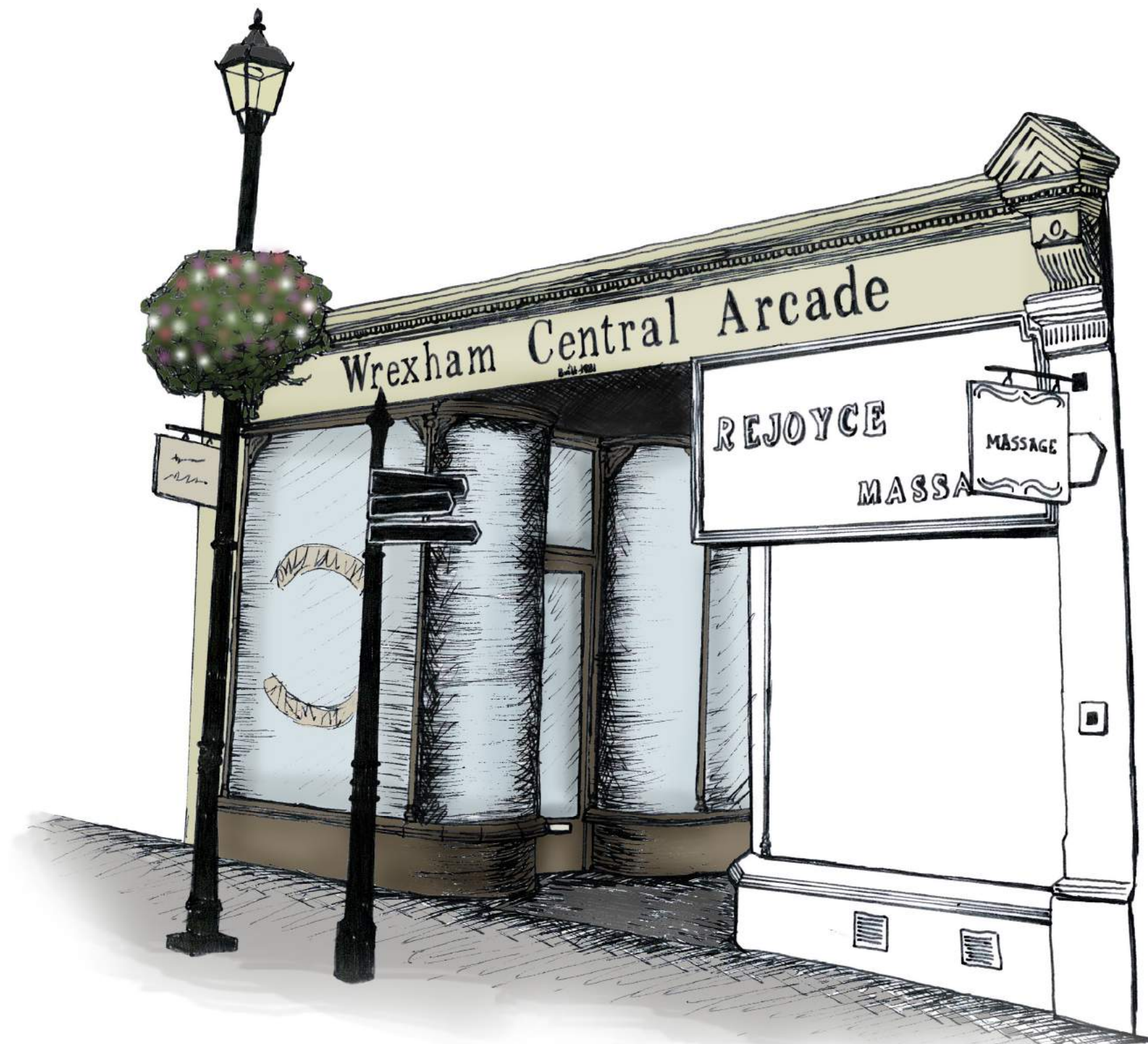


REV A - 05.11.21
REV B - 16.11.21
REV C - 10.12.21



DESIGN AND ACCESS WITH HERITAGE STATEMENT

58 HOPE STREET, WREXHAM
FOR JULIE ROWLANDS AND DERI ROWLANDS

REPORT PREPARED BY;

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DESIGN AND ACCESS WITH HERITAGE STATEMENT

58 HOPE STREET, WREXHAM

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1.00 - STATEMENT OF PURPOSE

This Design and Access Statement combined with Heritage Statement supports the Full Planning and Listed Building Consent Application for the reordering and restoration of the existing shop front, basement, ground floor and upper floors to. **No.58 Hope Street, Wrexham, LL11 1BE** to a commercial unit to the lower floors and 3no. 2 bedroom apartments to the upper floors.

The document details the design proposals and relevant planning policies that have been applied to and are relevant to the development. This document should be read in conjunction with the application drawings.

The Heritage Statement follows the principles of Best Practice guidance as set out by CADW in their publication *"Heritage Impact Assessment in Wales"* and intends to assess the impact of the proposals on the internal and external fabric of the Grade 2 listed building.



Image 01 - Photograph of existing front elevation with No. 58 highlighted

1.00 - STATEMENT OF PURPOSE

DESIGN AND ACCESS WITH HERITAGE STATEMENT

58 HOPE STREET, WREXHAM

AG | **A** AINSLEY GOMMON ARCHITECTS

01

2.00 - LOCATION

The building is located in the heart of the Wrexham Town Centre conservation area, designated 1974, and forms an important part of the historic market towns history, compromising many examples of C18 & C19 architecture and being only a short distance from the medieval focal point of the town.

