

Case No: P/2021/1164

Proposal: Caniatad Adeilad Rhestredig Ar Gyfer Addasiadau Mewnol A Gwaith
Ailwampio Ac Ailaddurno Allanol I Adeilad Rhestredig Gradd Ii / Listed Building
Consent For Internal Alterations And Refurbishment Works, And External Redecoration
To A Gra

Location: , Old Vaults, 5 Chester Street, LL13 8BD.

From: Kathryn Moore:

Date: 31st January 2022

Policy Section: Conservation Officer

This application has been screened by application type and against GIS constraints. It is thought that you may wish to comment. Please view the application and make your comments:

The Old Vaults is a grade II listed public house, dating from the mid 19th Century. It sits prominently within the Wrexham Town Centre Conservation Area on Chester Street. There are several 18th and 19th Century buildings surviving on Chester and Yorke Street which evidence the historic importance of this part of the town, which was dominated by pubs and retail.

The proposals for internal reordering could be considered to cause a small amount of harm through the complete enclosure of an internal courtyard which is currently partly covered. This is mitigated by the removal of other, more modern partitions which will allow the overall plan form to be more clearly read. The scheme will also retain part of an historic wall which has been previously largely removed, allowing this change to be read. I consider the benefits that the scheme brings in allowing for the building to continue to operate as a public house to outweigh the small aspect of harm.

The proposed repainting scheme for the exterior of the building will enhance the listed building and its contribution to the wider conservation area. The colours have been provided as: walls: RAL 7047, quay stones, details and surrounds: RAL 5008, windows: white, doors: black. The paint is to be water based and breathable.

I have no objection to any of the proposals, however it should be noted that as the scheme includes new signage (including painted on the building), an application for advertising consent will need to be submitted prior to this work starting.

I would like to include the following conditions:

Confirmation of the paint specification so that it I can be sure that it is appropriate for the listed building.

Details of all new external windows and doors prior to their installation on the building to ensure that they are in keeping with the listed building.