

## Cerys Jones

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**From:** Sharon Holman  
**Sent:** 17 December 2021 10:49  
**To:** planning\_admin  
**Subject:** FW: Planning Application for 58 Hope Street Reference 14181285/ 14181298

Civ – further conservation officer resp to both files please P/2021/1077 am 1078

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**From:** Kathryn Moore <Kathryn.Moore@wrexham.gov.uk>  
**Sent:** 17 December 2021 10:45 AM  
**To:** Tom McEvoy <tmcevoy@agarchitects.co.uk>; Sharon Holman <Sharon.Holman@wrexham.gov.uk>  
**Cc:** julie rowlands <julesrowlands1@hotmail.co.uk>; derirowlands@hotmail.co.uk; Natalie Male <nmale@agarchitects.co.uk>  
**Subject:** RE: Planning Application for 58 Hope Street Reference 14181285/ 14181298

Thank you for the explanation Tom. It will help if any queries are raised by Cadw later.

Sharon, I am happy with the revised plans and continue to support the application.

Best  
Kathryn

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**From:** Tom McEvoy <[tmcevoy@agarchitects.co.uk](mailto:tmcevoy@agarchitects.co.uk)>  
**Sent:** 14 December 2021 13:41  
**To:** Kathryn Moore <[Kathryn.Moore@wrexham.gov.uk](mailto:Kathryn.Moore@wrexham.gov.uk)>; Sharon Holman <[Sharon.Holman@wrexham.gov.uk](mailto:Sharon.Holman@wrexham.gov.uk)>  
**Cc:** julie rowlands <[julesrowlands1@hotmail.co.uk](mailto:julesrowlands1@hotmail.co.uk)>; [derirowlands@hotmail.co.uk](mailto:derirowlands@hotmail.co.uk); Natalie Male <[nmale@agarchitects.co.uk](mailto:nmale@agarchitects.co.uk)>  
**Subject:** RE: Planning Application for 58 Hope Street Reference 14181285/ 14181298

Good Morning Kathryn,

Apologies for the delayed reply, Natalie has been struck down with the dreaded Covid-19 so is out of the office until next week.

We are unfortunately very restricted for space on the ground floor lobby space.

It would certainly be our preference to retain the existing entrance however with us reinstating the original stair path, the structural column needing to be retained and the requirements for a level access bin store. The compact nature of the Lobby area does not leave us with many options for this.

It is the intention to retain as much of the glazing as possible and put in place a new entrance door that is very much in keeping with the remainder of arcade.

Please do feel free to call if you would like to discuss.

Many Thanks  
Tom

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Tom McEvoy, Senior Architectural Technologist

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Merry Christmas & a Happy New Year



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Our offices will be closed 5pm Thursday  
8am Tuesday 4 January

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**From:** Kathryn Moore <[Kathryn.Moore@wrexham.gov.uk](mailto:Kathryn.Moore@wrexham.gov.uk)>

**Sent:** 13 December 2021 09:03

**To:** Natalie Male <[nmale@agarchitects.co.uk](mailto:nmale@agarchitects.co.uk)>; Sharon Holman <[Sharon.Holman@wrexham.gov.uk](mailto:Sharon.Holman@wrexham.gov.uk)>

**Cc:** julie rowlands <[julesrowlands1@hotmail.co.uk](mailto:julesrowlands1@hotmail.co.uk)>; [derirowlands@hotmail.co.uk](mailto:derirowlands@hotmail.co.uk); Tom McEvoy <[tmcevoy@agarchitects.co.uk](mailto:tmcevoy@agarchitects.co.uk)>

**Subject:** RE: Planning Application for 58 Hope Street Reference 14181285/ 14181298

Morning Natalie,

I've been having a look at these. It seems a shame to lose the use of the existing door and create a new one. The changes made sense when there was a need for two different building users to access split spaces, but now that is no longer possible, can you have a look at how we may be able to retain the glazing and use of the door which is there. I understand there may be an architectural reason which I am not aware of why this is not possible.

Best  
Kathryn

**Kathryn Moore BA MA IHBC**  
**Swyddog Cadwraeth/Conservation Officer**  
**Cynllunio a Rheoleiddio/ Planning and Regulatory**

My working days are: Monday, Tuesday, Thursday, and Friday

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**From:** Natalie Male <[nmale@agarchitects.co.uk](mailto:nmale@agarchitects.co.uk)>

**Sent:** 10 December 2021 12:22

**To:** Sharon Holman <[Sharon.Holman@wrexham.gov.uk](mailto:Sharon.Holman@wrexham.gov.uk)>

**Cc:** julie rowlands <[julesrowlands1@hotmail.co.uk](mailto:julesrowlands1@hotmail.co.uk)>; [derirowlands@hotmail.co.uk](mailto:derirowlands@hotmail.co.uk); Tom McEvoy <[tmcevoy@agarchitects.co.uk](mailto:tmcevoy@agarchitects.co.uk)>; Kathryn Moore <[Kathryn.Moore@wrexham.gov.uk](mailto:Kathryn.Moore@wrexham.gov.uk)>

**Subject:** Planning Application for 58 Hope Street Reference 14181285/ 14181298

Good Afternoon Sharon,

I hope you are well.

Since we submitted our planning application/ LBC for the above project, a further visual building survey was carried out with a structural engineer who stated that one of the walls we have intended to remove wouldn't be possible due to it being structural. This is indicated on the plans now at the foot of the stairs to the ground floor. This was therefore right in the way of access to the upper floors and therefore some amendments to the ground floor communal entrance space have been carried out. The changes are as follows;

- We had previously shown a large glazed panel being removed to make way for 2no double doors to bin storage and store. The left hand part of this existing glazing has now been retained and additional store removed, and the double doors to the bin store is now a single door to the communal entrance.
- The existing double doors is proposed to be retained but sealed shut. Behind this is the bin store for the apartments which is to be accessed through the communal entrance.

The changes to the elevation are therefore reduced in half to what was previously proposed, with half of the glazing now to remain intact. For this reason, we hope that these changes will be acceptable from a conservation point of view for the building but do let us know if you or Kathryn have any comments.

Could we please have an update for the planning application in general? Is there anything further you need from us at this moment in time?

Kind Regards,

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Natalie Male, Architect

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