Heritage Statement

in connection with

Proposed Redevelopment of site at 32-36 Bridge Street adjacent to

Burton Buildings,
26-30 Bridge Street,
LL13 7HP

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1.0 **INTRODUCTION**

Purpose and Format

This heritage statement has been prepared to assess and inform proposals relating to the proposed construction of a detached four storey residential development. The Statement refers specifically to works described in the following building consent package:

- Proposed Redevelopment of site at 32-36 Bridge Street adjacent to Burton Buildings, 26-30 Bridge Street, LL13 7HP

Burton Buildings is a grade 2 listed building (referenced 1764) on Bridge Street Wrexham. The proposals relate to a redevelopment of a vacant site adjacent. The site has been vacant for over a decade following the demolition of a nightclub which was connected to Burton Buildings.

This Heritage Statement assesses the heritage significance of the site and guides proposals for change in a manner that conserves significance. This approach adheres to the principle of intelligently managing change, which lies at the heart of national planning policy for conservation of the historic built environment.

Heritage Impact Assessment in Wales sets out the general principles to consider when planning changes to historic assets and applying for listed building, conservation area and scheduled monument consent. This best-practice guide is aimed principally at owners, occupiers and agents of historic assets to help them understand why, when and how to use the heritage impact assessment process and write heritage impact statements. It should also help them to take account of Cadw's Conservation Principles for the Sustainable Management of the Historic Environment in Wales (Conservation Principles)1 to achieve high-quality sensitive change, using the principles of good design.2 Decision-making authorities should also use this guidance alongside Planning Policy Wales,3 Technical Advice Note 24: The Historic Environment4 and Conservation Principles to inform their own policies and when considering individual applications for planning permission and listed building, conservation area and scheduled monument consent, including pre-application discussions.

Methods of Research and Investigation

Inspections of the site were carried out to assess its physical nature. Background research has also been conducted to ascertain all relevant contextual matters appertaining to the proposals. The scope of this research has, been proportionate to the nature of the proposed works, with particular emphasis placed upon the special architectural and historic interest of the site and those planning policies that affect/control change.

2.0 **GENERAL DESCRIPTION**

Site Location

The vacant site is located on Bridge Street in central Wrexham.



Figure 1. Site location plan (source: Google Earth)

2.2 **Site Description & Brief History**

Burton Buildings was constructed 1896 and older maps highlight how it formed part of a busy street scene.

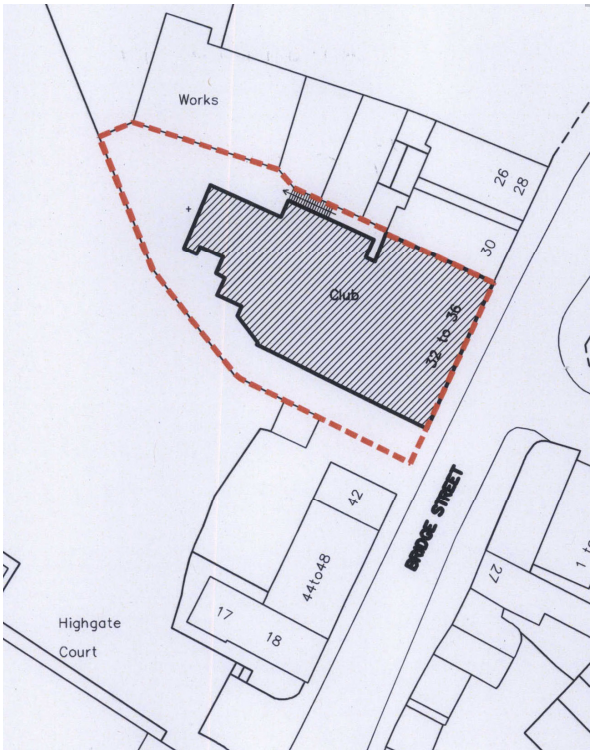


Figure 2 Ordinance survey plan extract showing footprint of former nightclub before demolition.



Nightclub before demolition May 2015 (source: Google Street view)



Figure 3 – 1958 plan extract.



Street view of Burton Buildings

Heritage Asset Designations

Burton Buildings are grade II listed (from 1994) – the listing description is as follows:

History

Shop and apartment building, dated 1896.

