Road elevations appear to be early 20th century and were possibly built in association with its change of use.

Exterior

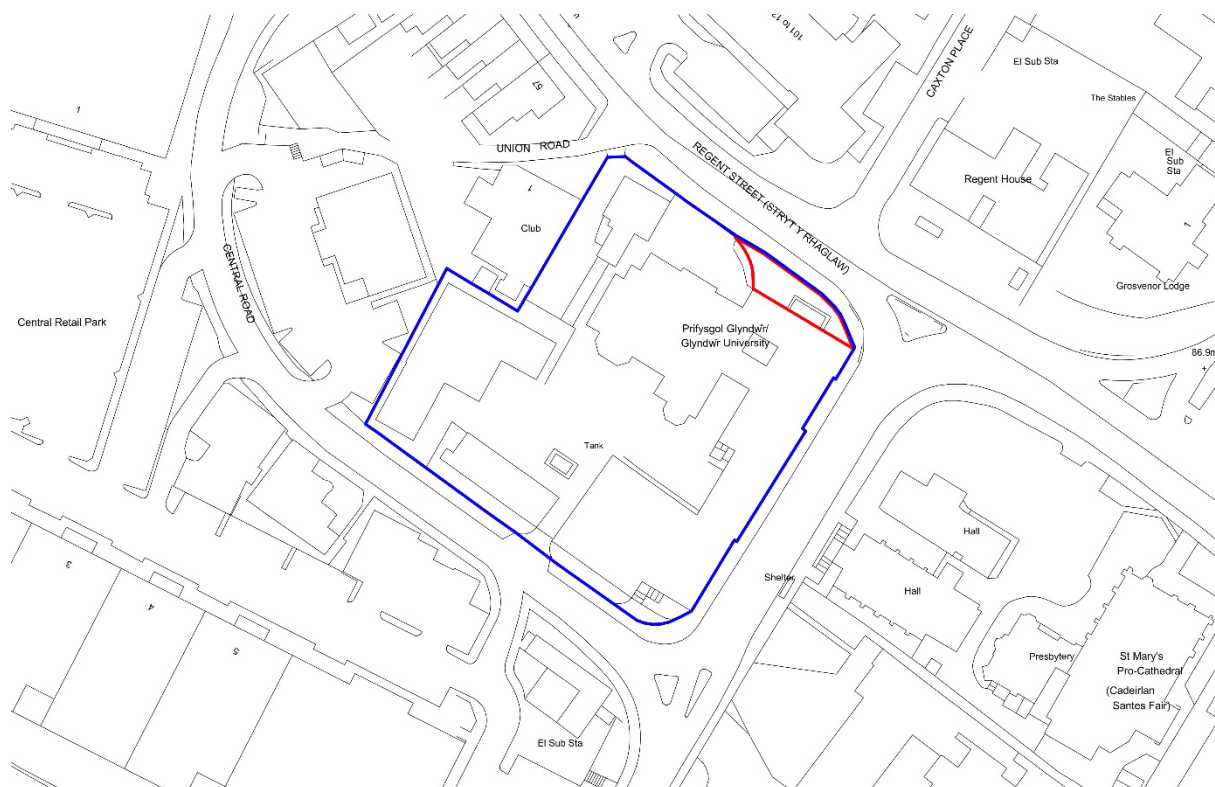
The original building is ashlar faced with a slate roof, with the later additions being largely brick with stone dressings.

The original building is in neo-classical style consisting of two storeys, 9 window range (3-3-3) with an advanced pedimented central section with Doric portico with triglyph frieze. Central double doors with a plain overlight. 12-pane sash windows in moulded architraves, and plain sill bands, the central window beneath the pediment flanked by narrower side lights. Shallow pedimented return gables, with truncated stack to left.

Cement rendered left hand gable return, then later additions in brick with stone dressings including parallel range housing stairs. Long stair window flanked by paired sash windows with margin lights. Pedimented canopy over doorway to left. Beyond this, a 12-window range, 12-pane sash windows with additional upper lights, paired between plain pilaster bands. Cornice and blocking course, with small pediment towards centre of range. Early 20th century range set back to right of main block on the Regent Street elevation, employing similar style but in brick with stone dressings. 12-window range, in groups of 4, with pediments over alternate ranges. 12-pane sashes with additional fixed upper lights.



