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Architecture + Building Surveying + Town Planning

P/2018/0666 S73 Application

Engineering Building - Revised Scheme

Wrexham Glyndŵr University

13th April 2023

CASSIDY + ASHTON

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

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1.0 INTRODUCTION

- 1.1 Cassidy + Ashton have been instructed by Wrexham Glyndŵr University to prepare and submit this S73 application to vary a condition attached to P/2018/0666.
- 1.2 This application relates to the Glyndŵr University, Plas Coch Campus. Specifically, this S73 concerns the proposed Engineering Building, which is sited to the North-west of the campus and forms part of the wider masterplan for the campus.
- 1.3 Application ref. P/2018/0666 was approved on 31st July 2019. The description of development as follows:

Demolition of student union, refectory and other redundant buildings, and redevelopment of academic campus to provide new learning gateway building, engineering building, new sports hall extension, redevelopment of multi-use games area, refurbishment of social learning and academic tuition space, together with new car parking, infrastructure, landscaping and public realm works.

- 1.4 Condition 2 of the above approval references the approved drawings across each of the components of the permission, including new buildings. This application seeks to vary the approved plans for the proposed new Engineering Building, to facilitate development of a revised scheme which better represents the campus requirements.
- 1.5 This Planning Note sets out the context of the proposed variation, which represents a reduced level of development whilst maintaining the core design principles. On this basis, it is kindly requested that this variation of condition 2 on P/2018/0666 be granted.

2.0 PROPOSED VARIATION AND JUSTIFICATION

PROPOSED VARIATION

- 2.1 The extract of Condition 2 of P/2018/0666 relevant to the Engineering building reads as follows:

2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) referenced:-

Engineering Building

1:100 Proposed Ground Floor Plan Rev P1 (Dwg No. AL-00-001)

1:100 Proposed First Floor Plan Rev P1 (Dwg No. AL-00-101)

1:100 Proposed Roof Plan Rev P1

1:100 Proposed Elevations (A + B) Rev P1

1:100 Proposed Elevations (C + D) Rev P1

1:100 Proposed Section Rev P1

- 2.2 We proposed the variation of condition 2 to include the revised plans submitted with this application, to read as follows:

2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) referenced:-

Engineering Building

1:250 Proposed Sketch Plans Rev P6 (Dwg No. A-01-0001)

(N.B. sketch plan drawing includes ground floor plan; first floor plan; roof plan)

1:100 Proposed Elevations Rev P4 (Dwg No. A-01-0003)

1:100 Proposed Section (Dwg No. 01-2001)

- 2.3 The approved scheme for the Engineering Building provides a total floor space of 3,200m² across the two floors. The revised scheme before you has a total external floor space of 2,782m², on a footprint of 1,391m².

COMMENTARY / JUSTIFICATION

- 2.4 Through a detailed assessment and review of University Campus requirements, the proposals for the Engineering building have been revised, producing the scheme before you.
- 2.5 Assessment of student numbers, in conjunction with the Universities hybrid working policy and wider campus requirements has informed such a review.
- 2.6 Notably, the design principles agreed through the approved scheme have been carried through to the revised scheme, it is simply a reduction in scale that is the basis of this variation.

PROPOSED SITE PLAN

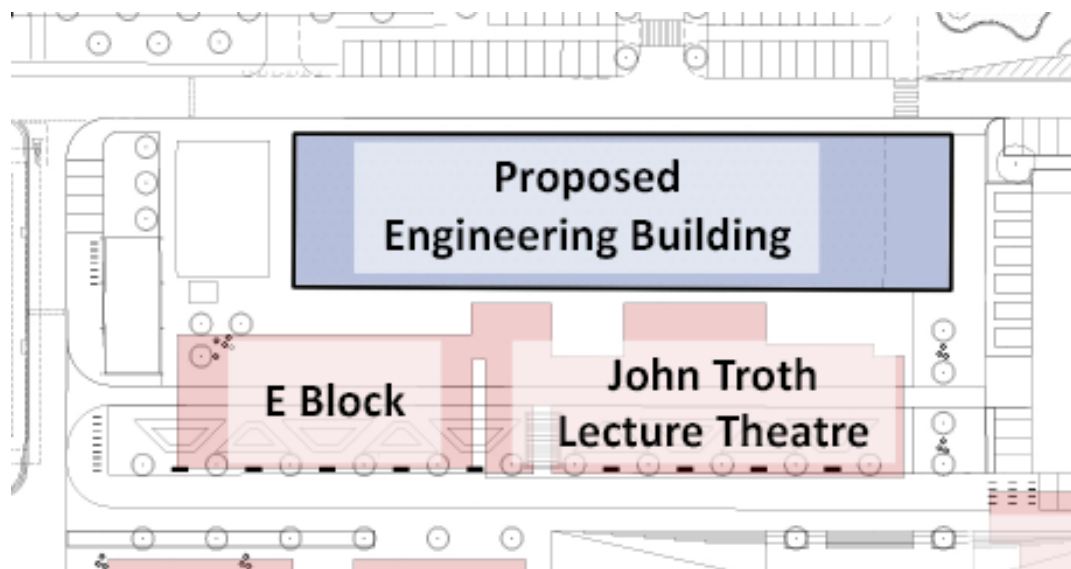


Fig. 1 Site Plan (approved scheme)