Exterior

Ruabon brick with terracotta dressings and slate roof. 3 storeyed, 5 window range, with advanced pedimented central bay housing entrance to upper floor accommodation, flanked by 2 shop fronts. Original shop fronts survive, with recessed entrance dividing the window space asymmetrically. Windows have segmental angle brackets carried on corbels, the larger windows divided by a central slim mullion, and small leaded upper lights. Terracotta brackets each side of fascia, which is surmounted by enriched terracotta cornice. Central entrance has 6-panelled door with fanlight in segmental archway surmounted by canopied hood carried on scrolled brackets. Name of building in relief on frieze above. Outer paired mullioned and transomed windows to upper floors, the leaded upper with coloured glass. Continuous moulded sill bands. Similar transomed window in stressed architrave over the doorway, and 2-pane sash in central 2nd storey window. Enriched terracotta frieze over first floor, and foliate panels forming aprons of upper storey. Terracotta eaves cornice continues to stress central pediment which is surmounted by a ball finial. End wall and axial stacks, with corbelled caps.

Interior

n/a

Reason for designation

Listed as a fine example of C19 commercial building design employing locally produced materials and surviving intact.

3.0 **HERITAGE APPRAISAL**

Introduction

The following appraisal adheres to guidance published by cadw and relates specifically to the requirement contained in clause 7 – presenting your Heritage Impact Statement. (2017), given in extract below:

"The results of your heritage impact assessment should be set out in a heritage impact statement submitted with your application for consent. The requirements for listed building and conservation area consent are set out below.33 Cadw can advise when a heritage impact statement is required to accompany an application for scheduled monument consent and what it should contain, but the basic principles set out below will be the same for this and any other heritage impact statement that you may need to prepare.

Remember, your heritage impact statement needs to be proportionate to the significance of your historic asset and the degree of change that you propose.

Simple cases generally require short statements. More complex situations will need longer reports and are usefully prefaced by a summary statement of significance and the impact of your proposals. "

Heritage Values

The following appraisal of heritage values devotes particular interest to how these values might be affected by emerging proposals for change. The values are distilled under the following headings: evidential value; historic value; communal value; aesthetic value.

3.2.1 Evidential Value

Cadw (2107) suggest that "*Evidential value: the extent to which the physical fabric tells how and when your historic asset was made, how it was used and how it has changed over time. There may be buried or obscured elements associated with your historic asset which may also be an important potential source of evidence.*

The building is listed as a fine example of C19 commercial building design employing locally produced materials and surviving intact.

This surviving historic fabric provides insights into past human activity and contributes to understanding history. This primarily includes the original elevation Architectural details.



Original tiles remain to central recessed entrance.

In all respects, great care must be employed in managing proposals for change where the authentic fabric of the original building still exists.

3.2.2 Historical Value

Cadw (2017) suggests that - *"historical value: your historic asset may illustrate a particular past way of life or be associated with a specific person or event; there may be physical evidence for these connections which it could be important to retain*

Listed as a fine example of C19 commercial building design employing locally produced materials and surviving intact. The asset provides a tangible record of past lives, events and activities.



Historical photograph of Burton Buildings.

3.2.3 Communal Value

Cadw (2017) suggested that – *"communal value: your historic asset may have particular significance to people for its commemorative, symbolic or spiritual value, or for the part it has played in local cultural or public life. This will be particularly important in the case of buildings"*

Burton Buildings is seen as a fine example of a local commercial building and the part it has played over the last 130 years in housing local family retailers. Due to demolition of adjacent terraced buildings connected to the Burton Buildings the setting of this heritage asset has evolved from a group setting to one that lies separate from others. Burton Buildings have housed many local small businesses The value of this local shop can be seen in its role as a community hub, a gathering place for residents, and a significant part of the town's history, making it a communal asset worthy of protection and preservation.

3.2.4 Aesthetic Value

Cadw (2017) suggests that: "aesthetic value: the design, construction and craftsmanship of your historic asset. This can also include setting and views to and from the historic asset, which may have changed through time.

The Aesthetic value focusses primarily on its principle elevation. Visual remnants of connections to adjacent terraced buildings remain on either gable. Due to demolition of adjacent terraced buildings connected to the Burton Buildings the setting of this heritage asset has evolved from a group setting to one that lies separately. New unintended views of the buildings gabled walls along Bridge Street have appeared due to removal of adjacent buildings. The way in which the building can be appreciated has been enhanced following removal of the inappropriate nightclub, of which its structure was directly connected.