Site Location and Description:



School of Creative Arts Location Plan



Aerial View of School of Creative Complex & Neighbouring Buildings

The building is Grade II listed and the site also lies within the Grosvenor Road conservation area as designated: 26/09/1990 and amended: 05/06/2007.

The site is located at the junctions of Regent Street, Bradley Road and Central Road and consist of a mix of single and two storey buildings that lie within the curtilage of the site. The original Ashlar faced building and the later brickwork addition to the side of the front elevation are set back from Regent Street with off road parking and a defined pedestrian access area.

Later two storey brickwork additions run along Bradley Road up to the junction with Central Road with single storey brickwork and painted block structures running along the boundary adjacent to Central Road to the rear of the site.

These structures form a private courtyard / off road parking area that has direct vehicular access off Central Road.

The local vernacular consists of a wide variety of buildings of various ages, sizes and styles. These include modern portal frame retail units, apartment blocks, offices, residential and St Mary's RC Cathedral and St Mary's Presbytery adjacent to the Bradley Road Elevation.

Within the curtilage of the site the detached property located at the North Western corner of the site (to the side of the brickwork addition & set forward on the Regent Street elevation) is also a listed building.

Cadw Ref: 1805 Grade II Building No 51 Regent Street

Easting: 333053 Northing: 350560

History

Originally built as a house, but now used as adult education centre. C1850.

Exterior

Flemish bond brickwork with painted stone dressings and hipped slate roof. 2 storeys, symmetrically planned with entrance central to 3 window range. 4-panelled door in architrave with console brackets to entablature hood flanked by sash windows in stressed lugged architraves on each floor with similar window above the doorway. Cornice band carried on triple modillions to eaves. End wall stacks. Similar details to 2-window return to right, with canted bay window added in later 19th or 20th century.

Reason for Designation

A good example of a Victorian town house, with group value with No 49, the former Infirmary.



51 Regent Street Wrexham

Proposed Works:

The proposal is for an accessible ramp to serve the School of Creative Arts on Regent Street.

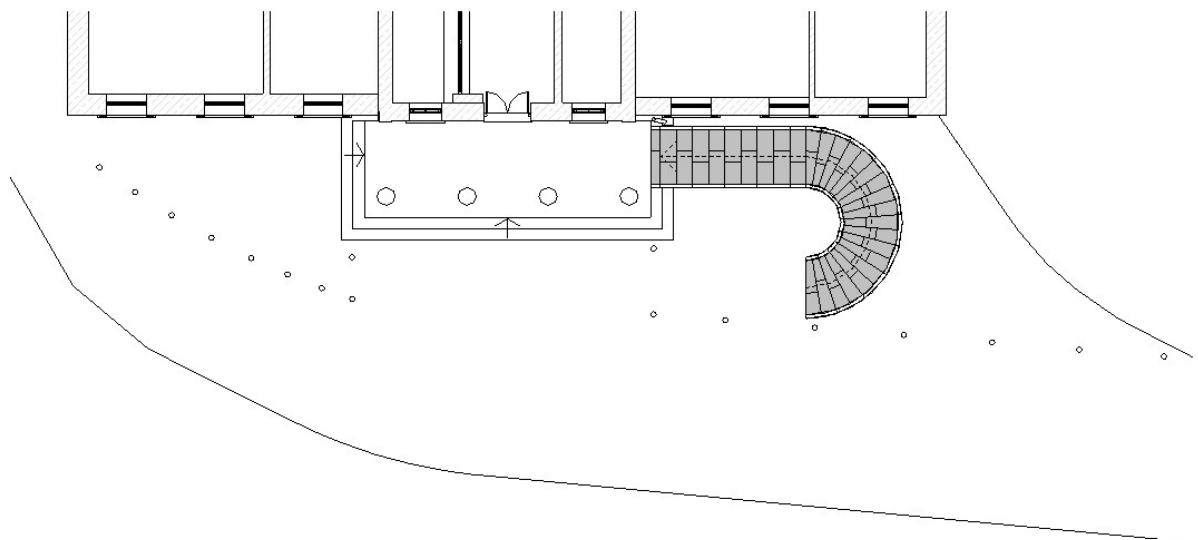
The ramp design has been developed to minimise the visual impact on the existing façade - the gradient is less than 1:20 so that it doesn't attract the requirement of handrails etc. under Part K of the Building Regulations.