58 Hope Street, Rhosddu, Wrexham, LL11 1BE

OS Grid Reference: SJ 33515 50245

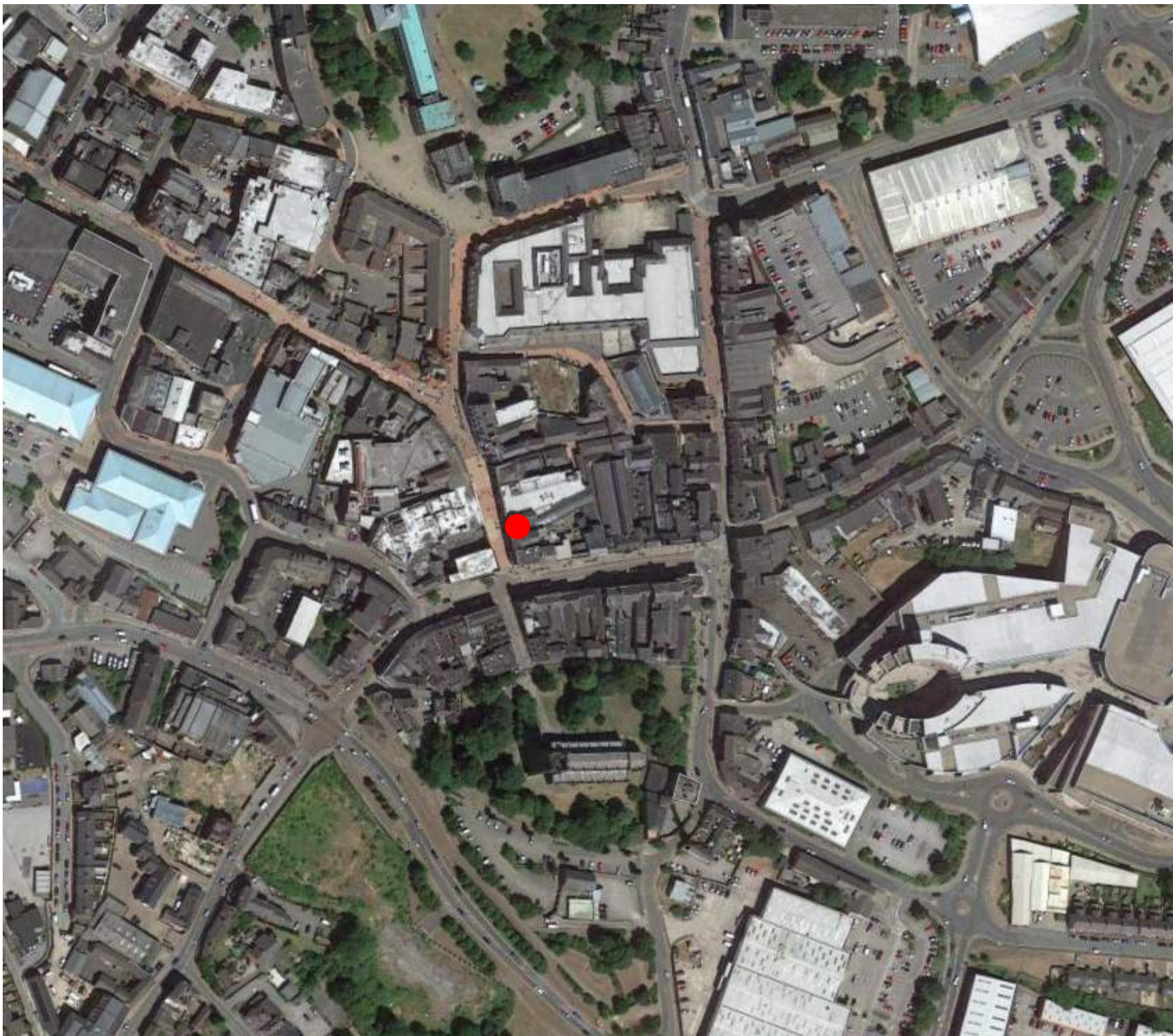
OS Grid Coordinates: 333515, 350245

Latitude / Longitude: 53.0453, -02.9931

Hope Street is located off High Street, Town Hill & Church Street in a predominately pedestrianised area of the town centre with close links to the local train station, bus routes and within walking distance on many local amenities and heritage assets.

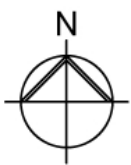
The building is split into two addresses - 58 Hope Street and 58a Hope Street. 58a is not within the ownership of our client and therefore doesn't form a part of this application. The building in question is highlighted on the page to the left.

As the building is located within the town centre, there is no provision for parking. This is often the case for town/ city centre apartments however, their location means they are in an excellent location for public transport.



01

Image 01 - Location image taken from Google Maps October 2021



2.00 - LOCATION

DESIGN AND ACCESS WITH HERITAGE STATEMENT

58 HOPE STREET, WREXHAM

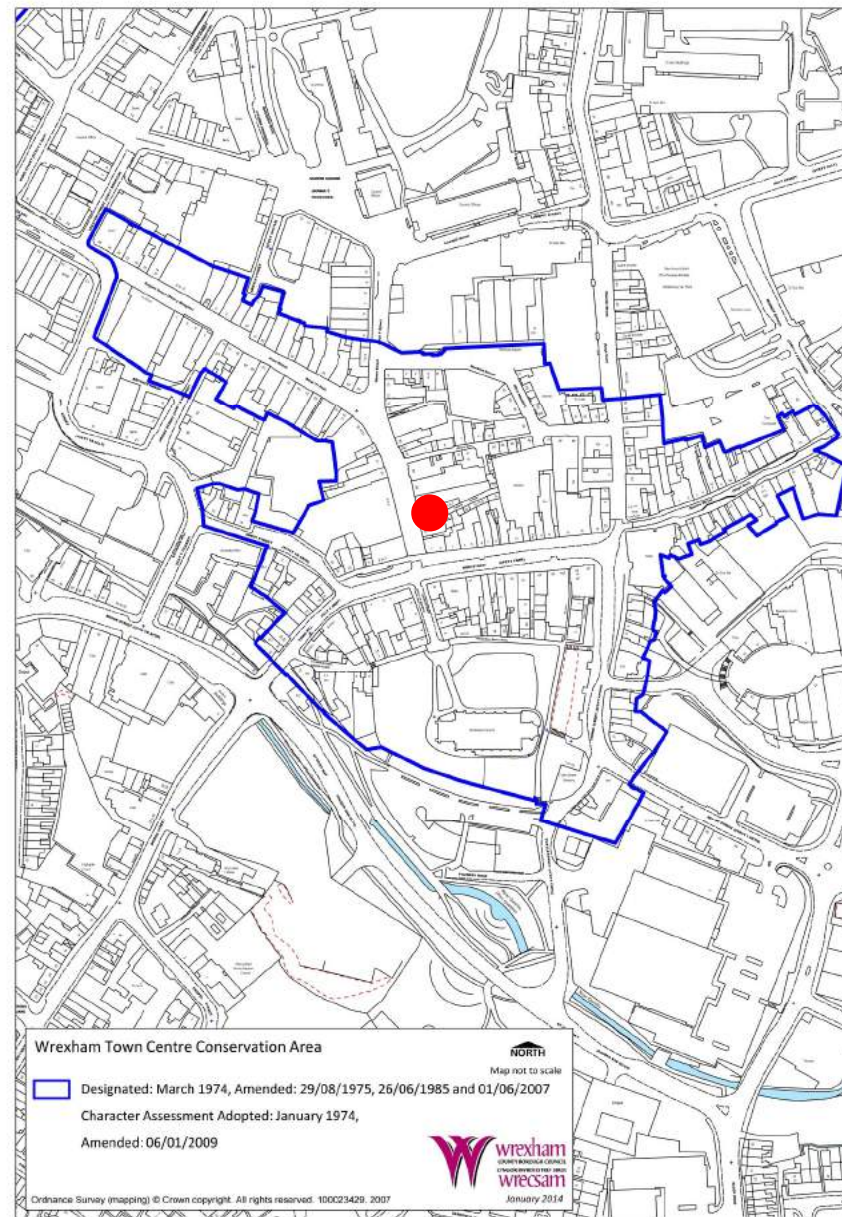
3.00 - CONTEXT

There is a mixture of architectural language around the town centre which is very common in the UK.

