

From: Jane Roylance

Sent: 05 June 2023 08:32

To: Gwyn Humphreys

Cc: Jonathon Gammond; Glyn Chaplin

Subject: RE: P/2023/0072 & P/2023/0073 - Wrexham County Museum, Regent St, Wrexham, LL11 1RB

Dear Gwyn

Further to the submission of the amended plans for the Wrexham Museum today I enclose further information to support the application, as follows:

OPENING UP WORK

We require some opening up within the building to assist the determination of the existing details to assist in de-risking the detail designs, specifically the foundations for the lift shaft, the construction of the existing roof structure to enable safe demolition and the construction of the first floor timber floors to assisting in determining their loading potential and the requirements to achieve fire separation. These may not require LBC but if required, these will need to be taken into consideration.

Please find attached

- a drawing of the ground floor identifying the required opening up (Blackett- Ord X73 SK36 Rev B)
- a marked up copy of the first floor plan identifying areas of the first floor where it is proposed to lift an area of the floor finishes to determine the original floor finish and where applicable remove floorboards to determine the joist size and spacings). This will be made good. (Blackett- Ord X73 SK38 Rev A)

WINDOW DETAILS

The double glazed units will replace the existing metal framed windows on a like for like basis, fixing in the same manner to the reveals of the mullions. The details will be developed in Stage 4.

The windows which are to be replaced (on a like for like basis in terms of layout/arrangement of fixed and opening lights) are indicated in blue on the elevations. The two external diamond glazed windows on the rear elevation are indicated in black, ie they will remain in situ (drawing 2200).

Windows which become internal will be retained (including surviving diamond paned windows).

We are proposing to use Touchstone Glazing Solutions Ltd or similar to achieve the required details.

DOOR DETAILS

We are currently surveying the doors on site to determine where historic doors are located and their sizes to enable them to be relocated within the building wherever possible. This information will be captured in the door schedule which will be available at the end of RIBA Stage 4.

GLAZED BRICKS

The removal of the cross wall and corridor walls in the staff messroom is required to make a useable space. We can ensure that the damage caused by the removal is minimised and the glazed bricks are made good within the room. Salvage bricks will also provide the opportunity to repair the glazed tiles in the old public entrances to the courtrooms.

FLOOR FINISHES

As you are aware the museum and archives are currently still open to the public, making it difficult to ascertain some of the original floor finishes. However, we have identified to the client that this creates a significant risk to the project and WCBC have agreed to close the museum to enable this investigative work to take place. This will enable us to determine the original floor finishes throughout the building. Please refer to the opening up drawings for details of where this information will be determined. This information will be captured on the Room Data Sheets and will be available at the end of RIBA Stage 4.

Our working assumption is as follows:

GROUND FLOOR

- Entrance area – modern slate and barrier matting retained
- Colonnade – stone paving – retained
- Entrance Lobby – slate tiles – replaced with polished concrete
- Courtyard Gallery (1) – carpet on C20 slab – replace with polished concrete
- Temporary Exhibition Gallery and Gallery 2 – carpet on solid – believed to be C20 slab – replace finish with engineered timber board.
- Phase 2 C19 staircases and below Courtroom 2 – quarry tiles – retained and repaired in the staircase – condition unknown in the staff kitchen as covered in vinyl – if survival is sufficient to enable repair, then these areas will be retained.
- Remainder of the areas appear to have replacement slabs with carpet, vinyl, C20 quarry tiles or modern ceramic tiles on them. These are replaced with vinyl, marmoleum, ceramic tiles and ceramic tiles depending on use.

FIRST FLOOR

- The majority of the first floor areas are believed to be suspended timber with the exception of the Phase 2 C19 Stairs and Courtroom 2 build. These appear to be covered with ply and carpet / tiles or vinyl. In the proposals the suspended timber floors are retained and re-covered with a ply backing and a variety of finishes (marmoleum, vinyl, carpet tiles, ceramic tiles) depending on use.
- Courtroom 2 has a brick jack arch construction with a parquet floor over. The current proposal is to cover this with a marmoleum finish as part of the Wrexham galleries.
- The area adjacent to the existing lift has a replacement precast concrete floor. The finishes will be replaced (marmoleum, vinyl, carpet tiles, ceramic tiles) depending on use.

Our current understanding of the first floor construction is identified on the attached Blackett-Ord sketch, X73 SK37 Rev A.

This information will be captured on the Room Data Sheets and will be available at the end of RIBA Stage 4.

BUILDING SERVICES

Existing services have been added to the building in an ad hoc manner over many years. Some areas are now beyond their services life and the alterations to the building create an opportunity to renew and rationalise the services installations. Where primary services routes exist and are discreet, these will be retained to minimise further damage to the building. Where new H&V services are distributed at high level, they will be located below the original ceilings and hidden by metal framed suspended ceilings. In galleries the services will be partly exposed or concealed by inserted rafts or bulkheads.

The first floor suspended timber floor voids will also be used for distribution.

Where there are fair faced finishes to the existing walls new services will be surface mounted on walls in galvanised conduit to minimise damage.

CONDITIONS

Further to the conservation specialist's comments, the following information will be available for submission at the completion of RIBA Stage 4

- Window schedule
- Window details including details of any window security or fire protection measures to the remaining cast iron windows
- Door schedule including the identification work to internal doors and their approximate age / significance
- Floor finishes which will be captured on Room Data Sheets
- Full details of building services
- Constructional details of

- The replacement entrance structure
- Exercise yard extension
- Internal courtyard extension

Please do not hesitate to contact me should you have any further queries.

Kind Regards

JANE ROYLANCE
Associate

Please note, my working week is Monday – Thursday