The ramp sits to the right of the portico and interfaces with the existing stone steps. The proposed material is a natural sandstone to match the existing building – subject to approval.

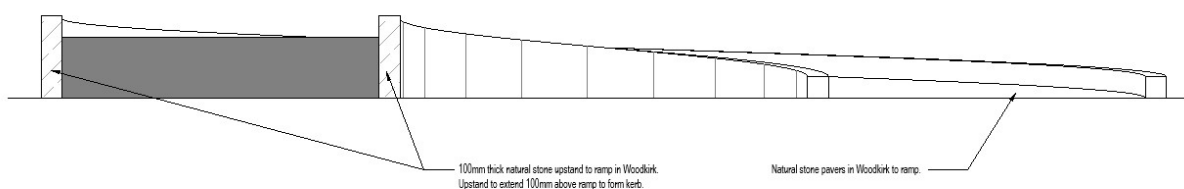
The ramp follows a 180 degree turn which is formed using a sweeping curve. This form is intended to represent a modern solution expressed in traditional materials so that there is a clear distinction between the original building and the subsequent intervention.

The ramp surface measures 1500mm wide with a 100mm high kerb to either side. The stone paving are generally formed using alternate 450mm w x 900mm l & 450mm w x 600mm slab sizes with cut tapered slabs to the radius of the curve of alternate lengths of 600mm and 900mm.

A new accessible threshold detail is proposed to the main entrance doors. A timber plant on panel will be required to the base of the original timber doors which will be concealed by a traditional hardwood weather bar.

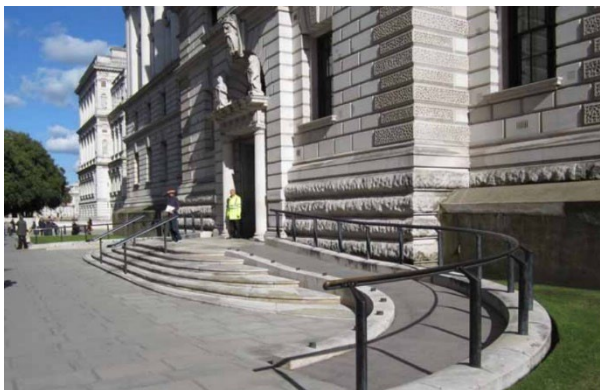
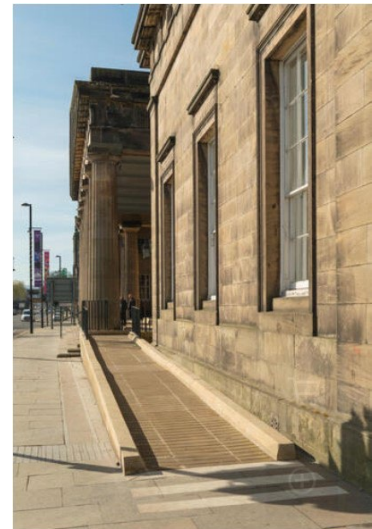


Proposed Plan



Proposed Short Section

Precedents:



Top left & right: Perth Sheriff Court, Perth city centre, Tayside, Scotland.

Bottom left: UK's Treasury Building, Horse Guards Road, central London.

Bottom right: Example of a Yorkstone Ramp to an existing traditional building.

The above precedent images illustrate examples of natural stone ramps to historic buildings. The proposed upstand to the Art College ramp will be significantly narrower than the examples shown however the proposed aesthetic is similar.

Conclusion:

Impact on Listed Asset

The proposal is intended to have minimal impact upon the significance of the listed asset. The proposed ramp has been designed to enhance the appearance and structure of the building by providing a low-key addition in a sensitive manner to the original portico entrance. The removal of the need for a handrail has provided a light touch intervention which does not obscure the existing building frontage. The proposed construction in a natural sandstone to match the original will result in a complimentary addition to the building.

