Listed Building Consent Statement

Application for Listed Building Consent
25-28 High Street, Wrexham, LL13 8HY
Applicant: No.25 Bar Ltd

Introduction

This statement has been prepared in support of an application for Listed Building Consent for internal refurbishment and minor external redecoration works at 25-28 High Street, Wrexham.

The application relates to the proposed reuse of the ground floor as No.25 Bar, comprising a high-quality bar venue with table service and live music. The works have been designed to enable the viable occupation of the building while preserving its special architectural and historic interest.

The proposals are limited in scope and are principally decorative and fit-out works. They do not involve demolition, major structural alteration, or substantial reconfiguration of the listed building.

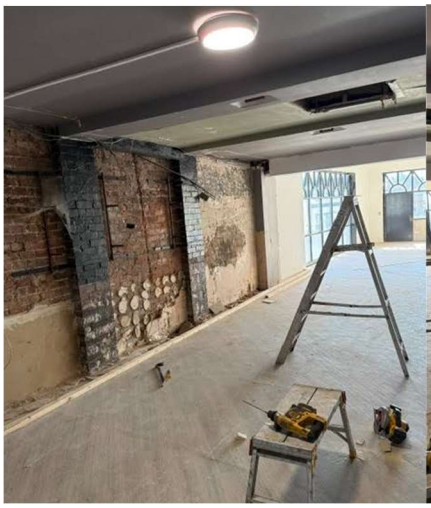
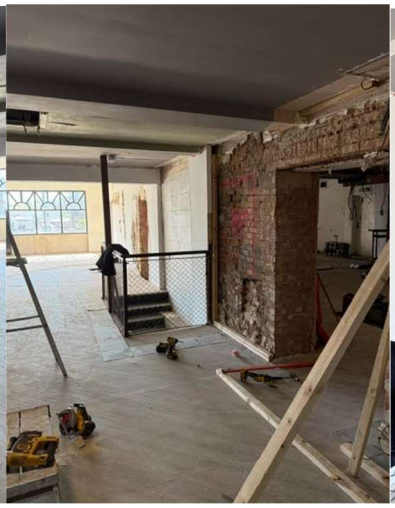
Site and Building

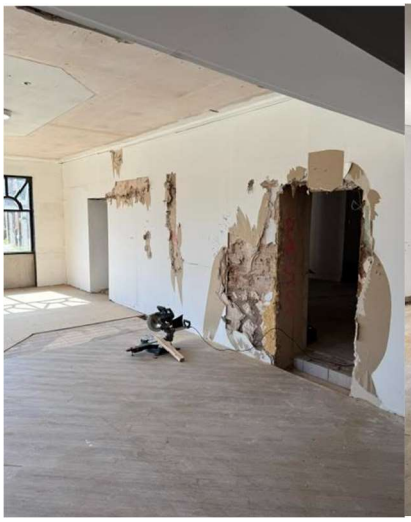
The property occupies a prominent position on High Street within Wrexham town centre and forms part of the historic commercial streetscape. The building is understood to be early 19th century in origin and has been subject to a number of later alterations associated with previous commercial uses.



The ground floor interior has been altered over time and presently contains a mixture of later finishes and modern interventions. While the building retains heritage significance through its age, form and contribution to the street, the interior at ground floor level has already been affected by successive phases of change.

Pictures of the condition upon lease agreement with No.25 Bar Ltd.





Summary of Proposed Works

The application seeks consent for the following works:

- repainting of the front facade in a single dark green tone
- retention of the existing overall ground floor arrangement with only limited internal layout amendment to accommodate a bar
- overboarding of existing wall surfaces in areas already affected by modern finishes, using new linings and decorative wall panelling
- installation of decorative wall treatments, including mirrors and artificial planting features
- laying of oak-finish flooring over existing floor surfaces
- internal redecoration of ceilings and walls

- upgrading of electrical and plumbing services using routes that minimise disturbance to historic fabric
- installation of a new bar fitting and back-bar joinery, store room and disabled toilet.

Design Approach

The design approach is based on minimal intervention, reversibility, and respect for surviving historic fabric.

The proposals do not seek to remove or obscure significant architectural features of special interest. Instead, they provide a high-quality fit-out within a building that has already been altered by previous commercial occupation. New elements are intended to sit lightly within the existing structure and, where possible, be capable of future removal without lasting damage.

Impact on Significance

The works are considered to result in less than substantial harm, at the very lowest end of the spectrum, and in most respects amount to neutral or beneficial change.

