Cassidy+Ashton

C+A

Cassidy+Ashton

Architecture + Building Surveying + Town Planning

P/2023/0683 Non-material Amendment Application

K Block

Wrexham University

24th January 2025

CASSIDY + ASHTON

10 Hunters Walk, Canal Street, Chester,
CH1 4EB

TABLE OF CONTENTS

1.0 INTRODUCTION **3**

2.0 PROPOSED AMENDMENT **4**

3.0 CONCLUSION **12**

1.0 INTRODUCTION

1.1 Cassidy + Ashton have been instructed by Wrexham University to prepare and submit this non-material amendment application.

1.2 This application relates to K Block, Wrexham University, Plas Coch Campus, Crispin Lane, LL11 2HY.

1.3 This non-material amendment relates to application ref. **P/2023/0683** and is submitted to regularise minor changes resulting from the stage 4 detailed design process. The building has undergone the detailed design stage which has resulted in minor updates to elevational treatment in the interest of sustainability credentials, internal use/function, accessibility and value.

1.4 Application ref. P/2023/0683 was approved on 1st February 2024. The description of development is as follows:

> *Demolition of existing building and two storey extension to academic building and all associated works.*

1.5 The above decision notice references the approved drawings. This non-material amendment application seeks to amend 4no conditioned plans (site plan, floor plans, elevations). The amendments are not material to the overall design, appearance and reading of the buildings elevations.

1.6 This Planning Note sets out the context of the amendment.

2.0 PROPOSED AMENDMENT

2.1 The amendments subject to this application are in the form of minor amendments to the elevational treatment of the building with reference to specific details. This is to accommodate the detailed design of the building whilst protecting its functionality, buildability, accessibility, sustainability credentials and value.

2.2 The amendments are listed and comparison images are extracted below.

2.3 The overall footprint, size, scale, shape and form of the building remains. The amendments subject to this NMA application are in the form of elevational details resulting from internal equipment positioning/use and progression to detail design, all of which are minor and are not material change to the building and therefore P/2023/0683 permission.

ELEVATIONS



Fig. 1 Approved East Elevation [Source: DAY Architectural]



Fig. 2 Amended East Elevation [Source: DAY Architectural]

2.4 As can be seen above the overall form and reading of the elevation remains unchanged, however there are certain replacements to detail elevational treatment, including removal of signage, replacement of glazing/cladding panel.



Fig. 3 Approved West Elevation [Source: DAY Architectural]



Fig. 4 Amended West Elevation [Source: DAY Architectural]

2.5 As can be seen above the overall layout and reading of the elevation remains. The signage is removed and door made double sliding.



Fig. 5 Approved South Elevation [Source: DAY Architectural]



Fig. 6 Amended South Elevation [Source: DAY Architectural]

2.6 As can be seen above the overall form and reading of the elevation remains, however there are minor replacements to elevational treatment detail. This includes revised wider entrance door, replacement of a glazing panel with a spandrel panel. The proposed signage is removed and canopy positioned to suit the wider entrance door.



Fig. 7 Approved North Elevation [Source: DAY Architectural]