The arcade running through the building links Hope Street to the large Victorian butchers market (also located from High Street).

There are many mixed used buildings surrounding the area and the original purpose of this building was mixed use, with various shops to the ground floor and offices to the upper floors. There are many residential apartments along Hope Street already which are located above shops.

The site is therefore considered to be well located for both commercial and residential use.



3.00 - CONTEXT

DESIGN AND ACCESS WITH HERITAGE STATEMENT

58 HOPE STREET, WREXHAM

Image 01 - Wrexham Town Centre Conservation Area MAP
(source www.wrexham.gov.uk)

(58 Hope Street location noted with red point)

Image 02 - Photograph of arcade

01

02



4.00 - DESCRIPTION

The building has, either in its entirety or in part, lay empty for a number of years, falling into various states of disrepair over this time.

The ground and first floors have been more recently in use as a coffee shop and homeware store and appear in more suitable condition with open-able windows, suitably finished, albeit non-original wall and floor finishes. The basement has also been in use as a commercial unit although has fallen into a bad state with evidence of damp to the walls. Again, none of the original floors, ceiling or wall finishes appear to be in place.

- The building has been changed over the years and predominantly has been used as a commercial unit, with shops to the lower floors and offices to the upper floors.
- The building has been internally altered with partitions altered, added and removed, stairs altered and removed, windows boarded over etc.
- The stairs between the basement and ground floor and ground to first floors are not original
- Externally, the building retains many of its original features although is in need of cleaning to remove a build up of vegetation on several of the elevations.

01	02
03	04

Image 01 - Photograph of existing commercial unit to ground floor
 Image 02 - Photograph of existing commercial unit to first floor
 Image 03 - Photograph of typical room on upper floor with walls to be retained
 Image 04 - Photograph of existing open plan on third floor

4.00 - DESCRIPTION

DESIGN AND ACCESS WITH HERITAGE STATEMENT

58 HOPE STREET, WREXHAM

AINSLEY GOMMON ARCHITECTS AGA

5.00 - PROPOSALS - EXTERNAL

Externally, it is intended to retain the frontage above ground floor level and clean some of the stone work/ restore gutters with growing vegetation etc.

It is also intended to restore all of the windows to their former glory on all of the floors and even reinstate a window to the first floor which has been boarded up.

The current fascia board for the previous store is unsympathetic to the building. Whilst the commercial fit out doesn't form a part of our proposals, the shop front will have an uplift, with the existing large fascia board removed and window increased in height. mullion detailing will be added as well as half round mullion details to match the opposite property.

The biggest change will be adding curved glazing to match the property opposite and replicate what was originally designed. The door for the commercial unit will be set back behind the curved glass just like the shop opposite so that the overall appearance is more traditional in character and cohesive.

To the side elevation which is located within the arcade, there are two glazed windows which have previous been boarded up internally. Is it proposed to remove half of this glazing to make way for a new access door to the communal lobby. The original double doors which are now located to the bin store will be sealed shut but retain their image externally.



EXISTING ELEVATIONS

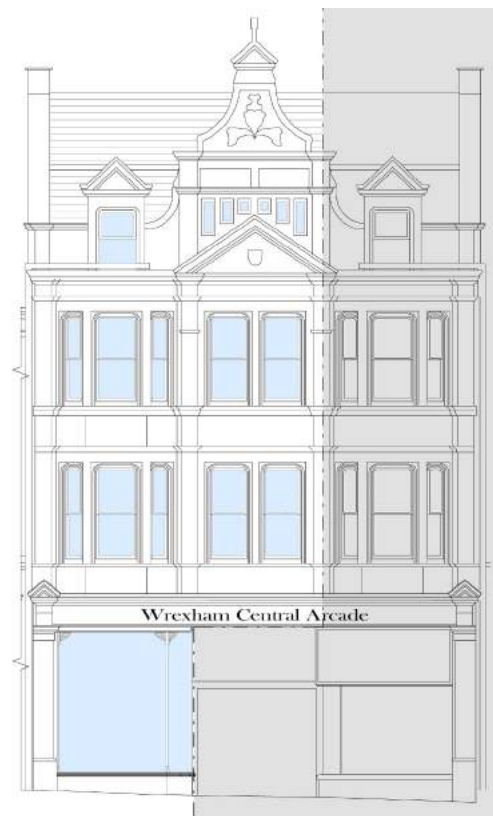
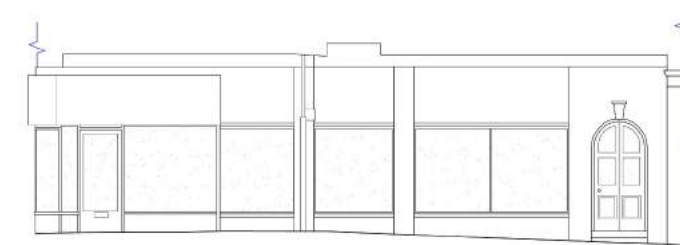


Image 01 - Existing Elevations

Image 02 - Proposed Elevations

Image to the left showing originally detailing of shop adjacent to be replicated

5.00 - PROPOSALS - EXTERNAL

DESIGN AND ACCESS WITH HERITAGE STATEMENT

58 HOPE STREET, WREXHAM

01

02

6.00 - PROPOSALS - INTERNAL

6.01 - BASEMENT

The basement was formerly a part of the commercial premises although it is currently accessed via a steep and narrow stair underneath the stair access to the upper floors. In order to completely separate the commercial premises to the apartments, it is intended for this stair to be removed and relocated within the commercial unit. Our proposals indicate a much more suitable stairwell which adheres to Part K of the Building Regulations.

