Planning Service
16 Lord Street
Wrexham LL11 1LG
Telephone: 01978 298994
E-mail: planning@wrexham.gov.uk
Web: www.wrexham.gov.uk/planning

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Y Gwasanaeth Cynllunio
16 Stryt yr Arglwydd
Wrecsam LL11 1LG
Llinell Gymorth: 01978 298994
E-bost: planning@wrexham.gov.uk
Gwe: www.wrexham.gov.uk/planning

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: R | Surname: BELLIS

Company name: BELLIS BROTHERS COUNTRY MARKET

Street address: WREXHAM ROAD

Town/City: HOLT

County:

Country: United Kingdom

Postcode:

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: | First Name: STUART | Surname: MILES

Company name: MILES DESIGNS LTD

Street address: 8 CHAPEL STREET
HOLT

Town/City: NR WREXHAM

County: Wrexham / Wrecsam

Country:

Postcode: LL13 9DJ

	Country Code	National Number	Extension Number
Telephone number:		01829-270880	
Mobile number:		07747 041 200	
Fax number:			

Email address: smiles@7chapel.fsnet.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:
CONVERSION OF FORMER BAPTIST CHURCH INTO A SELF CONTAINED RESIDENTIAL UNIT.

Has the building, work or change of use already started? ( ) Yes (•) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: | Suffix:

House name: Former Baptist Chapel

Street address: Chapel Street

Holt

Town/City: Wrexham

County:

Postcode: LL13 9DJ

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 340936

Northing: 353812

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ○ Yes ◉ No

Is a new or altered pedestrian access proposed to or from the public highway? ○ Yes ◉ No

Are there any new public roads to be provided within the site? ○ Yes ◉ No

Are there any new public rights of way to be provided within or adjacent to the site? ○ Yes ◉ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ○ Yes ◉ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ○ Yes ◉ No

Have arrangements been made for the separate storage and collection of recyclable waste? ○ Yes ◉ No

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ○ Yes ◉ No

9. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ○ Yes ◉ No

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

FACING BRICK WITH STONE STRING COURSES, HEADS AND CILLS TO WINDOWS.

Description of *proposed* materials and finishes:

NO FURTHER WORK OTHER THAN MINOR REPAIRS.

Roof - description:

Description of *existing* materials and finishes:

WELSH SLATE TO THE MAIN ROOF, CORRUGATED ASBESTOS SHEET TO THE REAR SINGLE STOREY EXTENSION.

Description of *proposed* materials and finishes:

NO FURTHER WORK TO THE MAIN ROOF WHICH WAS STRIPPED AND RELAYED SEVERAL YEARS AGO.
REMOVAL OF CORRUGATED SHEET TO THE REAR EXTENSION AND REPLACING WITH BLUE / GREY SECOND HAND WELSH SLATE.

10. Materials (continued)

Windows - description:

Description of *existing* materials and finishes:

PAINTED SOFTWOOD SASH WINDOWS.

Description of *proposed* materials and finishes:

NEW PAINTED SOFTWOOD SASH WINDOWS OF A PATTERN TO MATCH THE EXISTING.

Doors - description:

Description of *existing* materials and finishes:

SOFTWOOD PAINTED DOOR, FRAME, SURROUND AND PEDIMENT.

Description of *proposed* materials and finishes:

REPAIR TO ALL THE EXISTING, NEW PAINT FINISH.
NEW POWDER COATED OR TIMBER FOLDING DOOR TO THE REAR SINGLE STOREY EXTENSION.

Boundary treatments - description:

Description of *existing* materials and finishes:

BRICK WALLS WITH SONE COPINGS AND CAPPINGS, METAL RAILING TO THE TOP OF THE WALL WITH METAL GATES.

Description of *proposed* materials and finishes:

GENERAL REPAIRS TO BRICKWORK / STONE AND REPAIRS / REPAINTING TO THE METAL WORK.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? (•) Yes ( ) No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

EXISTING AND PROPOSED PLANS AND ELEVATIONS. DESIGN AND ACCESS STATEMENT.

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒ Package treatment plant ☐ Unknown ☐

Septic tank ☐ Cess pit ☐

Other

Are you proposing to connect to the existing drainage system? (•) Yes ( ) No ( ) Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

MAIN SEWER IN THE ROAD, CONNECTIONS FROM THE EXISTING BUILDING REMAIN AND WILL BE REUSED.

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Welsh Government's Development Advice Maps website - http://data.wales.gov.uk/apps/floodmapping/) ( ) Yes (•) No

If Yes, and you are proposing a new building or a change of use, please add details of the proposal in the following table:

Floodplain Area	Residential (Number of units)	Non-residential(Area of land - hectares)
Floodplain C1		
Floodplain C2		

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment. (Refer to Section 6 and 7 and Appendix 1 of TAN 15 - http://wales.gov.uk/topics/planning/policy/tans/tan15/?lang=en)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ( ) Yes (•) No

Will the proposal increase the flood risk elsewhere? ( ) Yes (•) No

How will surface water be disposed of?

☐ Sustainable drainage system ☒ Main sewer ☐ Pond/lake

☐ Soakaway ☐ Existing watercourse

14. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes on the Planning Portal website (see "Local level requirements and additional documentation"). The notes provide further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.
Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

b) Designated sites, important habitats or other biodiversity features:

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

c) Features of geological conservation importance:

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

Supporting Information Requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

Your Local Planning Authority will be able to advise on the content of any assessments that may be required.

15. Existing Use

Please describe the current use of the site:

REDUNDANT BAPTIST CHURCH.

Is the site currently vacant? ◉ Yes ○ No

If Yes, please describe the last use of the site:

STORAGE UNIT APPROXIMATELY 10 YEARS AGO.

When did this use end (if known) (DD/MM/YYYY)? 31/12/2005

Does the proposal involve any of the following:

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

Application advice
If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building? ○ Yes ◉ No

16. Trees and Hedges

Are there trees or hedges on the proposed development site? ○ Yes ◉ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

18. Residential Units

Does your proposal include the gain or loss of residential units? ◉ Yes ○ No

18. Residential Units (continued)

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses			1		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total: 1

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total: 0

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ○ Yes ◉ No

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

21. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known

22. Site Area

What is the site area? 00.01 hectares

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space? ○ Yes ◉ No

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

RESIDENTIAL UNIT.

Is the proposal for a waste management development? ○ Yes ◉ No

24. Renewable and Low Carbon Energy

Does your proposal involve the installation of a stand-alone renewable or low-carbon energy development? ○ Yes ◉ No

25. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

26. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

○ The agent ◉ The applicant ○ Other person

27. Certificates (Certificate A)

Certificate of Ownership – Certificate A
Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr | First name: STUART. | Surname: MILES.

Person role: Agent | Declaration date: 09/09/2015 | ☒ Declaration made

27. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate
Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ◉

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ○

Title: Mr | First Name: STUART. | Surname: MILES.

