**Heritage Impact Assessment**

25 High Street, Wrexham

**1. Heritage Asset**

The application property forms part of the historic High Street frontage in Wrexham and derives significance from its age, architectural character, and contribution to the wider townscape. The building is understood to date from the early 19th century, though the ground floor has been altered through repeated commercial occupation.

Its significance is likely to lie principally in:

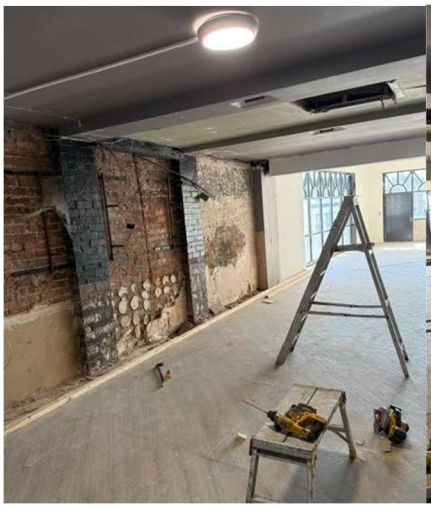
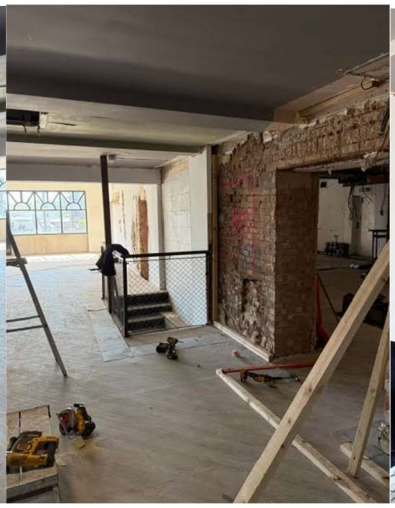
- its contribution to the historic street scene
- surviving external architectural composition
- any remaining historic structural fabric
- its evidential and communal value as part of Wrexham's historic commercial core

The significance of the existing ground floor interior appears more limited where modern finishes, fittings and later alterations have already affected its historic character.

**2. Existing Condition**

The submitted material indicates that the premises are in a worn and altered condition, with mixed wall finishes, inconsistent flooring materials, and evidence of earlier fit-outs. The facade also shows signs of visual wear and patch repair.

The current condition does not appear to reflect the quality or coherence appropriate to a building of this status and location.




**3. Description of Proposals**

The proposals comprise:

- repainting the front facade
- overboarding and panelling of internal wall surfaces
- redecoration
- laying of oak-finish flooring over existing floors
- insertion of a new bar
- mirrors and limited decorative artificial greenery
- service upgrades
- minor internal layout amendment associated with bar use

**4. Assessment of Impact**

**Facade repainting**

The repainting of the facade would not alter historic form or detailing. This will be in a rich deep green, the impact would be neutral or slightly beneficial.

**Wall overboarding and panelling**

This element has the potential for minor harm if it conceals surviving historic fabric of interest or requires invasive fixing into original material. However, where applied to already altered surfaces and fixed in a limited and reversible manner, the impact is low.

**Flooring**

If the flooring is laid over later finishes or modern sub-surfaces, the impact is likely to be low. If original or early timber floors survive, covering them may affect their appreciation, though this would be less harmful than removal. The acceptability of this element depends on confirming that significant flooring is not being lost.

**New bar and layout amendment**

The insertion of a bar to support the building's continued commercial use is acceptable in principle where it avoids structural alteration and remains reversible. The impact is low provided it does not require removal of significant historic fabric.

**Decorative greenery and mirrors**

These are modern decorative additions and do not in themselves pose heritage concerns if lightly fixed and readily removable. Their impact is therefore low, although excessive coverage of significant surfaces should be avoided.

**Services**

Upgrading services is necessary to secure viable use. The impact can be kept low through careful routing in existing voids, later partitions and previously disturbed areas.

**5. Overall Conclusion on Impact**

Overall, the scheme would result in very low-level less than substantial harm, and much of the work would be neutral in heritage terms. The proposals are justified by the benefits of bringing the premises back into active use, improving appearance, enabling maintenance, and supporting the long-term future of the listed building.