6.02 - GROUND FLOOR

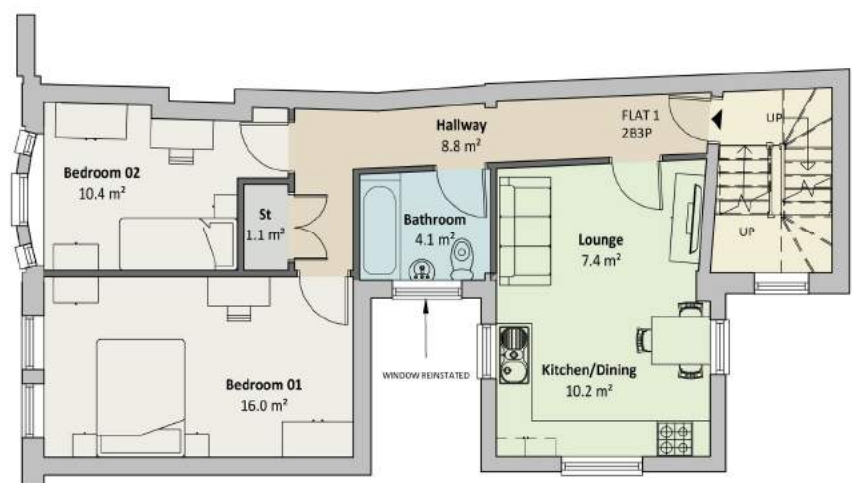
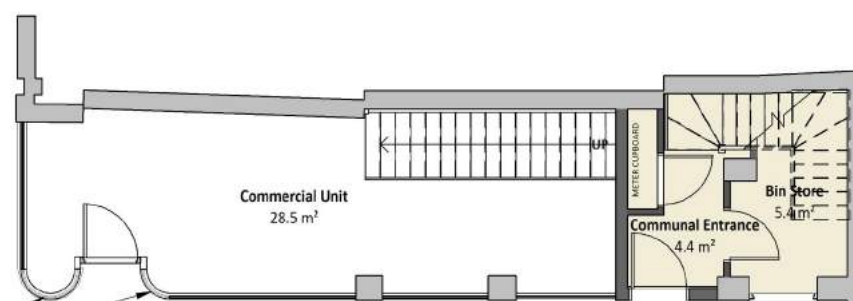
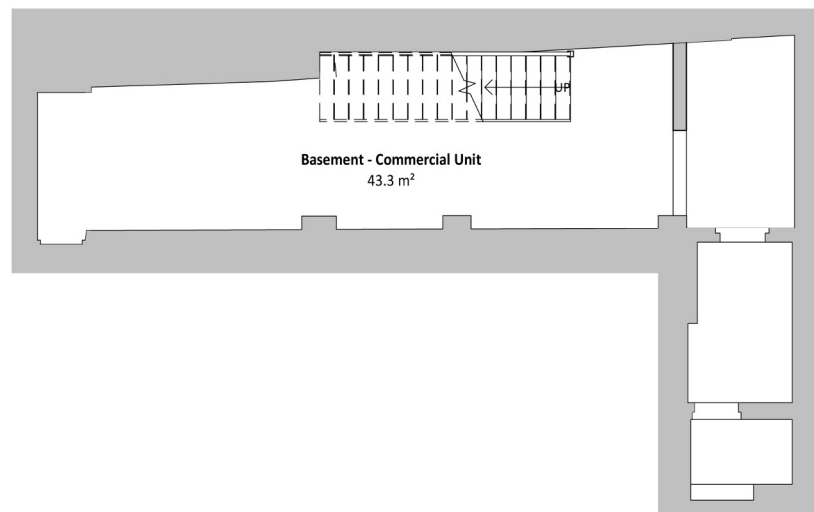
The proposed shop size is very much similar to the existing, with a small amount (approx 150mm) taken from the shop to add to the circulation space for the flats entrance to allow for appropriate manoeuvrability space. The stairwell to the basement level described above has also been indicated. The shop fit out and signage does not form a part of this planning application and the intention is to create an empty shell which is completely separate to the residential part of the building. This will mean that the new tenant for the shop can design the floor space exactly how they intend to do so.

The existing double doors within the arcade will be retained but sealed shut and form a part of the new bin store for residents. Appropriate allocation for bin storage has been proposed and access is through the communal lobby space for privacy for the residents.

There is an existing half landing between ground and first floor which is original to the building. The new stair from ground will only need to climb half a floor before it can tie into the existing stair.

6.03 - FIRST FLOOR

The existing first floor is accessed through a modern commercial stair. Is it almost entirely open plan and was part of the coffee shop / home ware store. This stair is to be removed as part of our proposals and the



01

Image 01 - Proposed Basement
Image 02 - Proposed Ground Floor
Image 03 - Proposed First Floor

02

03

6.00 - PROPOSALS - INTERNAL

DESIGN AND ACCESS WITH HERITAGE STATEMENT

58 HOPE STREET, WREXHAM

AINSLEY GOMMON ARCHITECTS AGA

circulation between the apartments is to be rationalised to the rear of the building. It is proposed to knock down some of the modern stud partition walls within this space which have no heritage value. There is an existing window boarded up which will be reinstated as part of our proposals which is within the light-well space in the centre of the building. The space will be converted into a 2 bedroom flat with entirely new walls/ doors.

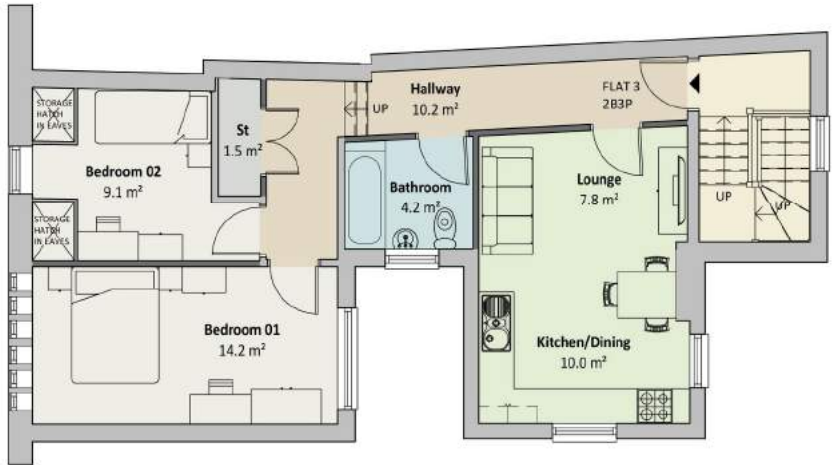
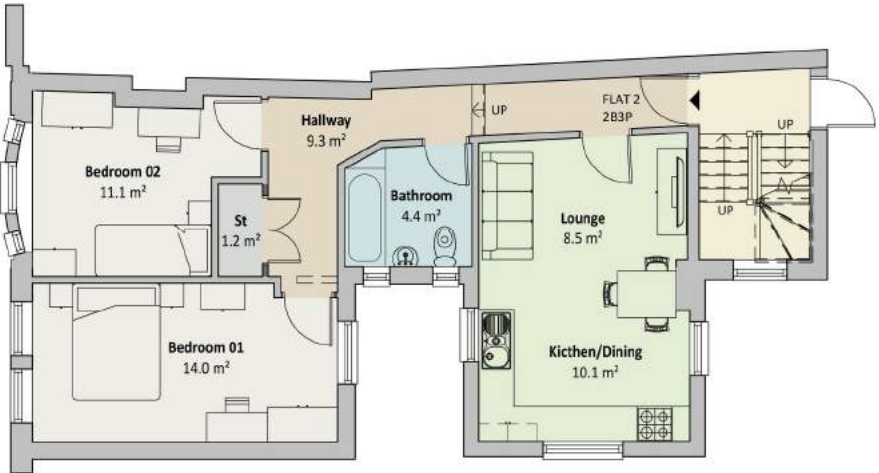
6.04 - SECOND FLOOR