Person role: Agent | Declaration date: 09/09/2015 | ☒ Declaration Made

28. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. ☒

Date 09/09/2015


Ysgol Gynradd
Holt Primary School
Church
Castle
Wilbren
Bowhouse
Frog Lane House
Park Tree Cottage
The Orchard
Crewlington Arms
Crewlington
Cobbydale
Sub Sta
Park Tree Garage
Smithfield Green
Viaduct
Burland
The Gables
Springfield
Ingfabarn
East View
Park House
New Barn
Garage
Play Area
Smithfield Street
Castle Street
Chapel Lane
Frog Lane
B 5102
PH

MILES DESIGNS LTD

6 Plassey Court.
Whitchurch Road.
Bangor-isy-Coed.
Wrexham.
LL13. 0AY.
Mobile 07747 0412000
Email smiles@7chapel.fsnet.co.uk

DESIGN AND ACCESS STATEMENT IN SUPPORT OF THE PLANNING APPLICATION FOR THE CONVERSION OF FORMER BAPTIST CHAPEL, CHAPEL STREET HOLT, WREXHAM. LL13. 9DJ. FOR MR. R. BELLIS.

CONTENTS;

1.0 Existing Usage.
2.0 Proposal and Justification.
3.0 Design Principles.
4.0 Accessibility - Vehicles and Pedestrians.
5.0 Accessibility - Movements to, from and within the site.
6.0 Proposed Character.
7.0 Community and Personal Safety.
8.0 Environmental Sustainability.
9.0 Land Use.
10.0 Noise Pollution.
11.0 Conclusions.

Appendix A. Photographic Record of the Building.
Appendix B. Description of listing.

1.0 Existing Usage.

1.1

The application relates to the former Baptist Church, Chapel Street, Holt. The building is a grade II listed building and its description under the listing is attached in appendix B.

1.2

The Chapel ceased to be a place of worship approximately mid 1930 when it was then purchased by Bellis Brothers.

1.3

The building remained vacant for a long time and up to 10 years ago was used as a furniture store, since then it has remained vacant.

2.0 Proposal and Justification.

2.1

The proposal is to convert the building into a residential unit. The proposals allow for mostly open plan to the ground floor, with rooms off to form the WC, Utility Room and Study. First floor accommodation will comprise 3 Bedrooms, one with Ensuite and a family Bathroom.

2.2

The proposal brings back to use a vacant building within the village. Options of conversion to non residential use where looked at but economically and parking issues this was decided against.

2.3

Initial discussions with the Principle Conservation Officer we believe the proposals would be supported to enable a vacant listed building to be occupied and renovated.

3.0 Design Principles.

3.1

The proposals have tried to use the open space that a Chapel provides by designing the principle living accommodation as open plan as possible. The Kitchen, Lounge and Dining area are all open, the only structural work internally is the removal of a small section of the rear wall to form a larger opening to the existing single storey extension to the rear of the building. The single storey extension is proposed to be used as a

Garden Room. The single storey extension opens on to a private space, this area receives sun first thing in the morning till lunchtime and will provide a private patio area. The remaining area to the ground floor is proposed to be divided to form a Study, Utility Room and WC. The existing sealed fireplace will be opened up and reused for a log burner.

3.2

A new mezzanine floor will be inserted to give the first floor accommodation. The floor will be constructed of steel and timber. A section over the Lounge area will be omitted to give a two storey clear height.

3.3

The first floor will be accessed from a new staircase which arrives at an open balcony which leads to two bedrooms and a family bathroom to the front of the building, with the main bedroom with an En-suite shower room off. The edge of the balcony will have glass balustrade overlooking the Lounge area below. There is a small seating area adjacent the staircase.

3.4

The design has allowed for use of the existing windows and openings with the exception of the single storey extension where the existing sealed door and window will be formed into a larger opening to allow for folding doors leading to the patio area. The only new opening required is to the rear of the building where a new window will be inserted to give light to the Kitchen.

3.5

Externally, other than repairs noted on the drawings, the building will remain as present.

3.6

The existing balcony seating and staircase will be removed to allow for the proposals.

4.0 Accessibility - Vehicles and Pedestrians.

4.1

The existing gates set within the boundary wall, one pair leading to the main entrance door, the other to the side of the building will remain. These gates lead directly onto the road.

4.2

There is no facility for parking of cars other than on the road. This has been discussed

with the principle Conservation Officer and acceptance in principle that parking standards as required under local policy documents will not be enforced. There is parking opposite the site that is used for the school and the community centre, a agreement could be sought with them to allow parking there, this will be investigated by the Client.

5.0 Accessibility - Movements to, from and within the site.

5.1

No vehicular access within the site is possible. Pedestrian access is via the two gates which give access all around the building is possible.

5.2

As the building is set within the village location access to shops is within walking distance which offer a variety of services. The village is served with an adequate bus service so reducing the need for car usage.

6.0 Proposed Character.

6.1

The building is an important part of the village and being Grade II listed care has been given to the design.

6.2

Internally as little disturbance, other than removal of the balcony and staircase is proposed.

6.3

The building has been re-pointed and re-roofed within the last ten years, so other than minor repairs or making good around the two new openings no further work is proposed. The stone will be cleaned and any minor repair works carried out, but most seems in a good state of repair.

6.4

New sash windows formed out of softwood have been manufactured, these are to a pattern to match the existing and are indicated on the proposed elevations.

6.5

The boundary walls, metal gates and railings are in a good condition and the only work proposed is any minor repairs deemed necessary.

7.0 Community and Personal Safety.

7.1

The building is set on one of the main roads in the village and surround by buildings, personal safety to the occupiers is very minimal. With the building occupied any vandalism or security issues to adjoining properties will be reduced from being currently a vacant site.

8.0 Environmental Sustainability.

8.1

As the building is listed it is not subject to the current legislation with regard to thermal standards. Where ever possible though insulation will be introduced, this may be to the internal walls and certainly the roof structure. All proposals will be discussed with the Conservation Officers to find acceptable methods of insulation.

8.2

Materials and labour will be sourced locally where ever possible to minimise transport costs and travelling.

9.0 Land Use.

9.1

The area around the building is relatively small but will provide, especially to the rear Of the building, adequate private space for the occupiers.

10.0 Noise Pollution.

10.1

The proposals would involve noise and the use of machines. This would only be within normal working hours during the week and Saturday mornings, no work would take place on Sunday's and this could be controlled with the normal planning conditions. The noise would be minimal and only for the length of the contract, possible no longer than 12 weeks.

11.0 Conclusions.

11.1

Following a brief discussion with the Conservation Officer we believe they would prefer to see the building brought back into use. I believe the proposals offer a good standard of accommodation without major change to the exterior character of the building. Chapel conversions offer great potential with the open internal spaces and this building is no different, I have tried to use this space with as little disturbance to the fabric or character of the building.

11.2

In conclusion we feel that the application is justified and request that the Local Authority give approval for the proposals which we believe will enhance a beautiful and significant local building in the area.

Appendix A. Photographic Record of the Building.

