



**Wrexham Glyndwr University Plas Coch
Campus - C Block Laboratory Flues
Application for Planning and Listed Building
Consent
Planning, Design and Access Statement**

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1.0 INTRODUCTION

- 1.1 Cassidy + Ashton have been instructed by Wrexham Glyndwr University to prepare and submit this application for Planning and Listed Building Consent to Wrexham County Borough Council.
- 1.2 The application is for the following:
Removal of external metal flue pipe on courtyard elevation and addition of rooftop metal chimney / vent pipe.
- 1.3 The site subject to this application concerns the Main Plas Coch Campus Building, C Corridor.
- 1.4 This application is submitted subsequent to Listed Building Consent application for the internal refurbishment of the C Corridor laboratory accommodation **(Ref. P/2022/0142)**.
- 1.5 This Statement sets out the context of the site and considers the planning merits of the proposal, reaching the conclusion that the proposed development has considered and applied good quality design principles and thus is compliant with local and national planning policy.

2.0 SITE AND CONTEXT

- 2.1 The site to which this application is concerned is the Wrexham Glyndwr University Plas Coch Main Academic Campus.
- 2.2 The Campus is comprised of the Universities academic and residential buildings, together with its ancillary amenities, including sports facilities, car parking and open space.
- 2.3 Specifically, the application for Planning and Listed Building Consent relates to the Main Plas Coch Campus Building, C Corridor.
- 2.4 The Main Building is the focal point to the arrival of all University users and visitors.



Fig. 1 Site Location [Source: Google Maps]

- 2.5 The Main Building is comprised principally of three academic corridors, A; B and C.
- 2.6 Listed Building Consent application **Ref. P/2022/0142** was submitted in February 2022 for internal refurbishment works at the site. This followed application Ref. **P/2021/0329**, granting Listed Building Consent for comparable internal refurbishment works to the B Corridor.

WREXHAM GLYNDWR UNIVERSITY – FUTURE STRATEGY

- 2.7 Wrexham Glyndwr University is a public research University with charitable status, which was established in 2008 from the former North East Wales Institute of Higher Education.
- 2.8 'Campus 2025' is the universities future strategy, which seeks to sustain its position in the higher education sector, delivering a 21st century appropriate learning environment.
- 2.9 Campus 2025 therefore presents the primary objective to provide a modern, flexible campus, with spaces which are able to adapt as teaching and learning styles evolve.
- 2.10 Glyndwr are committed to investing in the campus to develop an environment where students want to stay, building a student centred, vibrant and sustainable campus. Aligned with this are examples such as the Northern Quarter permission, the sale of the land and subsequent reinvestment in the University campus and facilities being integral to the University's strategy.

3.0 PROPOSED DEVELOPMENT

- 3.1 The scope of this application intends principally to facilitate the effective mechanical ventilation of the laboratory accommodation, in line with internal modernisation works within C Block of the Main Plas Coch Campus Building.
- 3.2 Listed Building Consent application **Ref. P/2022/0142** was submitted in February 2022 for internal refurbishment works at the site, allowing the existing dated laboratories to be brought up to modern day standards in a manner that is sympathetic to its historic character and appearance.
- 3.3 The significance of the Listed Building has been considered in the design of these proposals, placing the priority to preserve and enhance its heritage value central to the scheme.

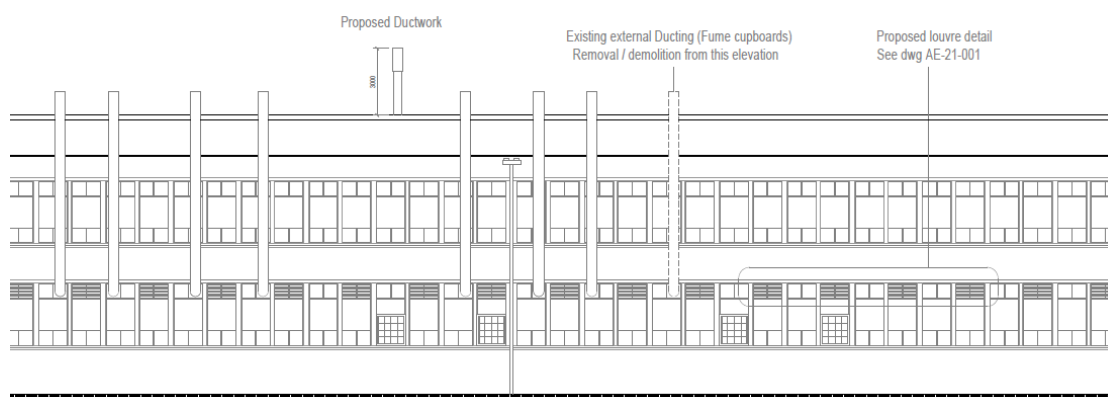


Fig. 2 Proposed Courtyard Elevation

- 3.4 As indicated within Figure 2 above, the proposals concern the demolition and removal of a redundant flue from the courtyard elevation. This will be isolated in line with the internal restructuring and relocation of an existing fume cupboard.