Over the years, the building has been reconfigured many times, and the access from the first to second floor through the main circulation core at the rear of the building was lost. It means the current access to the second floor is via the commercial stair between ground and first floor levels. Our proposals will rationalise the circulation as stated above. The stair between first and second floor is original and will remain intact.

Most of the existing walls on the second floor are intended to be retained. The layout for the apartments stack up floor to floor with some small differences to suit the existing walls. On this floor there is a historic staircase between the second and third floor which is intended to be removed. It is in a bad condition with some steps missing.

6.05 - THIRD FLOOR

The current third floor is accessed through the staircase listed above, as well as a secondary narrow steep staircase to the rear of the property. Both of these staircases are proposed to be removed as part of the works with a core stairwell from ground to third intended as previously noted. There are a number of feature windows on this level which will be retained as well as the vaulted ceiling in the proposed master bedroom.



6.00 - PROPOSALS - INTERNAL

DESIGN AND ACCESS WITH HERITAGE STATEMENT

58 HOPE STREET, WREXHAM

Image 01 - Proposed Second Floor
Image 02 - Proposed Third Floor

01

02

7.00 - SUMMARY

- Our proposals aim to rationalise the building and create very functional apartments and shop ready for fit out which is suitable for 21st century living.
- The proposals will bring this vacant building into use and future proof it for years to come and historic assets and details of the building will be retained as much as possible.
- The apartments are proposed to be accessed from a core stairwell which will be completely separated from the shop premises. They more or less stack up floor to floor, with some small differences due to the existing wall locations which will be utilised where possible.
- Provision has been made to ensure that the building is functional in modern day living, such as a bin storage location for the apartments. Cycle storage will be within each individual apartment within the generous store cupboards.
- As is often the case with converting existing buildings, it has not been possible to provide wheelchair access into the apartments. Furthermore, the apartments to the upper floors have some split levels via some steps within the hallways. Providing accommodation to suit needs of all users is always our aim for each project, however, in this instance, it isn't possible due to working with an existing historic building.
- The historic shop frontage will be reinstated as part of our application but the shop fit out/ advertisement will not form a part of this particular application.
- The elevation to the upper floor levels will not be affected by our proposals, apart from restoring the windows and cleaning gutters etc.



7.00 - SUMMARY

DESIGN AND ACCESS WITH HERITAGE STATEMENT

58 HOPE STREET, WREXHAM

DESIGN AND ACCESS WITH HERITAGE STATEMENT

58 HOPE STREET, WREXHAM

AG |  **AINSLEY GOMMON ARCHITECTS**

8.00 - HERITAGE IMPACT STATEMENT

8.01 - INTRODUCTION

Designed in 1891 by Architect A. C. Baugh. the three and a half storey building consists of a central arcade with two narrow shop fronts either side of the arcade entrance. It is terraced between additional shop buildings along the street on the site of the previous 58 Hope Street, know as Mr Charles Davies' drapers' shop which was demolished to make way for the new arcade.

8.02 - LISTED BUILDING DESCRIPTION

The listed building description details as follows from the CADW website;

Date: 1843

Designation : 31/01/1994

Location: On the north side of Hope Street, linking it with the Butchers' Market.

Description;

Brick with terracotta dressings, slate roof over frontage building, glazed roof to arcade. Frontage building is 3 storeyed with attics, 3 window range with central entrance to arcade flanked on each side by shops. Original shop fronts survive with outer pilasters carrying brackets of continuous fascia. The shop windows, with slender iron glazing bars, survive in right hand unit. Upper storeys divided by full-height pilasters carrying cornice over upper storey. Outer canted oriel windows above, and central paired sashes, with pediment carried on brackets and enriched with terracotta relief. Windows are all 2-pane sashes.

Pedimented attic windows each side of central pediment, which has name (Wrexham Arcade) and date in relief. Dutch gables to either side.



01

Image 01 - Excerpt of Denbighshire Sheet XXVIII S.E. Ordnance Survey Map 1900 (Source National Library of Scotland)

(58 Hope Street location noted with red point)



8.00 - HERITAGE IMPACT STATEMENT

DESIGN AND ACCESS WITH HERITAGE STATEMENT

58 HOPE STREET, WREXHAM

Narrow shops to side of the arcade itself are faced in white brick. Shop fronts renewed in original openings, the beaded fascias surviving. Tripartite windows to upper rooms also largely original, and are separated by pilasters with heavy reeded console brackets. Iron trusses to glazed clerestory roof.

Reason for Designation;

A good example of late C19 arcade development which has retained many elements of the original design.

8.03 - SIGNIFICANCE OF HISTORIC ASSET

Listed buildings celebrate a building's special architectural and historic interest and protects the building for future generations. This specific building has a quality of interest in its physical fabric which is the reason for listing.

It is also within the Wrexham Town Centre Conservation Area which includes the main historic and commercial high streets of the town centre where the Parish of St Giles is the main focal point.

The Wrexham Town Centre Conservation Area Character Assessment And Management Plan states;

'...an important feature of the town is its pedestrian permeability created by the important links which, are formed between the main streets by the narrow alleyways and arcades, such as Bank Street, Temple Row, Central Arcade and Overton Arcade. Bank Street and Central Arcade, in particular are bustling with small independent shops which bring much character and charm to the town centre.'

