

TUTTLE STREET BREWERY WREXHAM



Description:

A high quality residential conversion of a former brewery building, on the edge of Wrexham town centre comprising 16 high quality residential apartments, parking space per apartment, secure court yard with automatic gates and improvement to the Tuttle Street access.

Brief:

To acquire, & secure detailed planning consent for the site of 817 m² (8798 sq.ft) and negotiate WDA Town Improvement Grant funding for enhanced external works package.

Development:

- Speculative land acquisition on unconditional basis.
- Pre-application meetings with WCBC stakeholder team to secure an acceptable planning consent.
- Detailed conservation area consultation required due to scheme's location adjacent to St. Giles' Church (Grade I) and The Nags Head (Grade II), included the production of a conservation area analysis.
- Discussions with WCBC and WDA to secure TIG funding for an enhanced external works.
- Negotiations of a S.278 agreement with County Highways Department to improve road access.

Investment:

£2.9m

Construction:

£1.7m

Architect:

J-Ross Developments Ltd