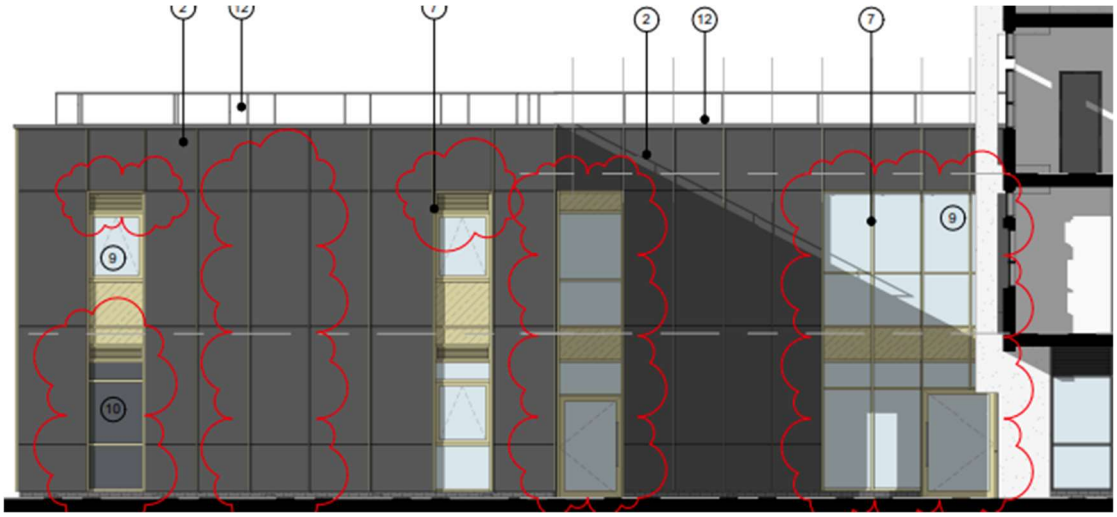


Fig. 8 Amended North Elevation [Source: DAY Architectural]

2.7 As can be seen above the overall reading of the elevation remains unchanged, however minor amendments to the elevational treatment can be seen. This includes double door, the replacement of a window with spandrel panel and addition of louvres.

PLANS

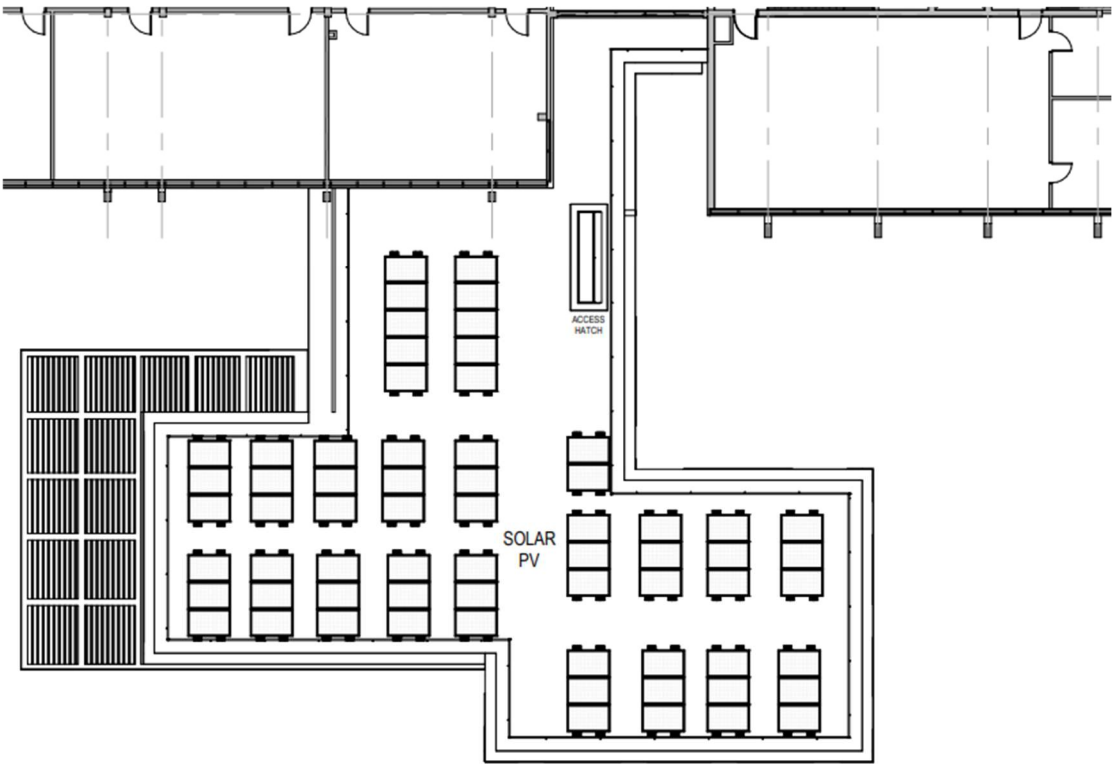


Fig. 9 Approved Second Floor / Roof Plan [Source: DAY Architectural]