Burton Buildings is a fine example of a handsomely detailed three storey symmetrical building with terracotta dressings and cornicing complementing the vertical corbelled windows and Ruabon brick.



Photo of fine terracotta detailing.

3.3 **Statement of Significance**

Having assessed the heritage values associated with the building, it is possible to take a more informed approach to the assessment of significance, giving specific consideration of plans to implement change. In this context a statement of significance is given below.

this package of work is not considered as presenting a risk to the significance of the Burton Buildings as it is separate to and designed to be distinct in character.

Burton Buildings is a Shop and apartment building, dated 1896, located on Bridge Street Wrexham. The building is grade II listed. The building formed part of a dense streetscene but over time adjacent properties were demolished. A modern nightclub was constructed which was connected directly to Burton Buildings. Ten years ago this nightclub was demolished, and Burton buildings now sits detached.

Whereas the entirety of the Burton Buildings is protected through listing, the building is the product of numerous schemes of internal refurbishment, and these changes have served to dramatically vary the heritage significances of the whole. Of undoubted primary significance is the principle elevation and its fine terracotta detailing.

This principle elevation with its surviving historic fabric provides high evidential value in its insights into past human activity and contributes to understanding history.

Historically the building has general illustrative and associative value in its example of a C19 commercial building design employing locally produced materials and surviving intact. The asset provides a tangible record of past lives, events and activities.

In terms of aesthetic value, the buildings primary elevation provides a fine example of a handsomely detailed three storey symmetrical building with terracotta dressings and cornicing complementing the vertical corbelled windows and Ruabon brick.

The proposals put forward in the accompanying planning application are for a three-storey building, not connected to Burton buildings but with a symmetrical front elevation with

corbels and dentil course to delineate each floor level. This proposal is not considered as presenting a risk to the significance of the Burton Buildings.

4.0 **ANALYSIS OF THE PROPOSED WORKS**

4.1 **General Principles**

General guidance on assessing proposed changes to heritage assets is given in 4.4 of the Cadw (2017).

"When you are thinking about your proposals, assessing the impact that your proposed changes may have on the significance of your historic asset can help you to identify the most appropriate way to make those changes.

You may find it helpful to frame your assessment by asking:

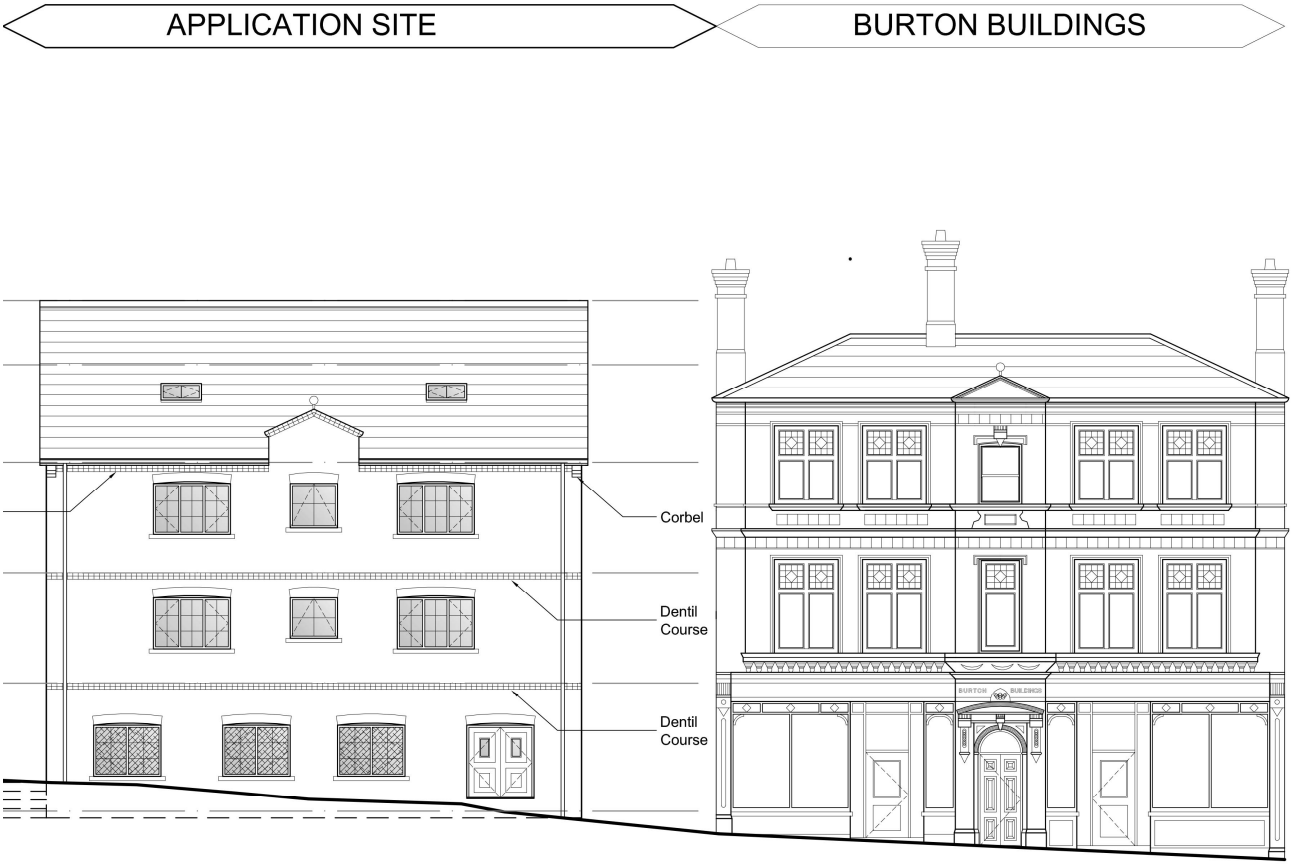
- *how would your proposals affect the evidential value of the historic asset? Would they result in the loss of or damage to historic fabric, including archaeological evidence, or make it harder to appreciate the way in which the building or site was used in the past, and how it has changed over time?*
- *how would the proposals affect the aesthetic or design qualities of the historic asset? Will they compromise its historical design principles — such as its layout, scale and proportion — or result in the loss of historic detail or craftsmanship?"*