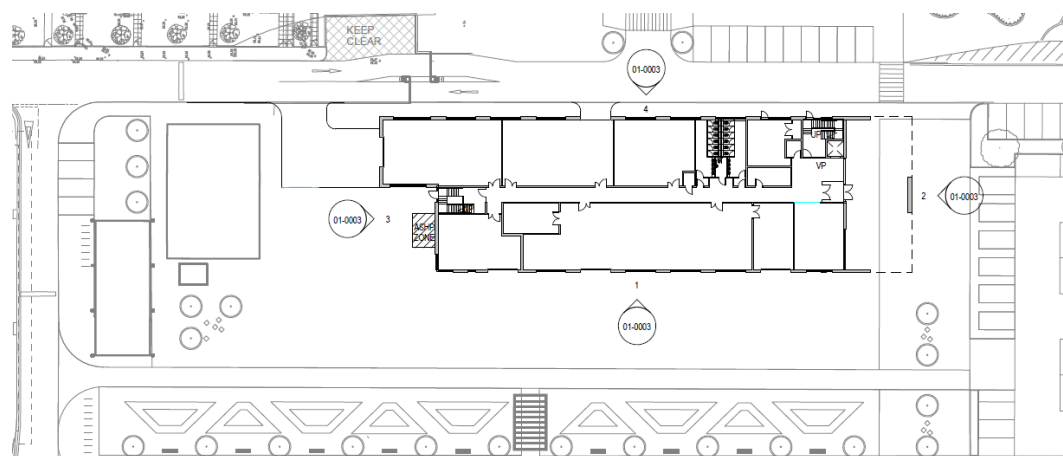


Fig. 2 Site Plan (revised scheme)

- 2.7 As set out above, the footprint has reduced to 1,391m², representing a purely necessary facilities.

EF05 Renewable Energy Lab 165.2 m²

EF06 Electronics Manufacturing 126.9 m²

EF07 Industry Control Lab 131.7 m²

EF08 Signal 24.5 m²

EF09 Social Learning Zone 34.5 m²

EF04 Digital Lab 157.3 m²

EF03 CPO Teaching 70.8 m²

EF02 CPO Teaching 77.9 m²

EF01 Social Learning 63.5 m²

Corridor 114 m²

Stair 21.1 m²

FOLLOWING PARTITION

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PROPOSED ELEVATIONS

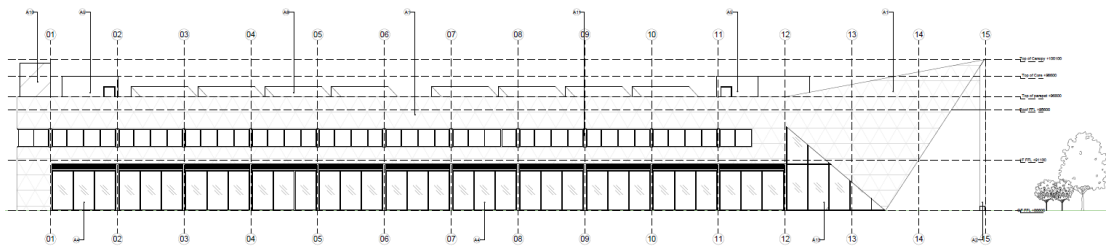


Fig. 7 Proposed Elevation (approved scheme)

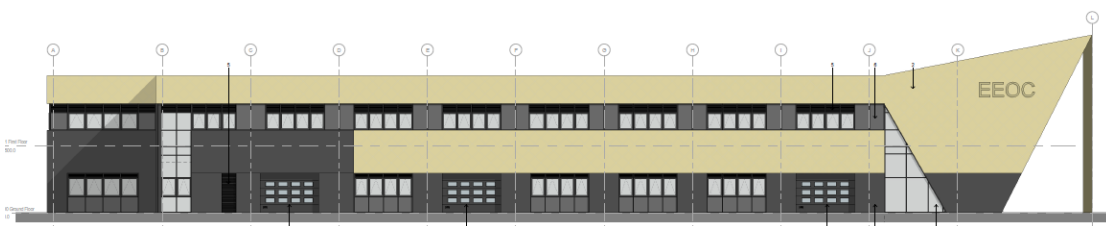


Fig. 8 Proposed Elevation (revised scheme)

- 2.8 The above comparisons of the approved and revised plans demonstrate how the design intent - as defined in the original scheme – has been carried through.
- 2.9 The building will provide the same use as proposed under the P/2018/0666 submission, which is to provide a new build engineering building, with the existing building to be demolished. This use is evidenced through the floor plans.
- 2.10 The elevational treatment of the building corresponds to that of the approved scheme, simply on a smaller scale.

3.0 CONCLUSION

- 3.1 The above statement and accompanying submitted plans demonstrate how the revisions to the Engineering Building proposals are simply a reduction to the existing proposals.
- 3.2 The crux of the matter is that the design principles of the scheme remain through this revised proposal, which responds to modern campus requirements.
- 3.3 The reduction to proposed engineering facilities represents a more suitable and sustainable form of development in line with the requirements of the University.
- 3.4 On the basis of the above it is kindly requested that condition 2 be varied to represent the submitted plans for the building, in line with the wording set out in 2.2.

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