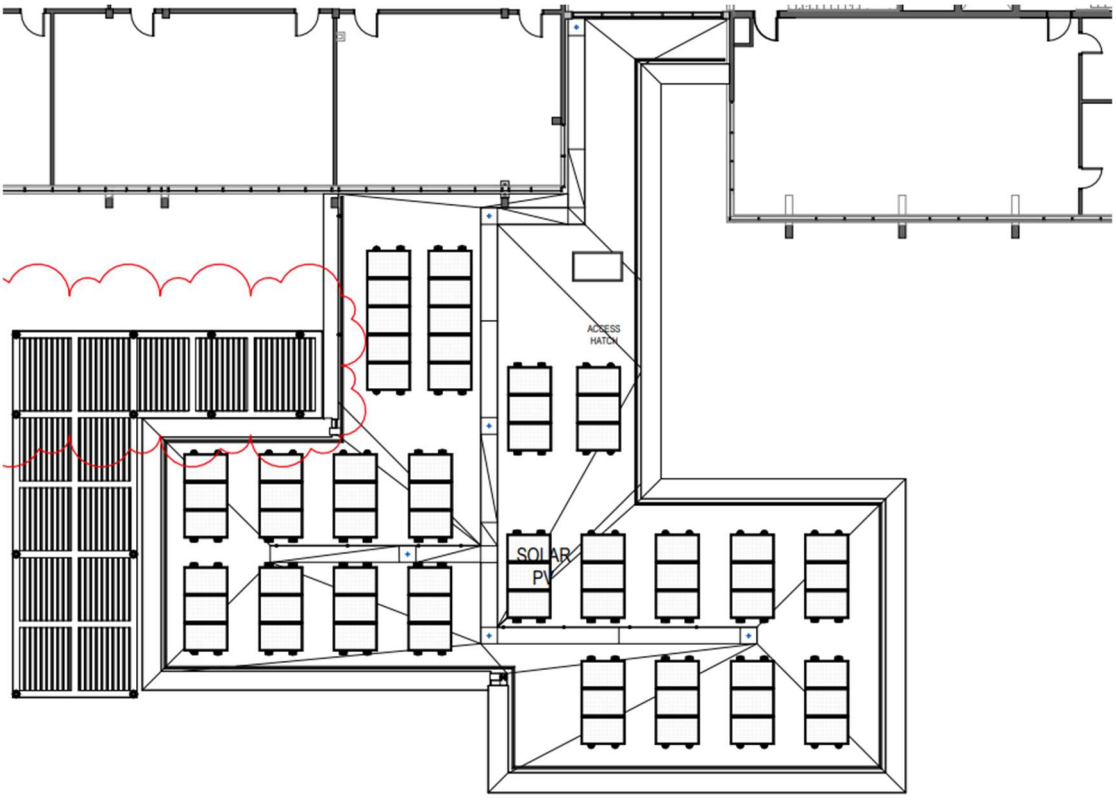


Fig. 10 Amended Second Floor / Roof Plan [Source: DAY Architectural]