Please note that due to all the fact that all windows are sealed and safety issues caused by lack of light we request that full details of the internal layout be surveyed, drawn and recorded after removal of the boarding to the windows. A full photographic survey internally will then be carried out.



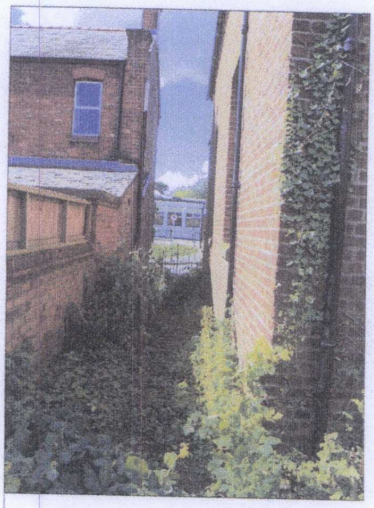












Appendix B. Building Listing as prepared by the Local Authority.

		Grade	II
		Date Listed	17/07/1996
Community	Holt		
Locality	Holt	Grid Ref	34094 35382
		Record No	16959
Post Code	LL13 9DJ		

Name **Former Baptist Chapel (including forecourt walls, gates and railings)**
Entry Name/No **Former Baptist Chapel / 620**
Street No, Name

Location
Situated on the E side of Chapel Street.

History
Former Baptist Chapel of 1827, now used as a furniture store house.

Exterior
Simple classical 2 storey, red brick in Flemish bond, slate roof. Centrally placed doorway with open pedimented hood. Moulded wooden architrave surround with console details. 2 symmetrically placed windows with stone lintels. Stone string course. 3 windows to first floor all with stone lintels. Under apex of gable is a stone plaque with heavily eroded inscription and date 1827. Later brick walls with sandstone coping blocks surmounted by decorative railings.

Interior
Interior was not accessible at the time of re-survey (March 1996).

Listed
Listed as a relatively early example of a Baptist Chapel with good architectural detailing.

Reference



Appendix B. Drawing and Documentation Submitted with the Original Planning Application. Listed Building Consent Application Reference HOL P/2015/0749.

1:1250 Site Plan.

15/04-01 Existing Floor Plans and Elevations.

15/04-02 Proposed Floor Plans and Elevations.

Design and Access Statement.

Planning Service
16 Lord Street
Wrexham LL11 1LG
Telephone: 01978 298994
E-mail: planning@wrexham.gov.uk
Web: www.wrexham.gov.uk/planning

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Y Gwasanaeth Cynllunio
16 Stryt yr Arglwydd
Wrecsam LL11 1LG
Llinell Gymorth: 01978 298994
E-bost: planning@wrexham.gov.uk
Gwe: www.wrexham.gov.uk/planning

Application for listed building consent for alterations, extension or demolition of a listed building.
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: R. | Surname: BELLIS

Company name: BELLIS BROTHERS COUNTRY MARKET.

Street address: WREXHAM ROAD.
HOLT

Town/City:
County:
Country: United Kingdom
Postcode:

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: | First Name: STUART | Surname: MILES

Company name: MILES DESIGNS LTD

Street address: 8 CHAPEL STREET
HOLT

Town/City: NR WREXHAM
County: Wrexham / Wrecsam
Country:
Postcode: LL13 9DJ

	Country Code	National Number	Extension Number
Telephone number:		01829-270880	
Mobile number:		07747 041200	
Fax number:			

Email address: smiles@7chapel.fsnet.co.uk

3. Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s):

CONVERSION OF FORMER BAPTIST CHURCH INTO ONE RESIDENTIAL UNIT. PART OF THE WORKS IS TO REMOVE THE EXISTING BALCONY INTERNALLY, FORM ONE NEW WINDOW OPENING IN THE REAR WALL, REMOVE CORRUGATED ASBESTOS SHEET TO THE REAR ROOF OF THE SINGLE STOREY EXTENSION AND REPLACE WITH WELSH BLUE / GREY SLATES.

Has the work already started without planning permission? ( ) Yes (•) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: | Suffix:

House name: Former Baptist Chapel

Street address: Chapel Street

Holt

Town/City: Wrexham

County:

Postcode: LL13 9DJ

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 340936

Northing: 353812

Description:

CONVERSION OF FORMER BAPTIST CHURCH INTO ONE RESIDENTIAL UNIT.

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site? (•) Yes ( ) No

If Yes, please describe and include the planning application reference number(s), if known:

PLANNING APPLICATION SUBMITTED ON THE 9TH SEPTEMBER 2015 PLANNING PORTAL REFERENCE PP-0481831.

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Miss First name: A. Surname: IRWIN.

Reference: NOT KNOWN

Date: 01/06/2014

Details of the pre-application advice received:

APPLICATION WOULD BE CONSIDERED. ISSUE WITH LACK OF PARKING TO CURRENT LOCAL POLICIES WOULD POSSIBLY NOT APPLY.

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ( ) Yes (•) No

8. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ( ) Yes (•) No

9. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

External walls - add description

Description of *existing* materials and finishes:

BRICK AND STONE.

Description of *proposed* materials and finishes:

TO REMAIN OTHER THAN MINOR REPAIRS.

Roof covering- add description

Description of *existing* materials and finishes:

WELSH BLUE GREY SLATES TO THE MAIN ROOF. CORRUGATED ASBESTOS SHEET TO THE REAR SINGLE STOREY EXTENSION.

Description of *proposed* materials and finishes:

MAIN ROOF TO REMAIN, SHEET TO BE REPLACED WITH BLUE / GREY WELSH SLATE.

9. Materials (continued)

Chimney - add description

Description of *existing* materials and finishes:

BRICK WITH CLAY POT.

Description of *proposed* materials and finishes:

TO REMAIN AND BE REUSED FOR PROPOSED LOG BURNER.

Windows - add description

Description of *existing* materials and finishes:

SOFTWOOD WINDOWS WITH PAINT FINISH.

Description of *proposed* materials and finishes:

NEW SOFTWOOD WINDOWS OF A PATTERN TO MATCH AS INDICATED ON THE PROPOSED ELEVATIONS. NEW WINDOW IN THE REAR WALL. ALL TO HAVE A PAINT FINISH.

External doors - add description

Description of *existing* materials and finishes:

SOFTWOOD WITH A PAINT FINISH TO THE MAIN ENTRANCE.

Description of *proposed* materials and finishes:

DOOR, SURROUND AND PEDIMENT TO BE REPAIRED, REPAINTED.
NEW POWDER COATED OR SOFTWOOD FOLDING DOORS TO THE REAR SINGLE STOREY EXTENSION.

Ceilings - add description

Description of *existing* materials and finishes:

LATH AND PLASTER CEILING.

Description of *proposed* materials and finishes:

REMOVED TO ALLOW FOR THE INSERTION OF INSULATION. NEW PLASTERBOARD WITH SKIM COAT OF PLASTER FINISH.

I[redacted]nal walls - add description

Description of *existing* materials and finishes:

PLASTER FINISH.

