

Cerys Jones

From: Mared Rees-Jones
Sent: 03 August 2021 16:01
To: planning_admin
Subject: FW: Gwydyr House, 7 Penyllan Street, Overton, Wrexham

[Please attach response to file](#)

From: Elgan Jones <elgan.jones@spab.org.uk>
Sent: 03 August 2021 15:06
To: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>
Subject: Gwydyr House, 7 Penyllan Street, Overton, Wrexham

Your reference: P/2021 /0731

Our reference: 168297

Gwydyr House, 7 Penyllan Street, Overton, Wrexham

Dear Mared,

Thank you for consulting the SPAB over the proposals to convert the first and second floor into residential apartments at the grade II listed Gwydyr House. Whilst we have not had an opportunity to visit the site, we have reviewed the documentation submitted online and would like to provide the following observations.

Whilst we are in principle supportive of introducing new uses within historic buildings to ensure their sustainability and upkeep of the historic fabric, there are aspects within the current proposals which raise some concerns.

Firstly, we are deeply concerned at the lack of information provided to fully assess the internal changes to the use and finish of the first and second floor of this grade II listed building. There is very limited information which describes or shows the existing condition, finishes and details of architectural interest within each of the spaces and an assessment of how these may be affected by the work. The plans are very basic, do not indicate which partitions, doors and other features are retained or removed. There are also no details regarding the proposed mechanical and electrical and drainage installation to service 3no. new apartments. There is also no information regarding any means of thermal upgrading and achieving the required fire protection between floors and apartments. Given the absence of such information the risk to the historic fabric and character of the building remains high and as such we wish to register an objection to the proposals.

We also have concerns regarding the scale, design and quality of space of the apartment 2 located at first floor level and how this conforms with the standards set out within Building Regulations. Should the first and second floor be converted to apartments, these should be well

considered and high quality accommodation to suit the design and character of this listed building. Currently, the accommodation appears compromised to maximise the number of apartments achieved within the building.

Until the outstanding information and further justification is provided we wish to register an **objection** to the proposals contained within this application.

We trust our comments are helpful to you.

Kind regards,

Elgan

Elgan Jones

Casework Officer

The Society for the Protection of Ancient Buildings

37 Spital Square, London E1 6DY

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