

Case No: P/2021/1078

Proposal: Caniatad Adeilad Rhestredig Ar Gyfer Newidiadau Mewnol Ac Allanol IR Adeilad A Gwelliannau IR Uned Fasnachol Ar Y Llawr Gwaelod. Newid Defnydd Y Lloriau Uchaf O B1 (Masnachol Defnydd Swyddfa) I 3C (3 Annedd Gyda Dwy Ystafell Wely). New

Location: , 58, Hope Street, LL11 1BE.

From: Kathryn Moore:

Date: 23rd November 2021

Policy Section: Con

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:

58 Hope Street represents over half of the grade II listed Wrexham Central Arcade. Despite the loss of the 19th Century shop front, the facade of the arcade has retained most of its original features from first floor upwards. Internally there has been a lot of change with little fabric of significance still in situ.

These proposals involve internal and external alternations to convert the upper floors to residential, alongside reinstatement of a traditional shop front. The changes proposed to the internal layout to accommodate the 3 new apartments are acceptable, however as this includes the removal of original staircases a level 2 building recording should be undertaken prior to any work commencing.

Externally, one new window (in an existing opening) and two new doors are proposed in order to provide bins to the new apartments and separate the shop use. The doors in particular will have an impact on the character of the listed building and further details about the design of these will be required in order to ensure that they will be in keeping with the listed building.

The proposals also include moving the roller shutter which is currently situated at the front of the building, in order to facilitate access to the apartments and bin storage out of hours. This will be an enhancement to the aesthetic value of the listed building. The design of the new shutter and method of fixing to the listed building will need agreeing prior to installation.

Proposals for sensitive repair of historic materials will undoubtedly enhance the listed buildings. A materials schedule has been attached to the application which details proposed pallet for repairs. This is acceptable.

I am supportive of these proposals which will repair an important listed building within the Wrexham Town Centre Conservation Area, reinstating the traditional shop front, and bringing all floors of the building into use, protecting it for the future. This is supported by the Conservation Area Character Appraisal and Management Plan, SPG 4 and SPG 13.

I would recommend inclusion of the following conditions:

ZL05A Photographic Survey of Existing Buildings to Level 2 - in order to preserve a record of the original features which will be lost as part of the changes to layout.

ZL09 Details of Windows and Doors (pre determination) - in order to ensure that the new doors and one new window will be in keeping with the existing buildings.

ZL11 Details of the relocated shutter: No works shall commence until drawing to scale of 1:5 and 1:20 fully detailing the new shutter, including its method of fixing to the listed building have been submitted to and approved in writing by the Local Planning Authority. The works shall only be carried out in strict accordance with such details as are approved.