Description of *proposed* materials and finishes:

POSSIBLY REMOVED TO ALLOW FOR INSERTION OF INSULATION BOARD WITH PLASTER FINISH.

Floors - add description

Description of *existing* materials and finishes:

TILED AND TIMBER.

Description of *proposed* materials and finishes:

REMOVAL TO ALLOW FOR NEW CONCRETE GROUND FLOOR SLAB TO INCLUDE INSULATION.

Internal doors - add description

Description of *existing* materials and finishes:

NONE.

Description of *proposed* materials and finishes:

NEW PANEL DOORS, OAK OR SOFTWOOD.

Rainwater goods - add description

Description of *existing* materials and finishes:

CAST IRON GUTTERS AND RAIN WATER PIPES.

D[redacted]ription of *proposed* materials and finishes:

ALL TO REMAIN, SECTIONS REPAIRED / REPLACED AS NECESSARY. NEW UPVC OGEE GUTTERS AND RAIN WATER PIPES T OTHE REAR EXTENSION.

Boundary treatments - add description

Description of *existing* materials and finishes:

BRICK / STONE DWARF WALLS WITH METAL RAILINGS AND GATES.

Description of *proposed* materials and finishes:

MINOR REPAIRS TO WALLS /STONE. METAL GATES AND RAILINGS TO BE REPAIRED MADE OPERATIONAL AND REPAINTED.

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

NONE.

Description of *proposed* materials and finishes:

NONE.

Lighting - add description

Description of *existing* materials and finishes:

NO EXTERNAL LIGHTS.

Description of *proposed* materials and finishes:

NEW SECURITY LIGHTS TO THE FRONT, SIDE AND REAR.

9. Materials (continued)

Others - add description

Other

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Are you supplying additional information on submitted drawings or plans? (•) Yes ( ) No

If Yes, please state plan(s)/drawing(s) references:

EXISTING AND PROPOSED PLANS AND ELEVATIONS AND DESIGN AND ACCESS STATEMENT.

10. Demolition

Does the proposal include total or partial demolition of a listed building? ( ) Yes (•) No

11. Listed building alterations

Do the proposed works include alterations to a listed building? (•) Yes ( ) No

If Yes, will there be works to the interior of the building? (•) Yes ( ) No

Will there be works to the exterior of the building? (•) Yes ( ) No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? ( ) Yes (•) No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? (•) Yes ( ) No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

PROPOSED PLANS AND ELEVATIONS.

12. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)? ( ) Don't know ( ) Grade I ( ) Grade II* (•) Grade II

Is it an ecclesiastical building? ( ) Don't know (•) Yes ( ) No

13. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building? ( ) Yes (•) No

14. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? (•) Yes ( ) No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

( ) The agent (•) The applicant ( ) Other person

15. Certificates (Certificate A)

Certificate Of Ownership - Certificate A
Certificate under the Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which the application relates.

Title: Mr First name: STUART. Surname: MILES.

Person role: Agent Declaration date: 10/09/2015 ☒ Declaration made

16. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. ☒

Date 10/09/2015


Ysgol Gynradd
Holt Primary School
Church
Castle Street
Chapel Lane
Smithfield Green
Smithfield Street
Play Area
Bus Stop
Bus Shelter
Telephone Kiosk
Post Box
Litter Bin
Pay Phone
Public Toilets
Garage
Garages
Allotments
Burial Ground
Footpath
Path
Steps
Wall
Fence
Hedge
Trees
Shrubs
Grass
Flower Bed
Flower Border
Rockery
Pond
Fountain
Statue
Sundial
Flagpole
Weather Vane
Chimney
Dormer
Skylight
Conservatory
Porch
Canopy
Balcony
Steps
Ramp
Kerb
Gutter
Drain
Manhole
Inspection Chamber
Gully
Soil Pipe
Rain Water Pipe
Gas Meter
Electricity Meter
Water Meter
Stop Tap
Boundary Post
Milestone
Direction Sign
Traffic Sign
Traffic Light
Zebra Crossing
Pedestrian Crossing
Cycle Track
Cycle Parking
Car Park
Parking Space
Disabled Parking
Loading Bay
Taxi Rank
Bus Station
Railway
Railway Station
Tunnel
Bridge
Viaduct
Aqueduct
Ford
Canal
Lock
Weir
Sluice
River
Stream
Ditch
Culvert
Reservoir
Water Tank
Water Tower
Pumping Station
Sewage Works
Refuse Tip
Quarry
Mine
Pit
Spoil Heap
Slag Heap
Electricity Substation
Gas Governor
Transformer
Pylon
Power Line
Telephone Line
Telegraph Pole
Mast
Aerial
Satellite Dish
Radar Station
Observatory
Lighthouse
Beacon
Coastguard Station
Lifeboat Station
Harbour
Pier
Jetty
Slipway
Boat Yard
Boat House
Boat Shed
Mooring
Buoy
Anchor
Sea Wall
Groyne
Breakwater
Sea Defence
Beach
Cliff
Foreshore
Tidal Flat
Salt Marsh
Mud Flat
Sand Dune
Shingle Bank
Rock
Reef
Shoal
Wreck
Obstruction
Danger Area
Restricted Area
Prohibited Area
Military Area
Firing Range
Target
Barrack
Drill Hall
Armoury
Magazine
Bunker
Pillbox
Trench
Barbed Wire
Minefield
Anti-Tank Ditch
Gun Emplacement
Searchlight
Observation Post
Radar Dish
Communications Mast
Underground Cable
Underground Pipeline
Gas Pipeline
Oil Pipeline
Water Pipeline
Sewer
Drainage
Irrigation
Greenhouse
Polytunnel
Cold Frame
Compost Heap
Manure Heap
Fertilizer Store
Seed Store
Tool Shed
Implement Shed
Barn
Stable
Cowshed
Pigsty
Sheepfold
Dipping Tank
Milking Parlour
Dairy
Cheese Room
Granary
Grain Store
Hay Loft
Straw Store
Feed Store
Root Store
Potato Clamp
Silage Clamp
Fodder Store
Bale Store
Fuel Store
Coal Store
Oil Store
Gas Store
Petrol Station
Garage
Workshop
Forge
Smithy
Foundry
Mill
Windmill
Watermill
Tidal Mill
Kiln
Brick Kiln
Lime Kiln
Charcoal Burner
Sawmill
Timber Yard
Log Store
Woodland
Coppice
Plantation
Orchard
Vineyard
Hop Garden
Nursery
Arboretum
Park
Garden
Lawn
Flower Garden
Rose Garden
Rock Garden
Water Garden
Herb Garden
Vegetable Garden
Allotment
Cemetery
Churchyard
Crematorium
Memorial
Tomb
Mausoleum
Chapel
Church
Cathedral
Abbey
Priory
Monastery
Convent
Vicarage
Rectory
Manse
Presbytery
Parsonage
Glebe
Tithe Barn
Pound
Stocks
Pillory
Whipping Post
Gallows
Execution Site
Battlefield
Monument
Cross
Wayside Cross
Boundary Stone
Parish Boundary
County Boundary
National Boundary
Footpath
Bridleway
Byway
Road
Lane
Track
Path
Steps
Ramp
Kerb
Gutter
Drain
Manhole
Inspection Chamber
Gully
Soil Pipe
Rain Water Pipe
Gas Meter
Electricity Meter
Water Meter
Stop Tap
Boundary Post
Milestone
Direction Sign
Traffic Sign
Traffic Light
Zebra Crossing
Pedestrian Crossing
Cycle Track
Cycle Parking
Car Park
Parking Space
Disabled Parking
Loading Bay
Taxi Rank
Bus Station
Railway
Railway Station
Tunnel
Bridge
Viaduct
Aqueduct
Ford
Canal
Lock
Weir
Sluice
River
Stream
Ditch
Culvert
Reservoir
Water Tank
Water Tower
Pumping Station
Sewage Works
Refuse Tip
Quarry
Mine
Pit
Spoil Heap
Slag Heap
Electricity Substation
Gas Governor
Transformer
Pylon
Power Line
Telephone Line
Telegraph Pole
Mast
Aerial
Satellite Dish
Radar Station
Observatory
Lighthouse
Beacon
Coastguard Station
Lifeboat Station
Harbour
Pier
Jetty
Slipway
Boat Yard
Boat House
Boat Shed
Mooring
Buoy
Anchor
Sea Wall
Groyne
Breakwater
Sea Defence
Beach
Cliff
Foreshore
Tidal Flat
Salt Marsh
Mud Flat
Sand Dune
Shingle Bank
Rock
Reef
Shoal
Wreck
Obstruction
Danger Area
Restricted Area
Prohibited Area
Military Area
Firing Range
Target
Barrack
Drill Hall
Armoury
Magazine
Bunker
Pillbox
Trench
Barbed Wire
Minefield
Anti-Tank Ditch
Gun Emplacement
Searchlight
Observation Post
Radar Dish
Communications Mast
Underground Cable
Underground Pipeline
Gas Pipeline
Oil Pipeline
Water Pipeline
Sewer
Drainage
Irrigation
Greenhouse
Polytunnel
Cold Frame
Compost Heap
Manure Heap
Fertilizer Store
Seed Store
Tool Shed
Implement Shed
Barn
Stable
Cowshed
Pigsty
Sheepfold
Dipping Tank
Milking Parlour
Dairy
Cheese Room
Granary
Grain Store
Hay Loft
Straw Store
Feed Store
Root Store
Potato Clamp
Silage Clamp
Fodder Store
Bale Store
Fuel Store
Coal Store
Oil Store
Gas Store
Petrol Station
Garage
Workshop
Forge
Smithy
Foundry
Mill
Windmill
Watermill
Tidal Mill
Kiln
Brick Kiln
Lime Kiln
Charcoal Burner
Sawmill
Timber Yard
Log Store
Woodland
Coppice
Plantation
Orchard
Vineyard
Hop Garden
Nursery
Arboretum
Park
Garden
Lawn
Flower Garden
Rose Garden
Rock Garden
Water Garden
Herb Garden
Vegetable Garden
Allotment
Cemetery
Churchyard
Crematorium
Memorial
Tomb
Mausoleum
Chapel
Church
Cathedral
Abbey
Priory
Monastery
Convent
Vicarage
Rectory
Manse
Presbytery
Parsonage
Glebe
Tithe Barn
Pound
Stocks
Pillory
Whipping Post
Gallows
Execution Site
Battlefield
Monument
Cross
Wayside Cross
Boundary Stone
Parish Boundary
County Boundary
National Boundary
Footpath
Bridleway
Byway
Road
Lane
Track
Path