'Ornamentation and decoration are evident throughout the Conservation Area and make a significant contribution to its character. In particular terracotta mouldings, iron balustrades, decorative

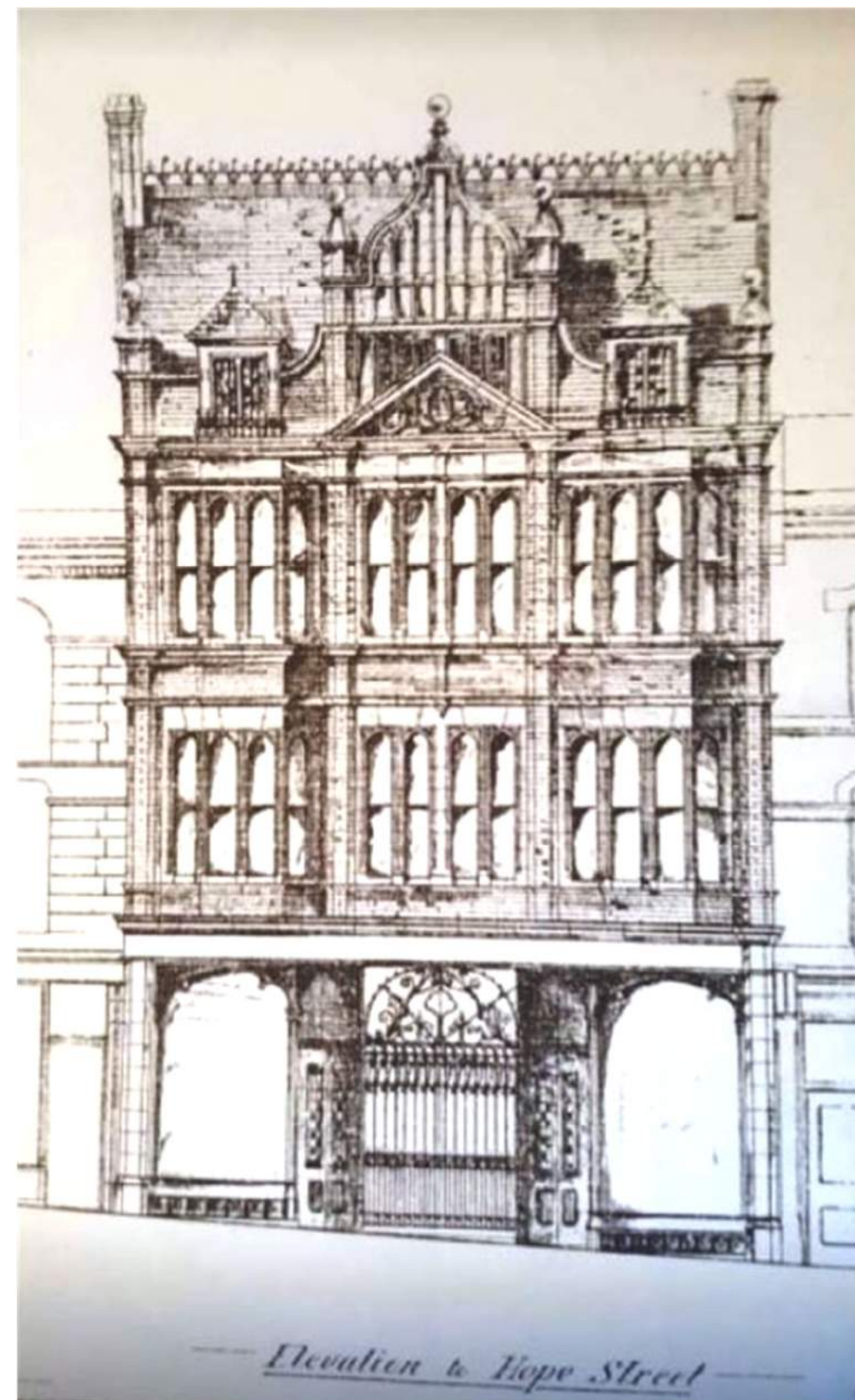


Image 01 - Architects Elevation to Hope Street
(Source www.wrexham-history.com supplied by Peter Eames)

8.00 - HERITAGE IMPACT STATEMENT

DESIGN AND ACCESS WITH HERITAGE STATEMENT

58 HOPE STREET, WREXHAM



corbelling and wrought iron sign brackets, play a significant role in contributing to the visual quality of the Conservation Area. '

It is therefore apparent that this particular building is a vital part of the architectural language of the Conservation Area. The proposed changes to the exterior of the building are minimal and will reinstate a historic shop front which could act as a catalyst for other commercial premises nearby to follow suit. This will strengthen the quality and appearance of the high streets.

8.04 - REASONS FOR PROPOSED CHANGES

REINSTATING HISTORIC SHOP FRONT

Over the years, the external facade of the shop has undergone some modernisation which is unsympathetic to the historic building. There is currently a large fascia board on the front of the shop which is due to be removed in our proposals. The front window will be increased in height and an arched detail much like that of the original will be introduced. Where the current 'Wrexham Central Arcade' is painted will become the signage location for the shop, much like on Image 02 to the left.

The Wrexham Town Heritage Initiative aims to reinstate historic shop frontages along its high streets to allow for cohesion and high quality shop fronts in the town centre. Our proposals will contribute to this.

BUILDING USE

The upper floors of the building are currently in a very bad condition, with holes in floors and walls, as well as stairwells deemed unsafe. A full photographic survey has been carried out and is included in the appendices of this document.

These upper floors have been out of use for a number of years and unused from the shop premises below. Creating apartments in these

01

Image 01 - Historic Photograph of Ground and First Floor Hope Street Shop Frontage
(Source www.wrexham-history.com)

02

Image 02 - Photograph of Existing shop front taken October 2021

8.00 - HERITAGE IMPACT STATEMENT

DESIGN AND ACCESS WITH HERITAGE STATEMENT

58 HOPE STREET, WREXHAM

AINSLEY GOMMON ARCHITECTS AG|A

upper floors will allow the building to be fully utilised and therefore protect the listed building for years to come. The ground floor shop space on the high street will remain in situ and the currently unused damp basement will also be utilised by the commercial premises so that the entire building can be in use. Another advantage of this is that the apartments / commercial space will be heated from its users and therefore protect the building from further deterioration/ damp issues.

CIRCULATION

The current circulation for the building is completely irrational and there is a definite need to rationalise it into a circulation core at the rear of the building. The stairwell to access the upper floors is blocked off from ground floor level and therefore can only be accessed via the commercial stairwell between ground and first. This makes escape routes elongated and difficult from a Building Regulations aspect which is why a core stairwell in one location at the rear of the property has been proposed. Half of the stairwell between ground and first floors in the main core is still tact and is original which will be utilised as part of the proposals. The stairwell between first and second floors is also original and remains as part of our proposals.

