

Cerys Jones

From: Sharon Holman
Sent: 05 September 2018 11:30
To: planning_admin
Subject: FW: P/2018/0641 and 0642 The Lemon Tree, Rhosddu Road, Wrexham
Attachments: Planning Floor Plans Rev A.cleaned.pdf; Planning Elevations Rev A.cleaned.pdf; Site Plan Rev A.cleaned.pdf; Window Details.cleaned.pdf

To both files please...

Civ – 'amended plans web' attached and 'additional information web' below

Can I have 2 paper copies for the files please?

Thanks
Sharon

From: Steve Eltham [mailto:steven@blueprintarchitectural.com]
Sent: 05 September 2018 10:59
To: Sharon Holman
Subject: Re: P/2018/0641 and 0642 The Lemon Tree, Rhosddu Road, Wrexham

This email's attachments were cleaned of potential threats by Wrexham Council's Security Gateway.
Click [here](#) if the original attachments are required (justification needed).

Hi Sharon,

Please find attached a copy of the amended plans following your feedback.

We have reduce the size of the extension by 1150mm to ensure the extension does not project in front of the neighbouring property.

With regards to the glazed link – We have followed the level of the existing flat roof construction that is present to ensure a continuation of this. Hence why this may look a little heavy.

In relation to the Highways response:

The existing number of bedrooms present is 12.
The existing restaurant areas are approximately 152m². This will not be altered within our proposal.

We currently have a function room within the single storey element which is 53m². Under LPGN 16 the total number of parking spaces required for this function room is 14.
It is also noted within LPGN 16 that we require 1 car space per bedroom.
The proposed number of bedrooms under our proposal will be a total of 18. This will mean an increase in 6 bedrooms and therefore additional 6 car parking spaces required.
As we are demolishing the single storey extension which includes the function room; the requirement of the 14 spaces is not needed.
Therefore, the overall demand on the parking area following the extension would be less than already present.

Deliveries

The sizes of the vehicles that make deliveries to the site are generally transit or box vans. These vans turn into the site and immediately turn to the left, then reverse towards the rear entrance (by the Bin Store). The frequency of these deliveries occur on a daily basis with the exception of Sunday's.

The largest vehicle that enters the site is the Wrexham Council refuse lorry, which reverse into the car park off the main road.

This is done twice a week.

Access

As there would be less of a demand due to our proposal and with the fact that The Lemon Tree is a listed building, we feel it would be unnecessary to alter the existing access.

I trust the attached/above now satisfies your concerns.

If you require any further information or wish to discuss the matter, please don't hesitate to get in contact.

Kind regards

Steven Eltham
Architectural Technician
For Blueprint Architectural Services

Tel: 01978 356500

Steven@blueprintarchitectural.com

Please note: I am on annual leave from 10th September and return to the office on Monday 24th September. If your email requires urgent attention please contact the office on the number above.

From: Sharon Holman
Sent: Friday, August 24, 2018 9:15 AM
To: Steve Eltham
Subject: P/2018/0641 and 0642 The Lemon Tree, Rhosddu Road, Wrexham

Hello Steven,

The Lemon Tree, formerly Abbotsfield Priory, was built in 1863 by the local architect J.C. Gummow. It is built in the Gothic style and is listed grade II which despite having been extended over time, the original structure is still clearly articulated. In extending the building once more this continues to be a necessary requirement of the proposed design.

I have no objections to the development in principle as the scale, linear form and position of the proposed extension will not interfere unduly with the primary façade. However, to ensure that the design, which takes obvious cues from the existing, does not compete I request that the advanced gable is removed. To the existing building, the asymmetrically designed entrance porch with adjoining advanced gable form the primary features of the frontage and no attempt should be made to mimic this or give more prominence to what must remain a secondary elevation. Further, the extension projects significantly from the front elevation of the building and when viewed from the side elevation, competes with the existing building. Further, the extension projects in front of the existing windows in the side elevation of the adjacent CAB Building (which has been extended and is much closer to the boundary than shown on the location plan). To address these concerns, please reduce the projection by a minimum of 1 metre.

The submission is also lacking in some detail:

- * section drawings for all new windows and doors are required;

- * further details on the materials and construction of the glazed link (in particular, the roof seems rather heavy) are required;
- * rainwater goods should be cast iron or aluminium not uPVC – please confirm;
- * proposed materials for window heads and sills, render finish (including texture and colour) are required;
- * Details of hard surfacing are also required. Ideally black top would not be taken up to the perimeter of the building, an alternative form of perimeter paving is required;
- * Nature of any proposed demarcation of parking spaces should also be made clear on the drawings.

Please also see attached highway authority consultation response. I would be grateful to receive the additional information requested in the response, together with the amended plans and additional details requested above, no later than by Friday 7 September 2018.

Kind regards
Sharon

Sharon Holman

Development Control Planning Officer/ Swyddog Cynllunio Rheoli Datblygu



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Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wrecsam.gov.uk. Arbedwch bapur - meddylwch cyn argraffu!

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We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

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