Appendix C. Additional drawings submitted to the Local Authority October 1st 2015.

15-04-01 Rev A Existing Plans and Elevations.
15-04-02 Rev A Proposed and Existing Plans.
15/04-03 Existing and Proposed Site Plan.
15-04-04 Window Sections and Door Details.

Print

Content of the message

To:	"SHARON HOLMAN" <sharon.holman@wrexham.gov.uk>	Save Addresses
Date:	Oct 01 2015, 12:17 PM	
Subject:	Planning application former Baptist Chapel, Chapel Street, Holt.	
Attachment(s):	4 Files Rev A Ex Plans.... (54.98 kb) , Rev A Pro Plans... (162.4 kb) , Ex & Pr Block P... (85.82 kb) , Door and Window... (453.58 kb)	

Show full header

Dear Sharon,

further to your email please find the information as requested.

I hope this enables the application to be registered.

I understand that this application is know subject to an increased fee.
CAN I PLEASE ASK THAT ANY ADDITONAL COST IS FORWARDED TO ME AND NOT THE CLIENT.

Thank you.

Kind regards.

Stuart. H. Miles.

© Orange 2011

Close Window

Appendix E. Additional drawings submitted to the Local Authority January 2016.

15-04-02 Rev B Proposed Floor Plans and Elevations.

15/04-03 Rev A Existing and Proposed Site Plan.

Drawing has notes added covering agreed items raised in the Local Authority Conservation Officers comments dated the 27TH October 2015 and subsequent meeting with the Case Officer and the Conservation Officer on the 8th January 2015.

Sketch drawing of proposed detailing of insulation to the external wall.

Appendix F. Decision Notices.

In pursuance of its powers under the Acts and Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant	MR R BELLIS BELLIS BROTHERS COUNTRY MARKET	**Code Number**	HOL P/2015/0749
Agent	MILES DESIGNS MR S H MILES 8 CHAPEL STREET HOLT WREXHAM LL13 9DJ	**Date Received**	30/09/2015
		Decision Date	03/03/2016

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

FORMER BAPTIST CHAPEL, CHAPEL STREET, HOLT, WREXHAM, LL13 9DJ

Description of application

LISTED BUILDING CONSENT FOR CONVERSION OF FORMER CHAPEL TO 1 NO DWELLING

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

EC9 Listed buildings of special architectural or historic interest

Particulars of decision that Listed Building Consent be REFUSED

Reason(s)

1. The proposed works to convert the former chapel, to include the introduction of a mezzanine floor, wholesale replacement of windows and the removal of the internal plaster finishes and replacement with a dry lining system and insulation will have a detrimental impact upon the historic fabric and the unsympathetic design would adversely affect the character and special architectural and historic interest of the listed building. The works would, therefore, cause harm to the significance of the heritage asset and are unacceptable, contrary to policy EC9 of the Wrexham Unitary Development Plan, Chapter 6 of Planning Policy Wales (Ed 8). and Welsh Government Technical Advice Note 12 - Design.