REFUSE COLLECTION

58 Hope Street and the arcade shop units leading to the town butchers market have no external or internal amenity space attached to the building, historically leaving owners/occupiers with no storage for refuse and having to transport any waste etc themselves rather than being able to store this onsite for collection. In order to make the building more functional for modern living, we are intending to add bin storage for the apartments which will be accessed through the communal entrance.

SECURITY SHUTTER LOCATION

The existing security roller shutter for the butcher's market is proposed to be relocated by being pushed back approximately 5.5 metres to allow for access to the apartments (and bin storage).

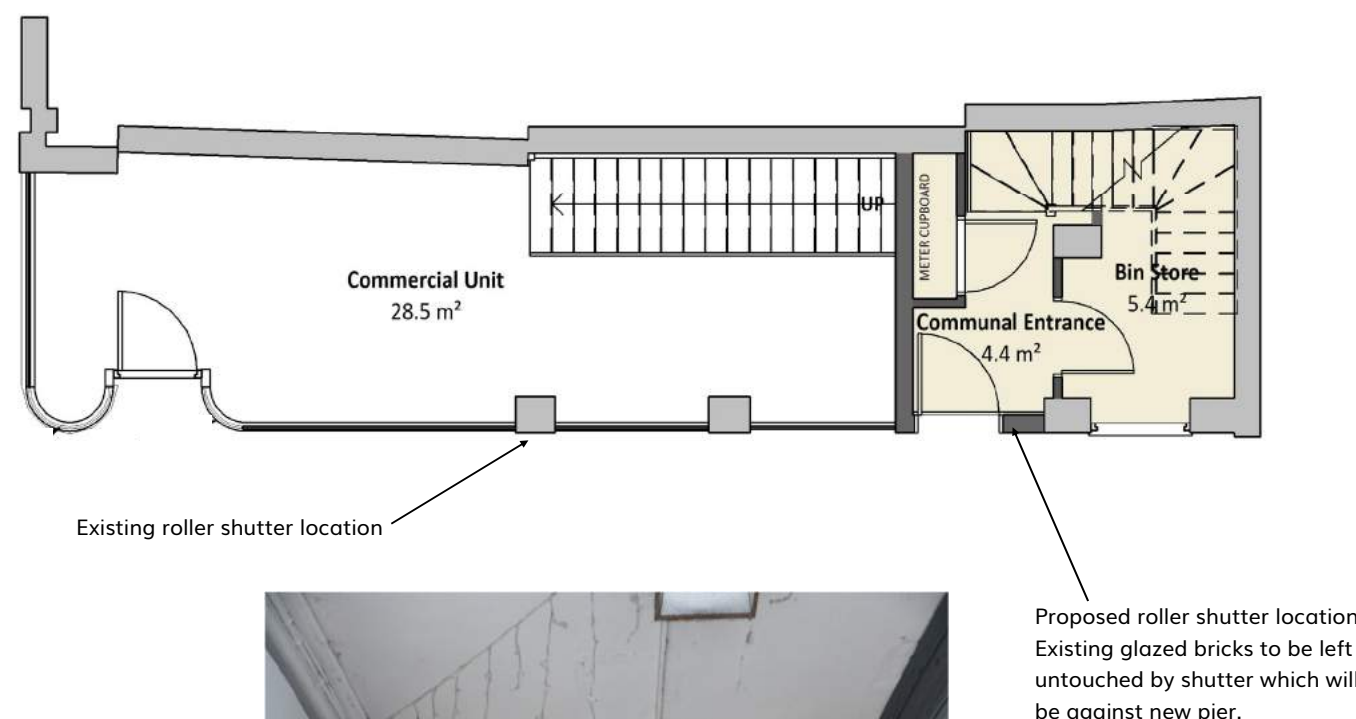


Image 01 - Ground Floor proposed plan showing locations of existing and proposed shutter locations

Image 02 - Photograph showing existing roller shutter within arcade

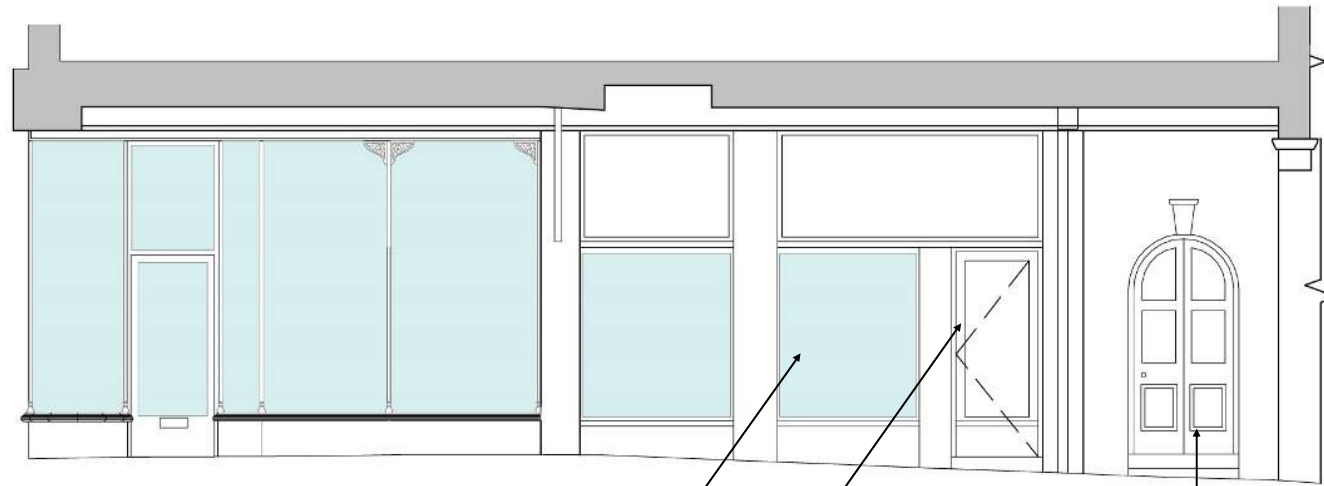
8.00 - HERITAGE IMPACT STATEMENT

DESIGN AND ACCESS WITH HERITAGE STATEMENT

58 HOPE STREET, WREXHAM

01

02



8.05 - IMPACT OF PROPOSED CHANGES

We have been working closely with the building owner and council to ensure that our proposals are done sympathetically to this listed building and that the quality of the proposals will be to a high standard.

It is hoped that the works to this building will act as a catalyst to other building owners within the Conservation Area and that they would also follow suit with the help of funding from the THI to improve their shop frontages. Doing so will improve the quality of the area.