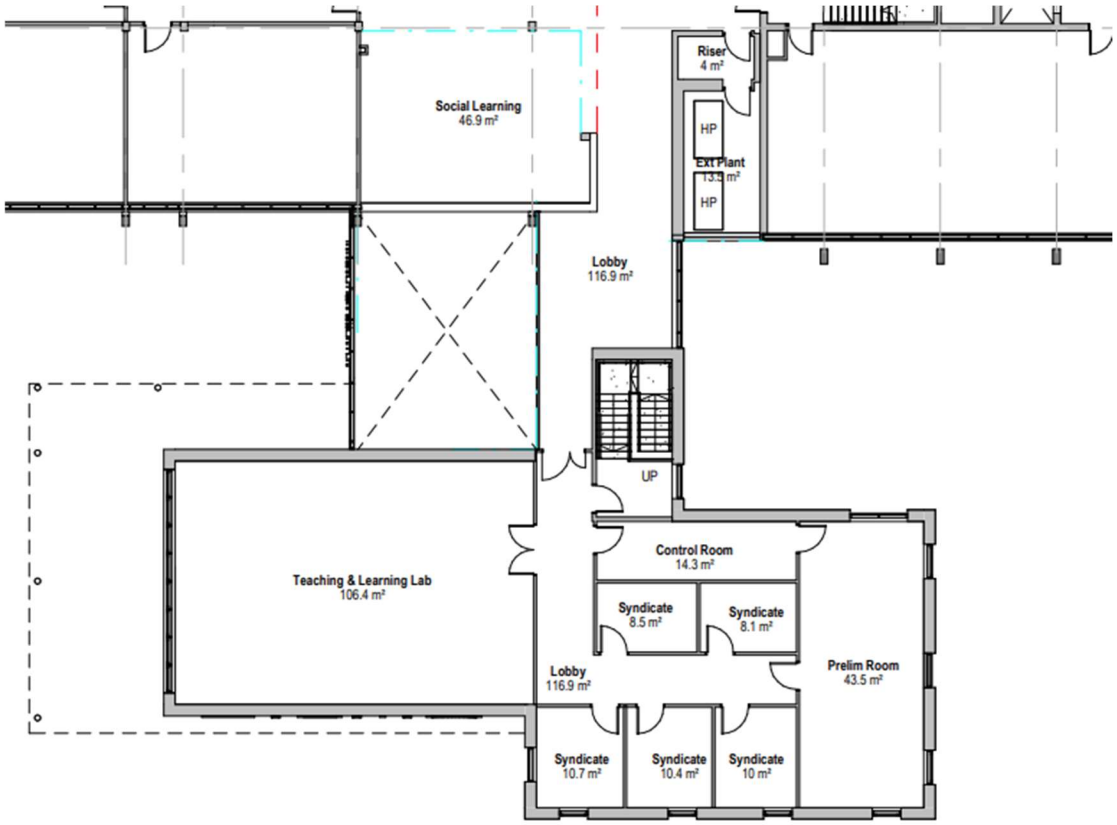


Fig. 11 Approved First Floor Plan [Source: DAY Architectural]

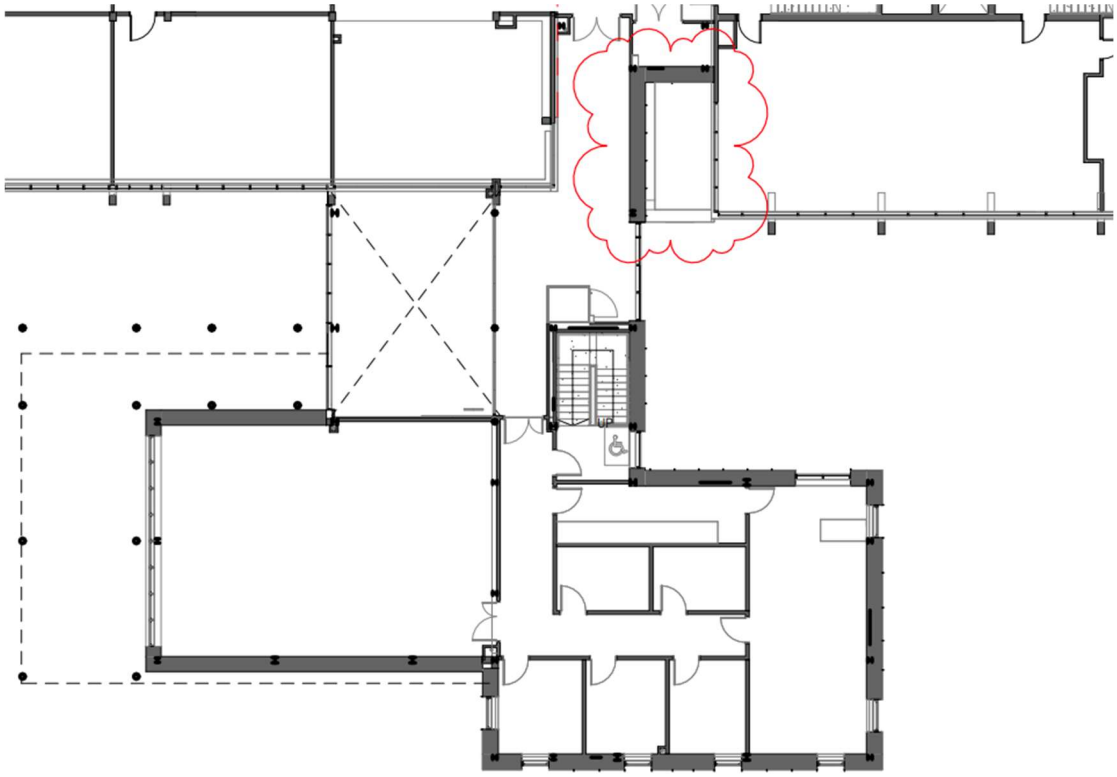


Fig. 12 Amended First Floor Plan [Source: DAY Architectural]