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant	MR R BELLIS BELLIS BROTHERS COUNTRY MARKET	**Code Number**	HOL P/2015/0749
Agent	MILES DESIGNS MR S H MILES 8 CHAPEL STREET HOLT WREXHAM LL13 9DJ	**Date Received**	30/09/2015
		Decision Date	03/03/2016

Officer Appointed for this purpose
Head of Community Wellbeing and Development

Refer to the Statement of Applicant's Rights and General Information enclosed or refer to the following link:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm

In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant	MR R BELLIS BELLIS BROTHERS COUNTRY MARKET	**Code No**	HOL P/2015/0750
Agent	MILES DESIGNS MR S H MILES 8 CHAPEL STREET HOLT WREXHAM LL13 9DJ	**Date Received**	30/09/2015
		Decision Date	03/03/2016

Town and Country Planning Act, 1990

Location of application

FORMER BAPTIST CHAPEL, CHAPEL STREET, HOLT, WREXHAM, LL13 9DJ

Description of application

CONVERSION OF FORMER CHAPEL TO 1 NO DWELLING

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

EC7	Conservation Areas
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
PS2	Development and the environment
T8	Parking

Particulars of decision that permission be REFUSED

Reason(s)

1. The proposed works to convert the former chapel, to include the introduction of a mezzanine floor, wholesale replacement of windows and the removal of the internal plaster finishes and replacement with a dry lining system and insulation will have a detrimental impact upon the historic fabric and the unsympathetic design would adversely affect the character and special architectural and historic interest of the listed building. The works would, therefore, cause harm to the significance of the heritage asset and are unacceptable, contrary to policy EC9 of the Wrexham Unitary Development Plan, Chapter 6 of Planning Policy Wales (Ed 8). and Welsh Government Technical Advice Note 12 - Design.
2. Insufficient information has been provided within the submitted planning application to demonstrate that the implementation of the

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant	MR R BELLIS BELLIS BROTHERS COUNTRY MARKET	**Code No**	HOL P/2015/0750
Agent	MILES DESIGNS MR S H MILES 8 CHAPEL STREET HOLT WREXHAM LL13 9DJ	**Date Received**	30/09/2015
		Decision Date	03/03/2016

development will not have a detrimental impact upon bats and breeding birds which are afforded statutory protection. To allow the development without this investigation would be contrary to the requirements of Chapter 5 of Planning Policy Wales (Ed 8). and Welsh Government Technical Advice Note 5 - Nature Conservation and Planning.

Officer Appointed for this purpose
Head of Community Wellbeing and Development

Refer to the Statement of Applicant's Rights and General Information enclosed or refer to the following link:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm

Appendix G. Reference to other schemes in support of the appeal.

Conversion of a Grade II Listed former Methodist Church, Capel Seion and adjoining cottages 1 and 2 Capel Wesley, Llanelidan, Ruthin. North Wales.

Local Authority Denbighshire District Council.

Application 2011 Completion April 2016.

This former Chapel and adjoining cottages where purchased in 2010 by my Clients with a view to converting it to one residential unit.

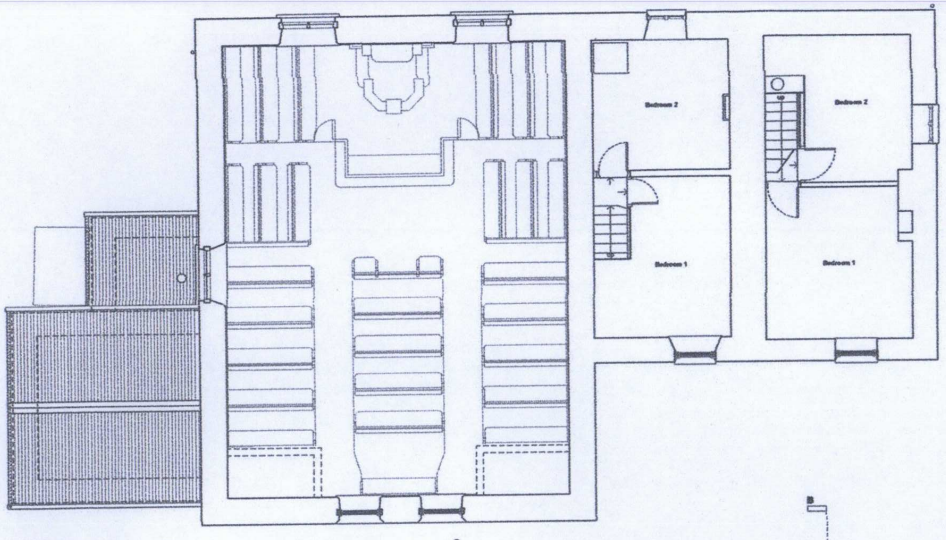
From the start of the process with the local authority planning department, particularly the Conservation Officer, it was agreed that a flexible approach was needed to save and convert this property to my Clients needs while preserving the integrity of the building. The design was radical in parts but agreement was reached because of the approach all parties had where deemed acceptable and relevant historic parts of the Chapel and the overall character was preserved. The planning application was passed and approval given. The main relevant parts of this conversion which I deem applicable to my appeal for the Chapel in Holt are;

- A mezzanine was inserted to part of the front of the Chapel to give access to the modern glass extension at first floor level and provide additional living space. The Chapel had no balcony or first floor and was one open void. Also a first floor was added to the rear of the Chapel to provide a master Bedroom and Ensuite.

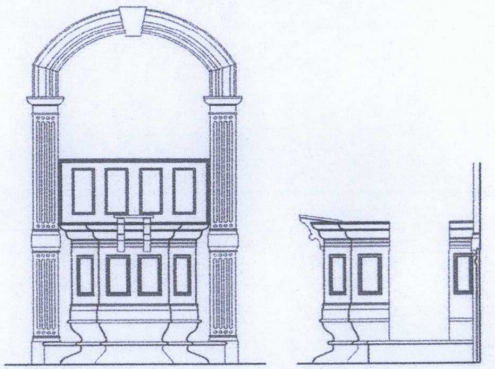
- Insulation to all the external walls was deemed necessary. My proposal for insulation detail that is attached was approved and accepted by the Conservation Officer and was used throughout all of the Chapel and cottages. This proposal is the same as that proposed for the Chapel conversion in Holt.

This approach has produced a good quality family home while preserving an historic building. Currently the Clients and myself are being urged to put the scheme forward for a conservation award.