It has been previously mentioned that the impact of our proposed changes are minimal with the main changes further outlined below;

Changes to the existing shop front

The current shop front has been unsympathetically chopped and changed over the years. Our proposals have taken inspiration from existing photographs and drawings of the original shop front, as well as looking at details from 58a Hope Street to design a front which mimics that of the original design of the building.

External changes above ground level

The upper floor elevations will remain aesthetically the same with all elements to be inspected and replaced/ made good where necessary. Full details of this can be found in the Materials Schedule document.

External changes to Arcade Elevation

Whilst the intention is to bring the shop front back to its original form, there are some changes to the elevations that differ from the original. The existing double doors can't be utilised on our plans to be the entry to the flats due to it having a stepped access. Our proposals show the bin store from within the communal space and layout here is restricted

01

Image 01 - Proposed elevation to arcade

02

Image 02 - Photograph of existing boarded up windows. Half to be replaced with new access door

03

Image 03 - Photographs of existing doorway/ brickwork to be retained

8.00 - HERITAGE IMPACT STATEMENT

DESIGN AND ACCESS WITH HERITAGE STATEMENT

58 HOPE STREET, WREXHAM

AINSLEY GOMMON **ARCHITECTS** AG 

due to tying in with the original stair, and an existing structural column near the foot of the stairs. We are therefore proposing a new entrance door to the flats adjacent to the original door. Due to it's position and location within the town centre, the only place to locate bin storage which would be within the maximum travel distances from the properties is within the premises. This therefore justifies the need to make some amendments to the arcade elevation to accommodate refuse storage which is a necessary requirement for modern living. Detailing of half round mullions within the existing window frame will be retained where possible and used elsewhere on the new reinstated shop front on Hope Street.

Changes to internal walls

To the ground and first floors, the walls aren't original and therefore there would be no impact here to the heritage assets of the building. The first floor level has been previously completed gutted. To the upper floors, there are very few walls which are to be removed as part of the works. These are minimal are full details can be viewed on the floor plans/ demolition plans. We are proposing to keep the majority of the existing walls to these floors and have incorporated them into the designs. Some walls will need rebuilding as many are in a state of disrepair.

Changes to stairwells

The stairwell to the basement is to be relocated as part of our proposals. This stairwell isn't original and therefore has no heritage value. Similarly, there is a stairwell between the ground and first floor which is a modern commercial stair which is to be removed as part of our proposals which wont affect the heritage of the building.

Access to the original stairwell has been previously blocked off from ground floor level. This will be reintroduced and tie into the existing stairwell from a half landing between ground and first floors. The stairwell between the first and second floors is also original and to be retained. Then a new edition will be added between the second and third floors to tie into the stairwell below to rationalise the circulation.



8.00 - HERITAGE IMPACT STATEMENT

DESIGN AND ACCESS WITH HERITAGE STATEMENT

58 HOPE STREET, WREXHAM

Image 01 - Stair to rear of building between second and third floors to be removed

Images 02 and 03– Unsafe stair towards front of building between second and third floors to be removed. Spindles/ newel post to be examined and reused if appropriate

Image 04 - Stair to basement to be removed with a commercial stair relocated

Image 05 - Stair currently blocked off to ground floor to be opened back up and reinstated as main stairwell

01

02

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05



A further two stairwells between the second and third floors are proposed to be removed as part of the works. The one to the front of the building is original, however, it has been deemed unsafe due to the bottom steps missing. It is proposed that the newels and spindles are to be inspected and reused for the new stairwell if in good condition. The removal of this stair is necessary in order to rearrange the building into the most suitable configuration (one apartment per floor level), to bring the entire building into use which ensures the longevity of retaining the building. We believe that reusing any historic features from this stairwell to the new stair will ensure that no heritage value is lost from its removal.

It is unclear whether the existing stairwell to the rear of the property between the second and third floor levels is existing. This stair is very steep and doesn't meet current Building Regulations. It is therefore intended to be removed as part of our proposals. The stair is within an enclosed space and has no feature spindles or newels. We therefore feel that the removal of this stair doesn't damage the heritage of this building.

8.06 - SUMMARY

As a practice we tend to work with many listed buildings and it is a passion of ours to save historical assets from falling into a state of disrepair, whether they be listed or not. This project is no exception and we feel that this building is a very strong piece of Victorian architecture within the town centre and therefore would like to improve its current condition.

The original building was once mixed use with the upper floors being originally office spaces with shops to the lower floors. In recent years and especially since the COVID-19 pandemic, there is less of a need for office spaces as many people are working from home. This leaves many premises in town centres empty, much like this building. Creating residential dwellings to the upper floors will bring the full building into use and will ensure that the future of the building is protected for years to come.

01

Image 01 - Photograph of existing shop front taken October 2021

8.00 - HERITAGE IMPACT STATEMENT

DESIGN AND ACCESS WITH HERITAGE STATEMENT

58 HOPE STREET, WREXHAM

AINSLEY GOMMON **ARCHITECTS** AG|A



9.00 - APPENDICES

EXTERNAL PHOTOGRAPHS OF BUILDING AS EXISTING

DESIGN AND ACCESS WITH HERITAGE STATEMENT

58 HOPE STREET, WREXHAM



EXTERNAL PHOTOGRAPHS OF BUILDING AS EXISTING

9.00 - APPENDICES

DESIGN AND ACCESS WITH HERITAGE STATEMENT

58 HOPE STREET, WREXHAM



9.00 - APPENDICES

EXISTING BASEMENT PHOTOGRAPHS

DESIGN AND ACCESS WITH HERITAGE STATEMENT

58 HOPE STREET, WREXHAM



EXISTING GROUND FLOOR PHOTOGRAPHS

9.00 - APPENDICES

DESIGN AND ACCESS WITH HERITAGE STATEMENT

58 HOPE STREET, WREXHAM

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9.00 - APPENDICES

EXISTING FIRST FLOOR PHOTOGRAPHS

DESIGN AND ACCESS WITH HERITAGE STATEMENT

58 HOPE STREET, WREXHAM



EXISTING SECOND FLOOR PHOTOGRAPHS

9.00 - APPENDICES

DESIGN AND ACCESS WITH HERITAGE STATEMENT

58 HOPE STREET, WREXHAM



9.00 - APPENDICES

EXISTING THIRD FLOOR PHOTOGRAPHS

DESIGN AND ACCESS WITH HERITAGE STATEMENT

58 HOPE STREET, WREXHAM

DESIGN AND ACCESS WITH HERITAGE STATEMENT

58 HOPE STREET, WREXHAM

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