

Clare Whiting

From: Sharon Holman
Sent: 14 March 2018 15:25
To: planning_admin
Subject: FW: 14-16 Regent Street - P/2018/0190

Civ – conservation officer resp

From: Anna Irwin
Sent: 14 March 2018 13:13
To: Sharon Holman
Subject: 14-16 Regent Street - P/2018/0190

Sharon,

The building is located towards the northern end of Regent Street marking the entrance-way into the Wrexham Town Centre Conservation Area. The building has been identified as a building of visual interest within the adopted Conservation Area Character Assessment and Management Plan and is considered to make an important contribution to the character and appearance of the street-scape.

The proposals to convert the upper floors of the building into residential use present a number of benefits which accord with the recommendations of the Conservation Area Character Assessment and the objectives of the Town Centre Masterplan, namely:

- The proposals will enable the comprehensive repair of the built fabric and secure its future maintenance;
- The proposals will bring currently vacant upper floor space back into beneficial use contributing to the vitality of the town centre;
- The primary elevation of the building will remain unaltered except for its repair thereby preserving and enhancing the conservation area;
- The replacement of the rear flat roofed extensions with a pitched roof alternative will offer some improvement in terms of design and construction and remove ongoing maintenance issues.

In terms of the visual impact upon the character and appearance of the Conservation Area, the repair works to the front elevation are a key consideration and as such I would request the submission of a repair schedule for this elevation. The proposals recommend re-pointing of the front elevation and there are clearly localised areas of concern particularly around the parapet which need to be addressed and other areas affected by poor rain-water management. The extent of window repair and/or replacement also needs to be agreed in advance of any works. This information should be fully annotated on drawings to accompany the repair schedule and submitted for further approval prior to the commencement of works. A sample of the re-pointing should also be conditioned for further approval.

Samples of new materials will also inevitably be conditioned for further approval. Where existing slates cannot be re-used then any new slate or ridge tiles will need to match the existing as closely as possible.

In relation to the rooflights, I would not support the addition of rooflights on the primary elevation. These should be relocated to the rear roofslope where they will still be able serve the attic rooms whilst preserving the original appearance of the facade.

As a further comment, the window arrangement to the rear elevation seems unnecessarily random. The design would benefit from the use of a consistent window type and better spacing between the units (the previous proposals offered a much more balanced arrangement).

Regards

Anna

Anna Irwin

Conservation and Environment Lead | Arweiniwr Cadwraeth a Amgylchedd



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