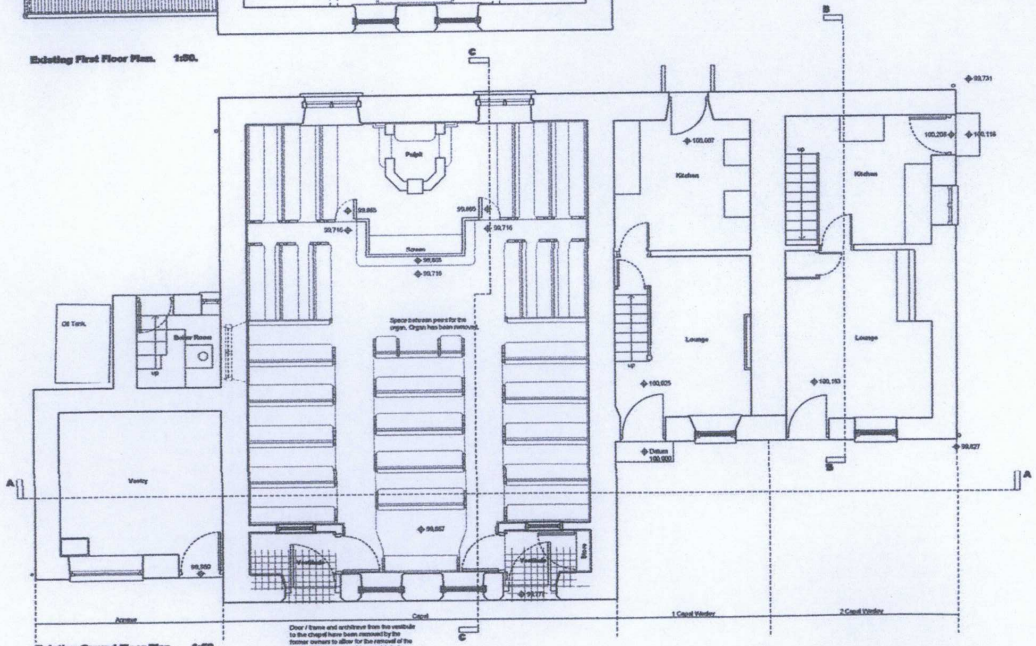
The points noted above are similar to the proposed conversion of the Chapel in Holt. I believe that although they are covered by different Local Authorities there should be some standard approach to conversions within Wales and personal preferences and objections should not detract from proven schemes and approach to technical issues.



Existing First Floor Plan. 1:50.



FRONT AND SIDE ELEVATION OF PULPIT. 1:50.



Existing Ground Floor Plan. 1:50.

All dimensions to be checked and confirmed on site prior to any construction. Discrepancies to be reported to Miles Design immediately.

Figured dimensions to be taken in preference to those scaled.

Miles Design and Construction accepts no responsibility for any unauthorised amendments / deviations to the drawing.

All workmanship/workmanship to be to current British Standards and Codes of Practice. All specified materials to be installed as manufacturers written product information and where applicable by their approved contractors. Where equal approved is noted as an alternative the contractor is to supply details as requested of alternative proposed. All materials to be fit for purpose.

Proposed conversion and repair of Capel Salon and adjoining cottage number 1 & 2 Capel Wesley Cottages, Llanerfyn, Denbighshire, to form one residential unit for Mr. & Mrs. R. Hughes.

Notes :

Revisions :

Rev A, December 2010.
Drawing submitted with the planning application.

MILES DESIGN
7 CHAPEL STREET.
HOLT. WREXHAM.
LL13. 0DA.
01829 270000.

Title :

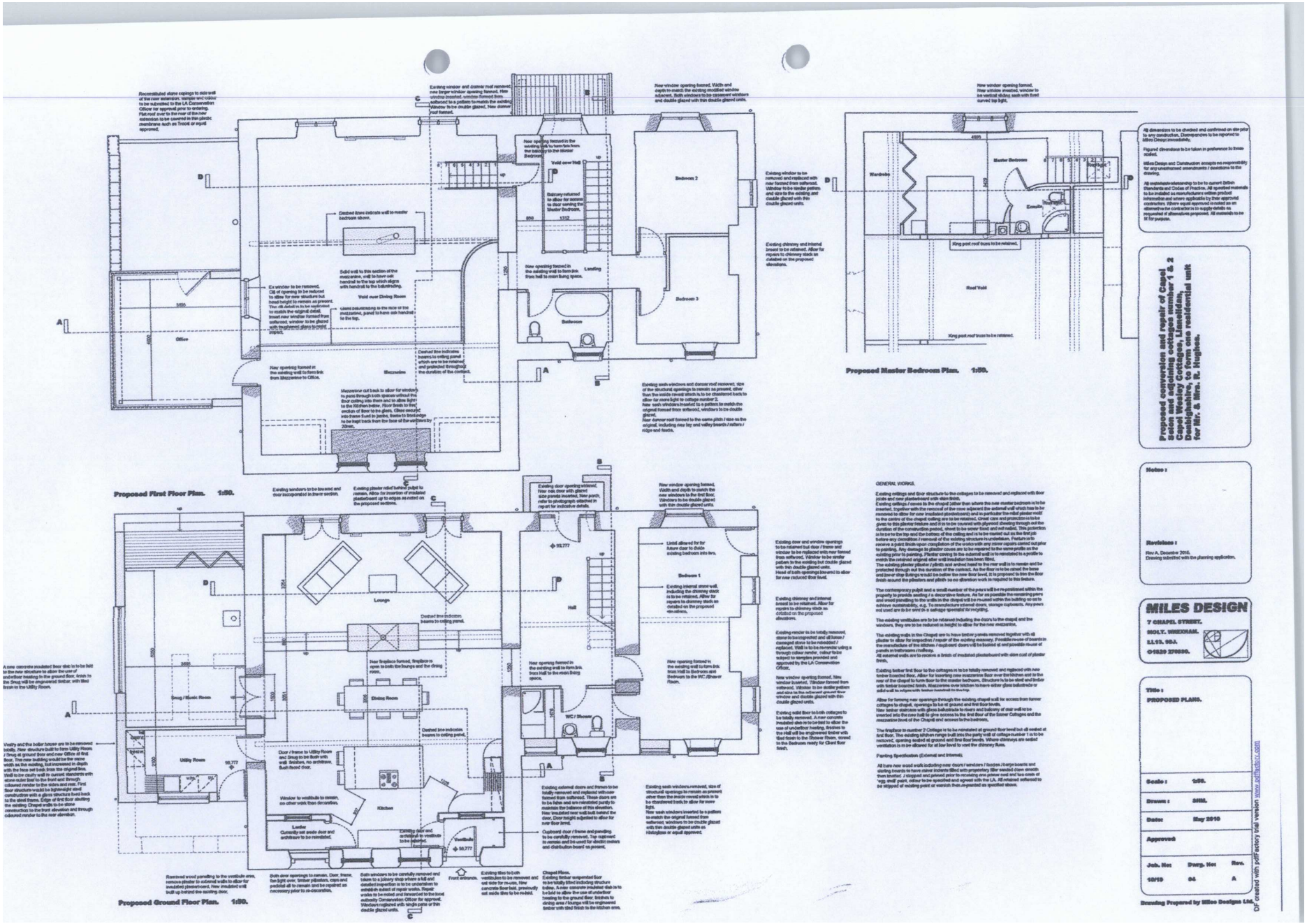
EXISTING GROUND AND FIRST FLOOR PLANS.

