Ellie Jones

From: Sarah Duckworth
Sent: 06 March 2025 13:24
To: planning_admin
Subject: FW: Your ref: P/2025/0124 – Proposed works at 11 College Street, Wrexham

Please upload to Arcus, thanks.

From: James Darwin <James@georgiangroup.org.uk>
Sent: 06 March 2025 13:23
To: Sarah Duckworth <Sarah.Duckworth@wrexham.gov.uk>
Subject: Your ref: P/2025/0124 – Proposed works at 11 College Street, Wrexham

Dear Sarah Duckworth,

Thank you for informing the Georgian Group of a proposal to undertake works to the above grade II listed building which is located within a conservation area. The Group wishes to forward the following brief advice.

11 College Street is an early nineteenth century structure which was constructed as a public house, consent has however recently been granted for change of use to residential units. The present proposal is for refurbishment works to the rear and side elevations which include the replacement of windows, many of which are described within the Heritage Impact Statement as dating from the building's original construction.

Whilst there is much to be welcomed within this proposal, The Georgian Group is concerned to note that an adequate justification for the replacement, rather than repair, of the historic window frames has not been provided. Whilst a number of the windows have had their lower panes removed and replaced with plate-glass (a relatively common feature in public houses) they still contribute greatly to the overall significance of the listed building. Where they are capable of economic repair, historic window frames should be repaired rather than replaced.

Where twentieth century casements have been inserted The Georgian Group would recommend that they are replaced with new frames which replicate the design of those originals which survive elsewhere within the building, rather than on a like for like basis.

Yours Sincerely

James Darwin (Head of Casework)

The Georgian Group, 6 Fitzroy Square

London W1T 5DX

020 7529 8920

Support the Georgian Group, become a member | georgiangroup.org.uk

The information contained in this e-mail and any files transmitted with it are confidential and intended solely for the use of the individual(s) named. If you are not the named addressee(s) you should not copy, disseminate or distribute this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secure or error-free since information can arrive late or contain viruses, or be corrupted, destroyed, incomplete, intercepted, or lost. The sender therefore does not accept liability for any errors or omissions in the contents of this message which arise as a result of e-mail transmission. If verification is required, please ask for a hard-copy version.