Impact on Listed Buildings in the Vicinity and Grosvenor Road Conservation Area

Given the subtle appearance of the proposal it would also have no impact upon the listed buildings in the vicinity of the site such as the Roman Catholic Cathedral of St. Mary on the South Eastern side of the site (Bradley Road Elevation) and the Wrexham Lager Brewery Offices and Lodge on the South Western side of the site (Central Road Elevation to the rear) or on the Grosvenor Road conservation area.

Planning Policies

The following Special Policies from the Unitary Development Plan were referred to in the development of the proposed ramp design.

Policy EC7 – Conservation Areas

“ Within and in close proximity to conservation areas, the priority will be to preserve and / or enhance those building, structures, streets, trees, open spaces, archaeological remains, views and other elements which contribute to the unique character of the area. New buildings and alterations or additions to existing buildings in conservation areas, whether listed as of special architectural historic interest or not, must reflect the design and character of the area as a whole and the form, scale, detailing and materials of existing buildings. “

Policy EC9 – Listed Buildings of Special Architectural or Historic Interest

“ Alterations or additions to and development or redevelopment with in the curtilage of, buildings or structures listed as of special architectural or historic interest must respect the setting and character of the listed buildings or structures. “

The Heritage Impact Statement and the proposed accessible ramp design demonstrate that the proposals respect the character and setting of the listed building and enhances it.

Appendix. 1

Access Statement

PROPOSED ACCESSIBLE RAMP TO THE SCHOOL OF CREATIVE ARTS, REGENT STREET, WREXHAM, LL11 1PF.

To be read in conjunction with the Heritage Impact Statement

The proposal is for the addition of an accessible ramp to the Regent Street entrance portico.

The School of Creative Arts is located at the junction of Regent Street and Bradley Road with the main entrance adjacent to Regent Street.

The proposed works are for the construction of a pedestrian ramp to the right of the existing portico entrance.

During the works the main entrance will remain open to the staff and general public and will only close for health and safety reasons when necessary. The installation of the new accessible threshold detail will require the main entrance to be closed for a short period of time unless the works are undertaken during holiday time. Alternative access to the building will be maintained throughout the works via the existing entrance to the rear that can be accessed from Central Road / parking area and the level accessway entrance (in the brickwork addition) that lies to the Northwest of the site on the Regent Street elevation.

The proposal will not negatively affect the pedestrian and vehicular access and parking on the site once the works have been completed with any restriction being temporary during the works. Once construction is complete the proposal will provide enhanced accessibility to the School of Creative Arts with the provision of a wheelchair accessible ramp.

Appendix. 2

Design & Access Statement

PROPOSED ACCESSIBLE RAMP TO THE SCHOOL OF CREATIVE ARTS, REGENT STREET, WREXHAM, LL11 1PF.

To be read in conjunction with the Heritage Impact Statement

Summary:

The proposal is for the provision of an accessible ramp to the Regent Street portico of the School of Creative Arts at Glyndwr University. The existing building is Grade II listed and was originally the Infirmary in 1838-9, to design of Edward Welch of Liverpool, architect.