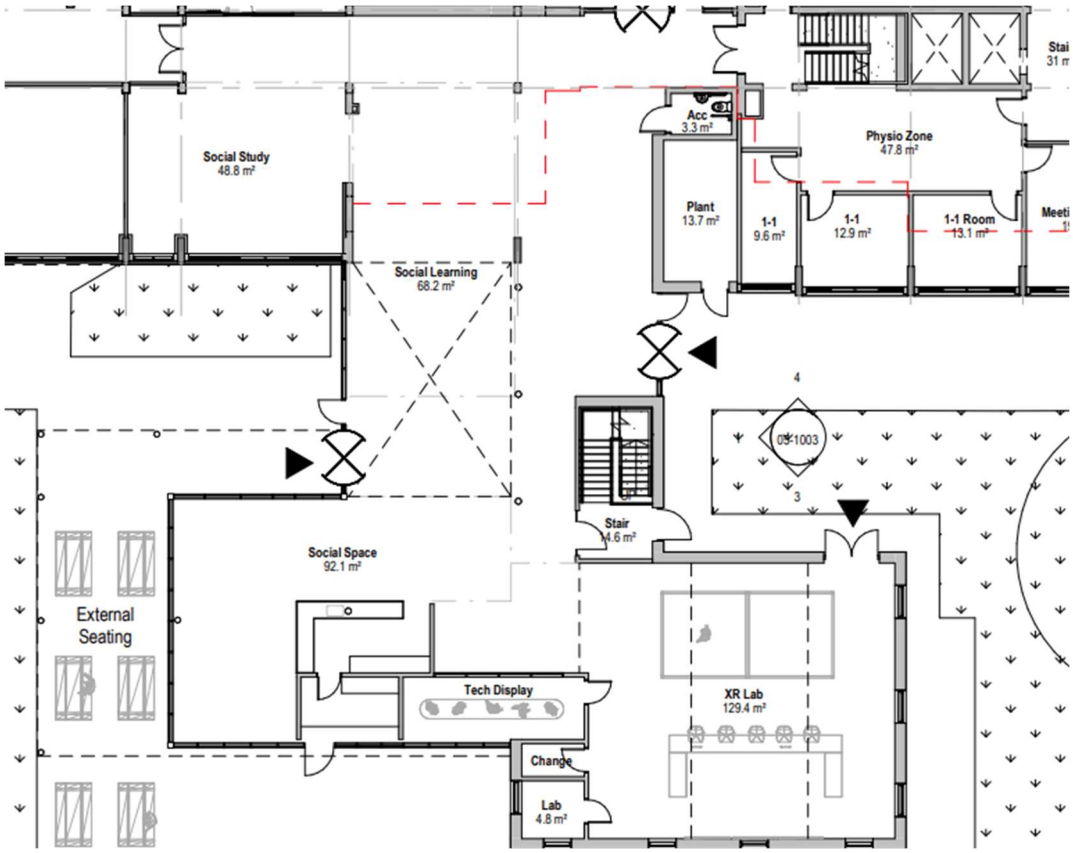


Fig. 13 Approved Ground Floor Plan [Source: DAY Architectural]

