

From: Glyn Chaplin

Sent: 25 April 2023 11:03

To: Gwyn Humphreys

Cc: Jonathon Gammond

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

Good morning Gwyn,

We have been in consultation with the architects and I have had the responses to the comments as included in the email from the Conservation Consultant are below, the architect response being in blue. Much of that information won't be available until it is developed at RIBA stage 4, which we have just recently commenced. Could you advise how much further information is required before the application can go forward for a decision? If it is easier to discuss on a call I can arrange with the architect.

- Windows - I agree that upgrading the windows to double glazing will enhance their thermal performance and significantly help control the conditions within the building for artefacts, visitors and employees. It is something that is difficult to do with stone mullions and therefore it is important that a method is agreed in-principle prior to approval - final details can be agreed as a condition. I would suggest that a system and in principle fixing details for both fixed and opening lights is put forward by the architects to demonstrate it is possible. Window replacement should include the removal of through-window vents - changed to more appropriate ventilation solutions to be agreed. It is also important that all the diamond cast iron metals are specifically identified and preserved - these should be identified on plans.

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 (they are not direct glazed). 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).

- There are some areas of glazed brick that give a relatively rare early glimpse of the character of the building - in this case when used as a court - some of these it appears will be lost (e.g. around the staff kitchen area). If this is really necessary to achieve the accommodation needed, this loss could be offset by repair and enhancement of the glazed brick elsewhere? I note that the glazed brick has been repaired / restored since the writing of the conservation plan.

The removal of the wall in the staff kitchen is required. We can ensure that the damage caused by the removal is minimised and the glazed tile is made good. There is an opportunity to repair the glazed tiles in the old public entrances to the courtrooms.

- It is not clear what the floor finishes are underneath existing carpets and other finishes - historic floor finishes should be protected if covered over

Build-ups over existing floor finishes will be developed as part of the Stage 4 works. Anticipated build-ups have been identified in the room data sheets, but need to be verified by opening up in some cases.

- The services are very visually intrusive in certain parts of the building - it is not explicitly stated in the application by rationalising / rethinking of these elements would enhance the buildings significance.

Initial proposals for the services have been prepared which identify the initial locations for major elements. These were included in the Stage 3 report. I can forward the relevant drawings if required.

At this stage I would suggest it is important that the following conditions are placed on an approach (this list may be reviewed later):

- A full window schedule with details – [this won't be available until the completion of Stage 4](#)
- Details of any window security or fire protection measures (in particular to the remaining cast iron windows). – [this won't be available until the completion of Stage 4](#)
- A door schedule - identifying work to internal doors and their approximate age / significance – [this won't be available until the completion of Stage 4](#)
- Details of the replacement entrance structure – [this won't be available until the completion of Stage 4](#)
- Details of the exercise yard infill – [this won't be available until the completion of Stage 4](#)
- Details of the changes to the internal courtyard – [this won't be available until the completion of Stage 4](#), but it should be noted that the works will be provisional, as the full extent of the work cannot be determined until the contractor is on site. The Stage 4 works will include our best guess at the extent of work required and a methodology or repair that can be applied to the walls once revealed.
- Details of new services - in particular features mounted on external walls (heat pumps etc) – [Initial information is available, as above.](#)
- Details of floor finishes (including an analysis of what's currently there) – [I have asked the structural engineer for the current floor construction types, although these are not detailed as we have not yet been able to open up the floors. The proposed floor finishes are recorded in the room data sheets.](#)

Glyn Chaplin

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From: Jennifer Chambers

Sent: 14 April 2023 14:27

To: Gwyn Humphreys

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

Dear Gwyn,

I visited this Wednesday and was happy that the general principle of the scheme will preserve and enhance the listed building. On the whole, the slight losses in heritage terms are likely to be offset by the gains of improving the external appearance of the building and improving the access to and appearance of spaces such as the courtroom.

I have a few comments as follows:

- Windows - I agree that upgrading the windows to double glazing will enhance their thermal performance and significantly help control the conditions within the building for artefacts, visitors and employees. It is something that is difficult to do with stone mullions and therefore it is important that a method is agreed in-principle prior to approval - final details can be agreed as a condition. I would suggest that a system and in principle fixing details for both fixed and opening lights is put forward by the architects to demonstrate it is possible. Window replacement should include the removal of through-window vents - changed to more appropriate ventilation solutions to be agreed. It is also important that all the diamond cast iron metals are specifically identified and preserved - these should be identified on plans.
- There are some areas of glazed brick that give a relatively rare early glimpse of the character of the building - in this case when used as a court - some of these it appears will be lost (e.g. around the staff kitchen area). If this is really necessary to achieve the accommodation needed, this loss could be offset by repair and enhancement of the glazed brick elsewhere? I note that the glazed brick has been repaired / restored since the writing of the conservation plan.
- It is not clear what the floor finishes are underneath existing carpets and other finishes - historic floor finishes should be protected if covered over
- The services are very visually intrusive in certain parts of the building - it is not explicitly stated in the application by rationalising / rethinking of these elements would enhance the buildings significance.

At this stage I would suggest it is important that the following conditions are placed in an approach (this list may be reviewed later):

- A full window schedule with details
- Details of any window security or fire protection measures (in particular to the remaining cast iron windows).
- A door schedule - identifying work to internal doors and their approximate age / significance
- Details of the replacement entrance structure
- Details of the exercise yard infill
- Details of the changes to the internal courtyard
- Details of new services - in particular features mounted on external walls (heat pumps etc)
- Details of floor finishes (including an analysis of what's currently there)

I am happy to discuss anything further.

Kind regards,

Jennifer Chambers