

FAO: Mr Kevin Hughes, Wrexham Borough County Council

By email: kevin.hughes@wrexham.gov.uk

28th August 2018

Your ref. P/2018 /0679

CBA ID. 147196.

Dear Kevin,

External and internal alterations at 31 High Street, Wrexham.

Thank you for notifying the SPAB of the application make internal and external alterations to the Grade II listed building. Unfortunately we have not had the opportunity to visit the site but have studied the information available on the planning section of your website and have prepared the following observations on the proposed application.

In principle, the proposed internal alteration to the layout appear to only affect later internal partition however, this should be assessed onsite particularly as the listing description refers to an earlier wing at the rear of the building.

The HIA notes that new plasterboard with recessed lighting is proposed in place of the existing suspended ceiling tiles. The applicant should consider inspecting the void above the suspended ceiling tiles to establish whether an earlier ceiling with historic detailing has been retained above. If so, it may not be appropriate to fix plasterboard to the underside and instead the ceiling could be repaired.

We trust that our comments are helpful to you. Please let us know the outcome of this application in due course.

Yours sincerely,



Mr Elgan Jones RIBA AABC

Casework Officer (Wales)

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