



Customer Three Eagles Restaurant

Location Llangollen, Denbighshire

Value £650k

Contract JCT Design & Build

Project Duration 4 Months

Completion December 2018

Project Highlights

This early 18th century coaching inn was purchased in early 2018 by a local couple who wanted to regenerate the Llangollen social scene by opening a high-end, luxury restaurant and bar called the Three Eagles.

Previously known as the Wynnstay Arms Hotel, the building had been poorly maintained for some years with some core elements of the building left in a dilapidated state and an interior that was very tired. But the new owners didn't just want to paper over the cracks and give it a lick of paint.

For the Three Eagles to become the leading, luxury venue of the town a full renovation was required

Three Eagles Restaurant & Bar

(Grade II Listed)

**The Solution**

A full planning application was submitted which including listed building consent application and a heritage impact assessment and archaeological brief – these were required to ensure traditional features of the building could be preserved within the design.

Scope included asbestos removal, sympathetic demolition, a new extension that would house a state-of-the-art kitchen as well as a full refurbishment. Denbighshire County Council Conservation oversaw the works including the discovery of an ancient 7-metre-deep well, which was incorporated as a feature in the new design.

Only one of the three roof trusses were found to be intact so using this as a template, two new green oak trusses were cut and replaced while keeping the original roof in tact. This restoration works was in contrast to the modern steel sympathetically used in the extension works.

Working closely with CADW and Denbighshire County Council Conservation throughout the project, much of the existing stone masonry was repaired and re-pointed.

The Outcome

With the Three Eagles hoping to open in time for Christmas 2018, the renovation programme was very aggressive and the deadline was successfully achieved ready for the venue to open on the 18th December 2018.

Throughout the venue, there is now a feeling of luxury and high-class which has proven to be popular with guests. The building has been transformed from a dated drinker's pub into a lavish social and dining 'experience' which is already acting to raise Llangollen's social profile.