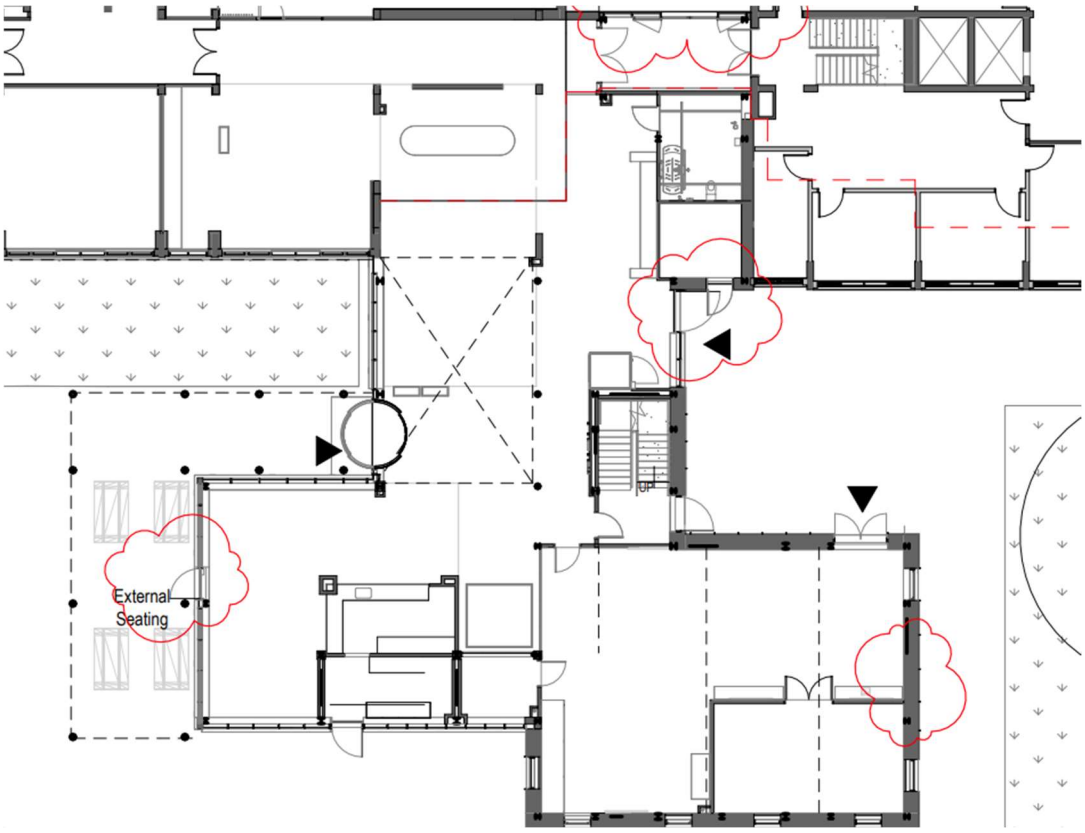


Fig. 14 Amended Ground Floor Plan [Source: DAY Architectural]

2.8 As can be seen above the overall layout remains unchanged, however minor amendments to positioning of glazing/doors to reflect elevational changes set out below are shown.

2.9 ***Summary***

The above extracts of the approved and amended plans demonstrate how the design intent - as defined through P/2023/0285 – remains yet with minor amendments to detailing of the elevations. These amendments are not material to the consented building or permission as a whole.

The accompanying floor plans demonstrate the internal layout principally remains as approved, with minor change reflected with revised elevation detail (i.e. doors) as shown. The roof plan indicates an amendment to the layout of PV, although the overall approved scale and proportions remain.

3.0 CONCLUSION

3.1 The above statement and accompanying submitted plans detail the proposed amendments to P/2023/0683 in line with the detailed design for building fit out.

3.2 The overall design and form of the building remains as approved, however this NMA application is in response to small changes to elevational treatment as a result of progressing the detailed design for construction.

3.3 The overall layout and form of the building has not materially departed from the approved, the changes being minor.

3.4 On the basis of the above it is kindly requested that this non-material amendment be granted to facilitate implementation of the scheme in a form that will facilitate sustainability credentials, buildability and value.

Cassidy+Ashton

C+A

North Wales Office:

St. Andrews Business Centre,
Queens Lane, Mold, Flintshire,
CH7 1XB

T: +44(0)1352 706246

E: mold@cassidyashton.co.uk

Chester Office:

10 Hunters Walk, Canal Street,
Chester, CH1 4EB

T: +44(0)1244 402 900

E: chester@cassidyashton.co.uk

Preston Office:

7 East Cliff, Preston,
Lancashire, PR1 3JE

T: +44(0)1772 258 356

E: preston@cassidyashton.co.uk

Email us:

architecture@cassidyashton.co.uk

surveying@cassidyashton.co.uk

planning@cassidyashton.co.uk

Follow us on:

www.cassidyashton.co.uk

Architecture + Building Surveying + Town Planning

Cassidy and Ashton is a trading style of Cassidy and Ashton Group Limited
Registered in England and Wales No. 2510645 – 7 East Cliff, Preston, PR1 3JE

RIBA RICS RTPI ISO 9001 REGISTERED FIRM ISO 14001 REGISTERED FIRM