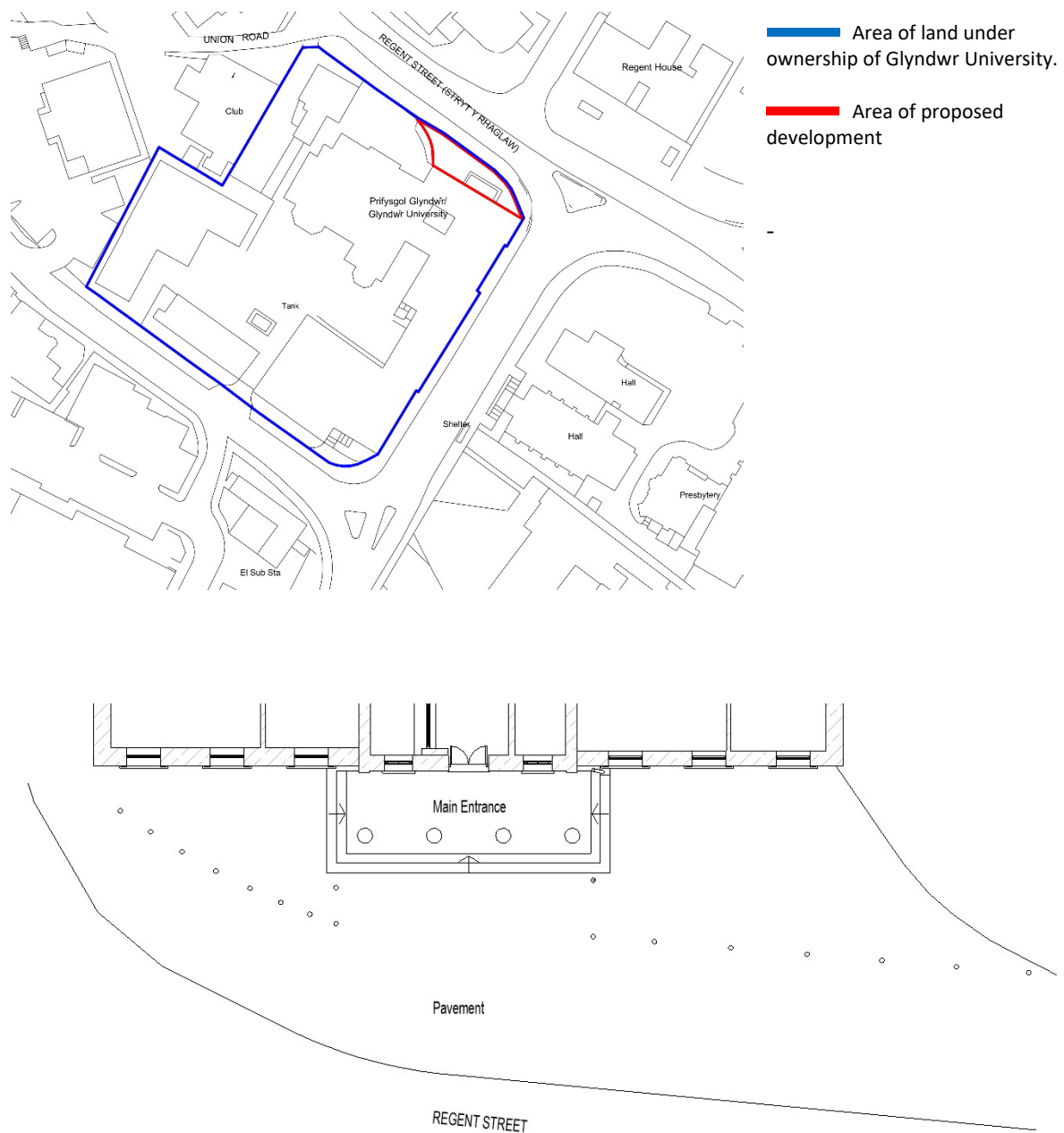
Location:



The existing site and buildings are located to the East of Wrexham town centre, directly off Regent Street, a major route that heads to and from the town centre.

There are good and direct road links to Chester to the North, Oswestry to the South and Whitchurch to the East. The area is also serviced by a 2no. train stations operating Transport for Wales, the main station Wrexham General and the town centre station, Wrexham Central. These lines connect Wrexham to Chester and to Liverpool in the North, as well as the other border town and villages, and Shrewsbury, to the South.

Existing Site:



The School of Creative Arts has a prominent frontage on Regent Street and features a forecourt area behind a series of bollards which demark the University's boundary. The area to the right of the portico has been allocated to accommodate the proposed ramp. The proposal is to tie in with the existing portico steps.

Context:



Photographs taken 24/03/2022 of Existing Art College on Regent Street, Wrexham.