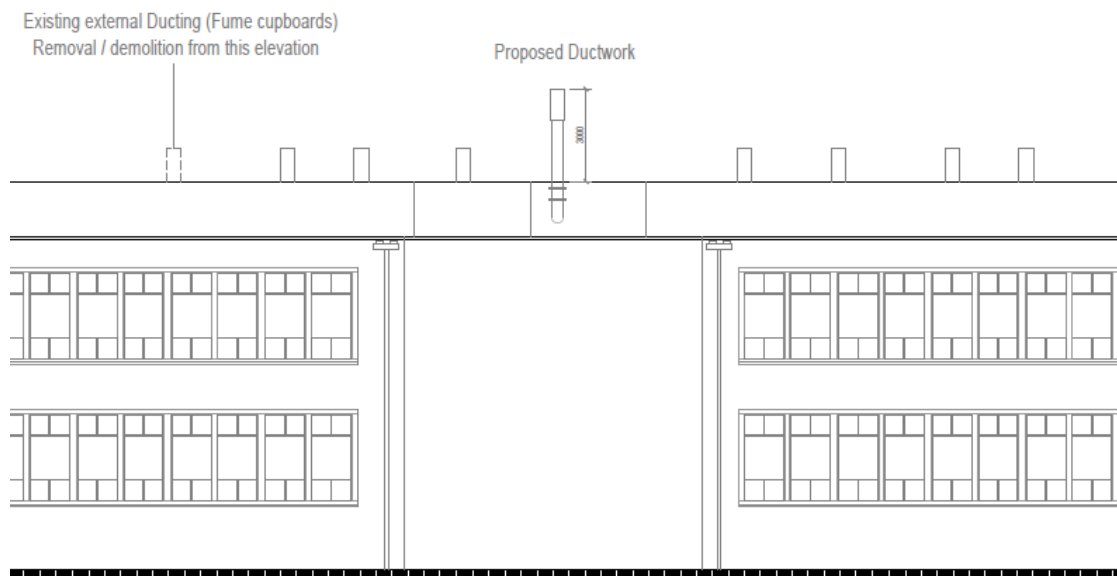


Fig. 3 Proposed Courtyard Elevation

- 3.5 The proposals also comprise the construction of an additional metal chimney / vent pipe on the roof space. This is detailed within Figures 2 and 3 above.
- 3.6 This Statement concludes that the proposal would make a negligible impact to the Listed Building and as such the application should be supported.

4.0 DESIGN AND ACCESS

DESIGN AND ACCESS STATEMENTS

- 4.1 It is a statutory requirement that applications for planning permission and listed building consent (with exceptions) are accompanied by a design and access statement (DAS). Further guidance relating to the requirement for a design and access statement is included in appendix 1 of TAN 12.
- 4.2 The DAS is a communication tool explaining how the objectives of good design have been considered from the outset of the development process.
- 4.3 Modern standards for laboratories are important and accordingly the University are required to modernise the facilities to make them fit for purpose and to encourage students to study at Glyndwr.

DESIGN

- 4.4 The proposed works set out in this application have been designed carefully and respectfully in response to the building's character and historic fabric.
- 4.5 Minor works are proposed, concerning simply the required ventilation interventions to facilitate the safe operation of the modern science labs.

AESTHETIC CHANGES

- 4.6 The works comprise principally necessary mechanical interventions which are generally reversible should the future requirement arise. Accordingly, there will not be any detrimental impacts to the heritage value of the building.
- 4.7 There are a number of existing flues on the building which the proposed new flue seeks to replicate, thus maintaining the same aesthetic and form of mechanical equipment on site.

MECHANICAL INTERVENTIONS

- 4.8 In line with modern scientific requirements, an enhanced ventilation system is required.
- 4.9 The live Listed Building Consent application Ref. P/2022/0142 includes details of the overall preferred mechanical ventilation system, consistent

with that of the 2021 approved B Corridor works, involving slightly lowering the ceiling by 680mm and ducting out to higher level glazing panels. These louvres are indicated on the *Proposed Elevations* drawing submitted as part of this application (AE-21-003) and detailed in *C Corridor Labs – Elevations* (AE-21-001) subject to P/2022/0142.