This establishes that conserving significance should be a guiding principle when developing proposals for any new scheme. In order to satisfactorily do this, it is first necessary to conduct an appraisal of heritage values and identify the significance(s) of heritage assets before commencing with design work. Part 3 of this heritage statement fulfils this need, and the findings of part 3 have helped inform design choices for the various proposals. There follows, here in section 4, an objective review of the proposals to verify to what extent conservation of significance has either been secured or compromised. The review is guided by local and national policy. Full design details and drawings will be submitted as part of the full planning application; therefore, only a front elevation drawing excerpt is replicated here.

4.2 **Summary of the Proposals**

As discussed earlier in this Statement the proposals involve the construction of a three-storey residential development.

The proposed three storey residential development is detached from the Burton Buildings.



4.3 **Analysis of the Proposals**

The appraisal of heritage values and statement of significance given earlier in section 3 establishes the primary significances of the building and verifies how different parts of the building present varying degrees of heritage value. The appraisal has identified how the front façade contains a high level of heritage value.

The proposals do not affect the evidential value of the historic fabric as there would be no loss or damage to the historic fabric. The Burton Buildings would still remain as is and could still be appreciated in the way the building has been used.

The proposals to not affect the aesthetic or design qualities of the Burton Building as an historic asset. As the development is distinctly separate from the Burton Buildings the historic design principles of layout scale and proportion are not affected. There will be no loss of historic detail or craftsmanship.

Through the appraisal of heritage values and establishing the building's primary significances, this Heritage Statement has verified that the proposed development adjacent to the Burton Buildings will not detract from the building's history and character, thereby satisfying the Local Plan policy.

5.0 **SUMMARY & CONCLUSION**

Burton Buildings is a grade 2 listed building located in central Wrexham.

Burton Buildings I has been subject to numerous modern unsympathetic buildings connected to and subsequently demolished resulting in the building siting on its own. The nightclub adjacent was demolished over a decade ago.

An appraisal of heritage values associated with the building has been conducted as part of this Heritage Statement. The appraisal has helped identify the significance of the building and differentiate those areas of primary importance from those areas with little or negligible heritage value. In essence this has revealed that its main significance lies in its retained example of an C19 Commercial building with fine terracotta detailing.

In summary, this Heritage Statement has helped verify that significance of the Burton Buildings is not threatened by the work currently under scrutiny. The works are appropriate and set apart.