The reasons are:

- no structural alterations to the principal form of the building are proposed
- the existing plan form is largely retained
- no identified historic joinery, staircases, fireplaces, cornices, or other notable original features are proposed for removal
- wall linings and decorative finishes are to be applied mainly to surfaces already altered or finished in modern materials
- service upgrades will improve the building's condition and usability while being concealed within areas of limited significance
- the reuse of the building secures an active and economically viable future use

External Works

The external works are limited to repainting the existing facade. No change is proposed to the size of openings, the form of the shopfront, the roof, or the structural envelope. The repainting is intended to improve the appearance of the frontage and present a more coherent and well-maintained elevation within the High Street.

Internal Works

Walls

Existing wall surfaces at ground floor level are mixed in character, with areas of modern boarding and disturbed finishes resulting from previous alterations. The proposal is to overboard these wall surfaces where appropriate and to introduce decorative panelling to the lower half of the walls and artificial greenery and mirrors to the upper half as part of the interior fit-out.

This approach is intended to avoid unnecessary stripping back of wall surfaces and to provide a neat, reversible lining system. Fixings will be kept to a minimum and, where possible, located within existing modern fabric rather than significant historic material.





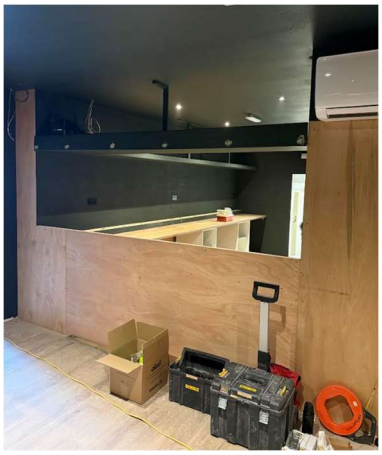
Flooring

A new oak-finish floor has been laid over the existing floor construction. The intention is to provide a consistent and durable surface suitable for the proposed use without removing the underlying floor structure.

If any surviving historic floorboards or other early fabric are present beneath later coverings, these should be retained in situ wherever possible. The proposal should therefore be understood as an overlay rather than replacement of historic fabric.

Bar Insertion and Layout Changes

The ground floor layout is largely retained, with only limited amendment required to insert a bar, store room and disabled wc; this will support the venue's operation. The new bar is a freestanding or lightly fixed fit-out element and is designed as a reversible intervention.



The proposed arrangement enables the building to function effectively while avoiding more extensive structural works that might otherwise be required.

Ceilings and Services

The ceilings are to be redecorated only. Electrical and plumbing upgrades are required to bring the premises into safe and functional use. These works will be undertaken so as to minimise intervention into historic fabric, using existing routes, voids, later partitions and previously altered areas wherever possible.

Justification

The proposals are justified on the following grounds:

- they secure the viable reuse of a vacant or underused listed building
- they improve the appearance and condition of the premises
- they involve a largely reversible fit-out
- they avoid major structural intervention
- they support the continued commercial vitality of Wrexham town centre

Conclusion

The proposed works represent a sensitive and proportionate scheme of refurbishment for a listed building in commercial use. They preserve the essential character and significance of the heritage asset while enabling a practical and viable new occupation.

The proposals are limited, predominantly decorative, and designed to minimise harm. Any impact on significance is low and is clearly outweighed by the public and heritage benefits arising from repair, active use, and ongoing maintenance of the building.

In light of the above, Listed Building Consent is respectfully sought.

Please find below links to products which we will be similar to what will be used within the redecoration.

Oak laminate flooring: https://www.ukflooringdirect.co.uk/products/series-woods-12mm-laminate-flooring-smoked-oak?kw=&mt=e&nw=o&cpn=614017087&devi=c&devm=&locp=247102&loci=&pl=&cr=&adp=&sadt=&msclkid=38a1d93beb4e15e5b9f6b30674d50b12&utm_source=bing&utm_medium=cpc&utm_campaign=%7C%7C+UKFD+%7C+Laminate+%7C+PMax+%7C+Ecom&utm_term=2323405508837735&utm_content=Laminate&gclid=38a1d93beb4e15e5b9f6b30674d50b12&gclsrc=3p.ds&gad_source=7&gad_campaignid=23274793833

Panelling on the lower half of the walls: https://www.thewoodveneerhub.co.uk/products/acupanel-contemporary-oak-acoustic-wood-panel?msclkid=975f757bea76185f31b71f4675a31031&utm_campaign=Bing_UK_Search_NonBrand_Purchase_D2C_All_&utm_content=Oak-Paneling&utm_medium=cpc&utm_source=bing&utm_term=oak+wood+wall+panelling&variant=45559615783144&wvh=1

Greenery on the upper half of the walls: https://www.greenplantwalls.co.uk/collections/artificial-green-walls/products/artificial-green-wall-panel-with-variegated-mixed-green-yellow-red-white-foliage-100x100-cm

Paint, a similar colour of what is used: https://www.diy.com/departments/dulux-pine-needle-matt-wall-ceiling-emulsion-paint-2-5l/5010212673874_BQ.prd