- 4.10 The flue works subject to this application are required in addition to the previously submitted louvre details, due to the proposed fume cupboard relocation (subject to P/2022/0142).
- 4.11 The ventilation has been designed whilst making minimal disruption to the building's fabric.

ACCESS

- 4.12 Due to the modest nature of the proposals concerning purely mechanical ventilation works, accessibility is not of particular relevance.
- 4.13 The proposed equipment will be accessible for maintenance in the same manner that the existing ductwork is, through roof access.

5.0 PLANNING POLICY CONTEXT

PLANNING POLICY WALES

- 5.1 Planning Policy Wales Edition 11 (PPW) was published in February 2021. PPW sets out the Welsh Assembly Government's planning policies for Wales and how these should be applied. This provides local government with the guidance to prepare their own local development frameworks and guidance in decision making.
- 5.2 The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015.
- 5.3 **Paragraph 6.1.10** sets out that there should be a general presumption in favour of the preservation or enhancement of a listed building and its setting.
- 5.4 **Paragraph 6.1.11** proceeds to state that for listed buildings, the aim should be to retain them in sustainable use, in that the continuation or reinstatement of the original use should generally be the first option.
- 5.5 **Paragraph 6.1.13** asserts that applications for listed building consent must be able to justify why the alteration is necessary and consider the impact of any change on its significance.

LOCAL PLANNING POLICY

- 5.6 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations of which PPW, together with emerging development plans, indicate otherwise.
- 5.7 The current Development Plan relevant to this application site is comprised of the Wrexham Unitary Development Plan 1996-2011 (adopted February 2005).
- 5.8 The emerging Wrexham Deposit Local Development Plan 2013-2028 is also a material consideration, having been submitted for consultation April 2018.

WREXHAM UNITARY DEVELOPMENT PLAN

- 5.9 **Policy GDP1** states that all new development should accord with a number of design principles, including:
- a) Ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.
- 5.10 **Policy EC9** states that - Alterations or additions to, and development or redevelopment within the curtilage of, buildings or structures listed as of special architectural or historic interest must respect the setting and character of the listed buildings or structures.

WREXHAM LOCAL DEVELOPMENT PLAN (EMERGING POLICY)

- 5.11 **Policy SP16** states that development will only be supported where it conserves, protects and enhances the cultural and heritage assets of the County Borough and their settings.
- 5.12 **Policy DM1** states that all new development should accord with a number of design principles, including:
- a) Accord with or enhance the character, local distinctiveness and appearance of the site, existing building(s) and surrounding landscape/ townscape in terms of its siting, layout, scale, height, design, density, use of materials and landscaping.

6.0 JUSTIFICATION

- 6.1 This application for planning and listed building consent concerns mechanical ventilation works which are necessary to enable the continuing operation of the Wrexham Glyndwr University laboratory accommodation.
- 6.2 **Main Planning Considerations** - It is considered that the main planning considerations to be taken into account in relation to this application are:
- Principle of Development
 - Historic Environment and Character
- 6.3 **Principle of Development** – The general principle of development is considered wholly acceptable in line with the operational requirement of the laboratory accommodation. This Statement concludes that good quality design principles have been considered to conserve the built nature of the site in its surrounding. On this basis, the proposed development is in accordance with Policy GDP1 of the Unitary Development Plan and Policy DM1 of the Local Development Plan.
- 6.4 The proposed works subject to this application will co-ordinate with the internal refurbishment to enable the safe and effective ventilation of the modern laboratory space.
- 6.5 **Historic Environment and Character** – The proposed works set out in this application have been designed carefully and respectfully in response to the building's character and historic fabric, whilst seeking to replicate the existing flues on the building.
- 6.6 On this basis, the proposed development is in accordance with Policy EC9 of the Unitary Development Plan and Policy SP16 of the Local Development Plan.

7.0 CONCLUSIONS

- 7.1 This Statement concludes that the scope of works subject to this application for Planning and Listed Building Consent are modest and generally reversible.
- 7.2 On this basis, it is evidenced that the mechanical intervention works can be achieved whilst protecting the significance and value of the Listed Building.
- 7.3 The proposed works have been designed sympathetically to the Listed Building, whilst facilitating a contemporary learning / working environment.
- 7.4 It is important to note that the proposed metal chimney / vent pipe seeks to replicate those existing on the building. The proposals will result in a net loss of visible ducting when considering the demolition element of this application.
- 7.5 Ultimately, it is concluded that the works will seek to replicate the existing external mechanical interventions and thus will not obstruct the priority to preserve and enhance the continuing operation of the listed building.

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