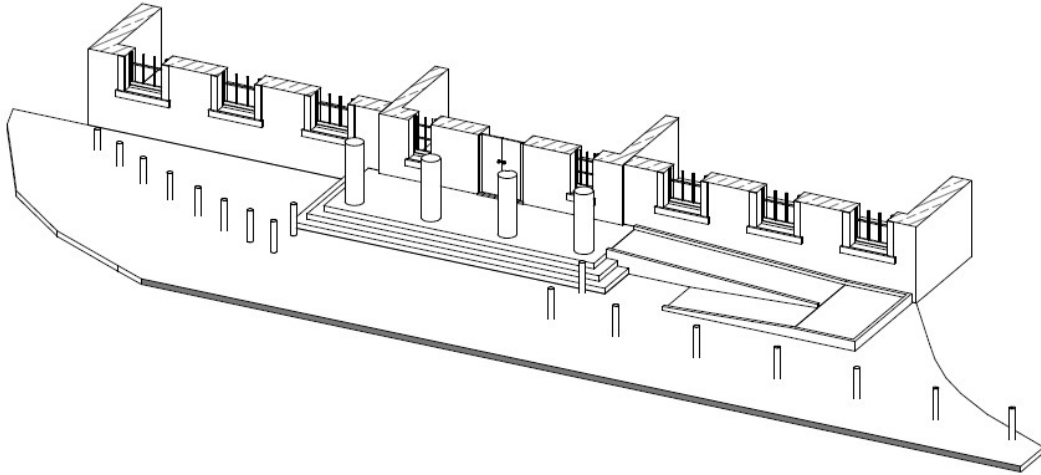
Existing Elevation:



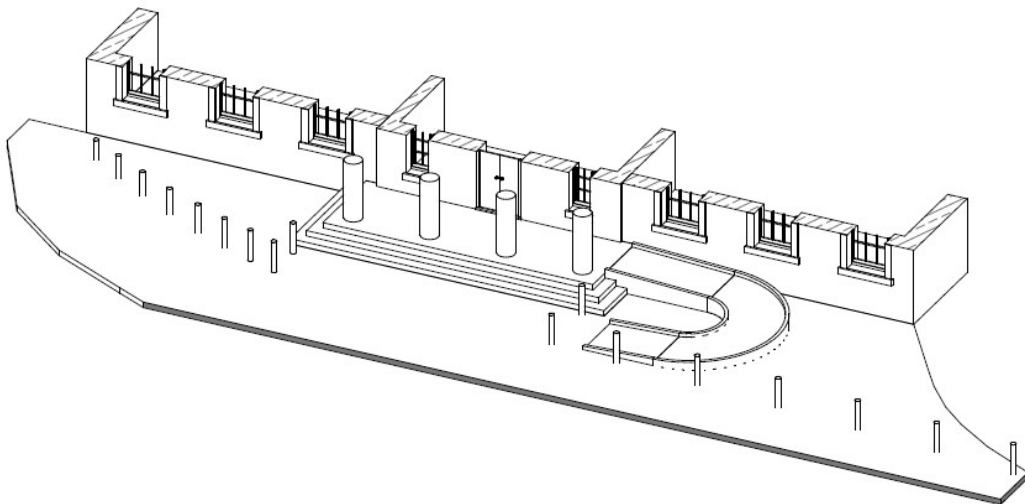
Design Development:

3 no. design options were prepared for the proposed accessible ramp:

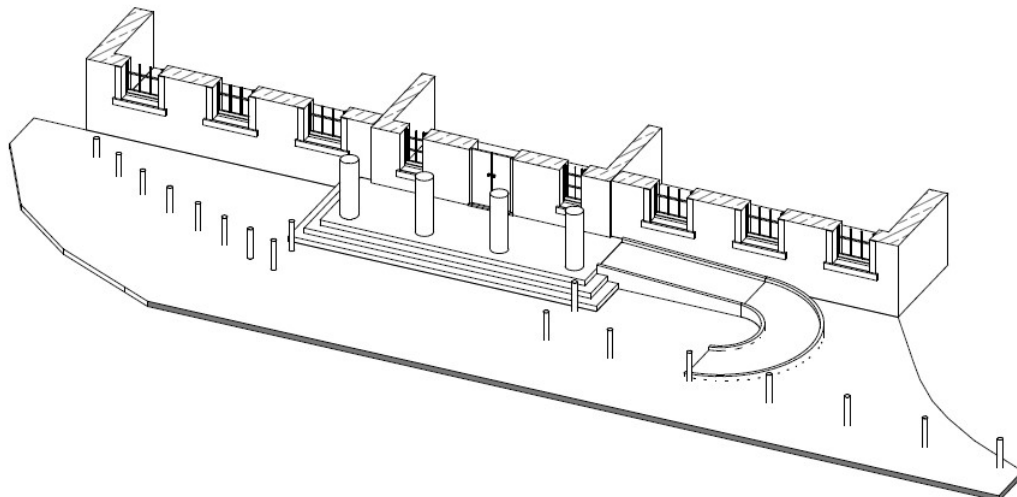
Option 1:



Option 2:



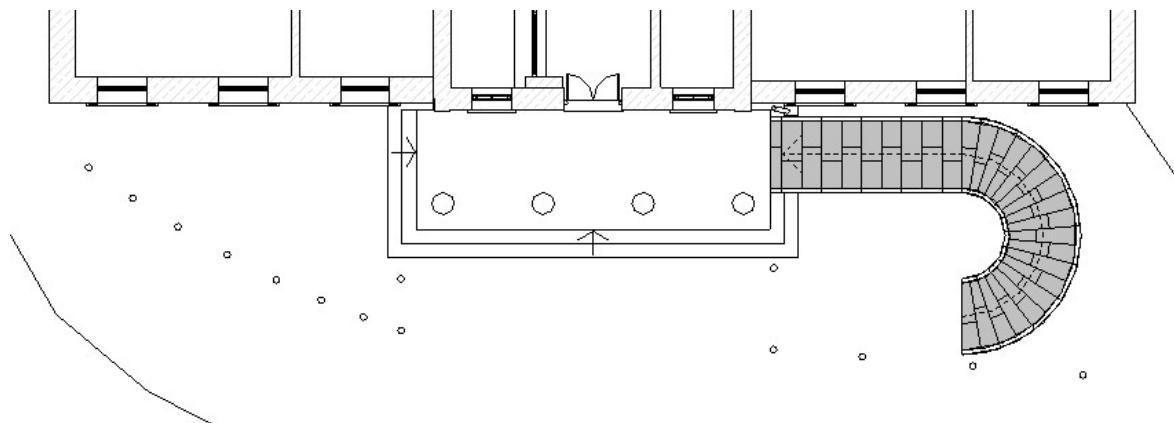
Option 3:



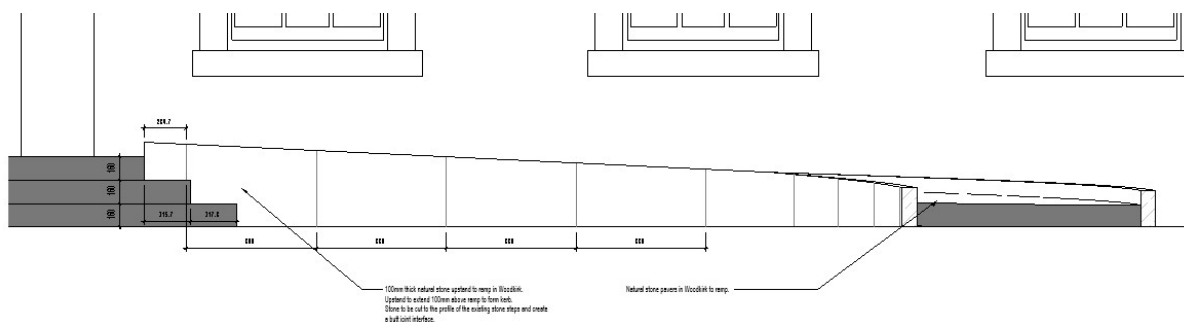
The design options were shared with Glyndwr University, the Conservation Officer and Building Control. Option 3 was identified as the preferred option by Glyndwr University and the Conservation Officer with Option 1 being the second preference. The Building Control Manager confirmed that all proposals appear satisfactory. Therefore Option 3 has been developed in detail and forms the basis of this Listed Building Consent Application.



Proposed Elevation



Proposed Plan



Proposed Sectional Elevation