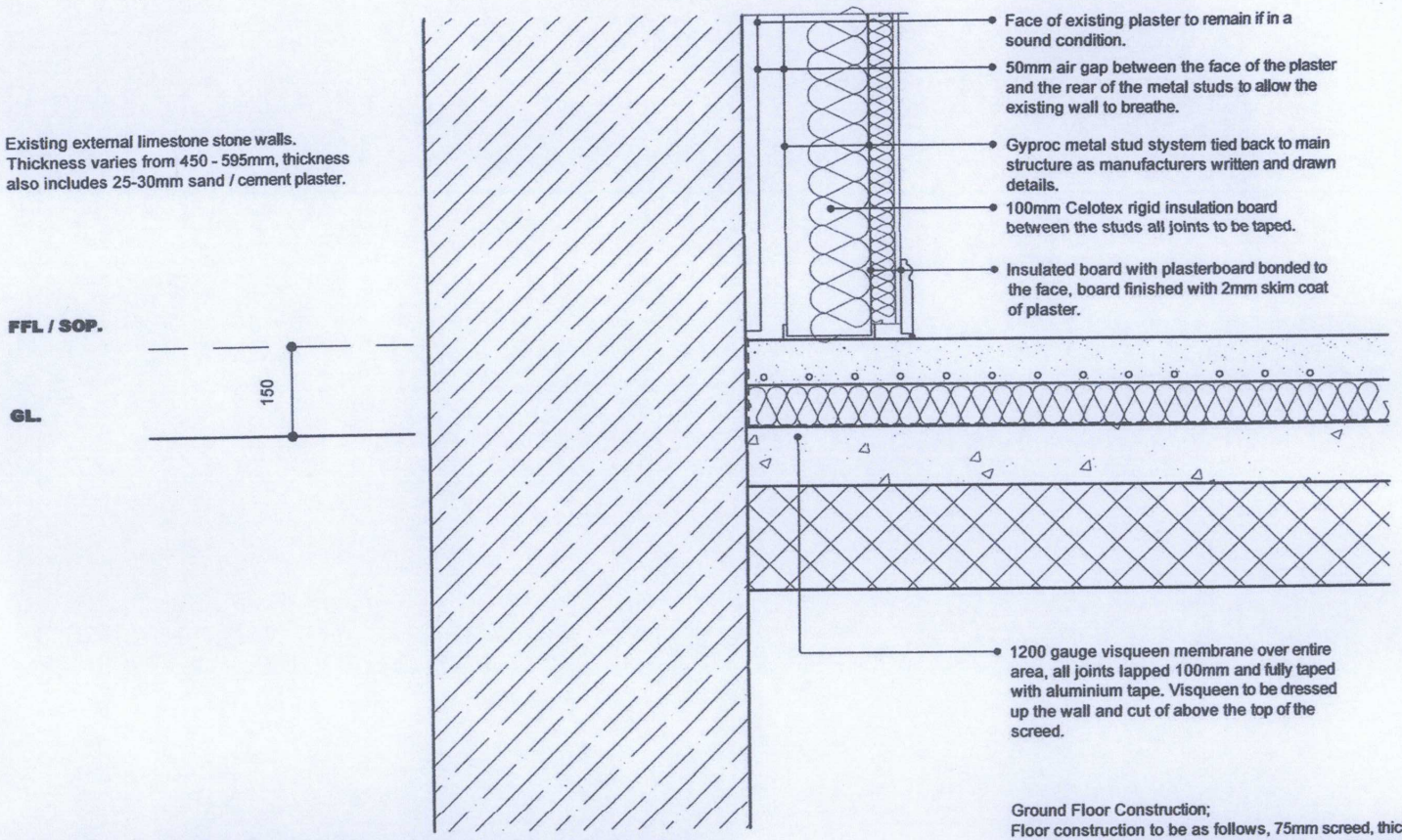
Scale :	1:50.
Drawn :	SMH.
Date:	April 2010
Approved:	

Job. No:	Dwg. No:	Rev.
10/03	01	A

Drawing Prepared by Miles Designs Ltd.

PDF created with pdfFactory trial version www.pdffactory.com


Proposed First Floor Plan. 1:50.
Proposed Ground Floor Plan. 1:50.
Proposed Master Bedroom Plan. 1:50.
Proposed conversion and repair of Chapel Cabin and adjoining cottages Number 1 & 2 Denbighshire, to form one residential unit for Mr. & Mrs. R. Hughes.
Notes :
Revisions :
Rev A. Decembr 2010.
Drawing submitted with the planning application.
MILES DESIGN
7 CHAPEL STREET.
MOLT. WREXHAM.
LL13. 9DJ.
01829 270880.
Title :
PROPOSED PLANS.
Scale : 1:50.
Drawn : MM.
Date: May 2010
Approved:
Job. No: 10/19
Dwrg. No: 04
Rev. A
Drawing Prepared by Miles Designs Ltd.
GENERAL WORKS.



NOTE WALL CONSTRUCTION TO HAVE A U-VALUE OF NO GREATER THAN 0.15. THICKNESS OF INSULATION INDICATED IS ONLY INDICATIVE AND ACTUAL THICKNESS TO BE SUBJECT TO CALCULATIONS.

Ground Floor Construction;
Floor construction to be as follows, 75mm screed, thickness to include underfloor heating coils (screed to have fibre reinforcement within the mix) on 90mm thick Celotex rigid insulation board on 1200 gauge visqueen dpm as noted above on 100mm oversite concrete on 150mm thick well compacted hardcore fill with 25mm sand blinding to the top.

Stone Wall / Ground Floor Slab Detail. 1:10.

PDF created with pdfFactory trial version www.pdffactory.com





Refurbishment of Grade II Listed former farm house, Lower Honkley Farm, Burton, Rossett, Wrexham

Local Authority Wrexham County Borough Council.

The scheme was for a refurbishment and repair to a listed farm house. I took this scheme over from a previous Architect and obtained planning approval for the repair works. I put forward a suggestion that due to its construction of solid brick external walls that insulation to the internal face should be considered. This was accepted in principle by Ms. A. Irwin Principle Conservation Officer. Refer to the attached email and sketch proposal that was submitted following this email.

Due to differences with the approach my Client wished to take I resigned from the scheme and do not know if these proposals where carried out. But my reference to this scheme in support of my appeal is that the introduction of insulation to the external walls of a listed building was being considered and not rejected out of hand. This is the same Local Authority and only 2 years ago.

Print

Content of the message

To:	"Annalrwin" <anna.irwin@wrexham.gov.uk>
Date:	May 01 2014, 01:06 PM
Subject:	Lower Honkley Farm
Attachment(s):	2 Files www.keimpaints.... (72.15 kb) , www.keimpaints.... (68.19 kb)

Save Addresses

Show full header

Good afternoon Anna,

I'm about to try and sort the outstanding issues out. Before I submit the application I just need to clarify a couple of items.

I assume the application needs to be made on Application for removal or variation of a condition form, Planning (Listed building and Conservation Areas) Is there a fee required?

The application should relate to the following.

Alteration of windows, which Janet allowed, but we need to confirm it formally on the application.
Proposed insulation detail to the external walls. You agreed in principle but required a more detailed plan showing locations of junctions of the insulation with the timber frame and how the insulation / timber frame worked.
Timber treatment report, do you also require the method statement and details for the replacement of the bottom frame member that has rotted in the ground floor hall.

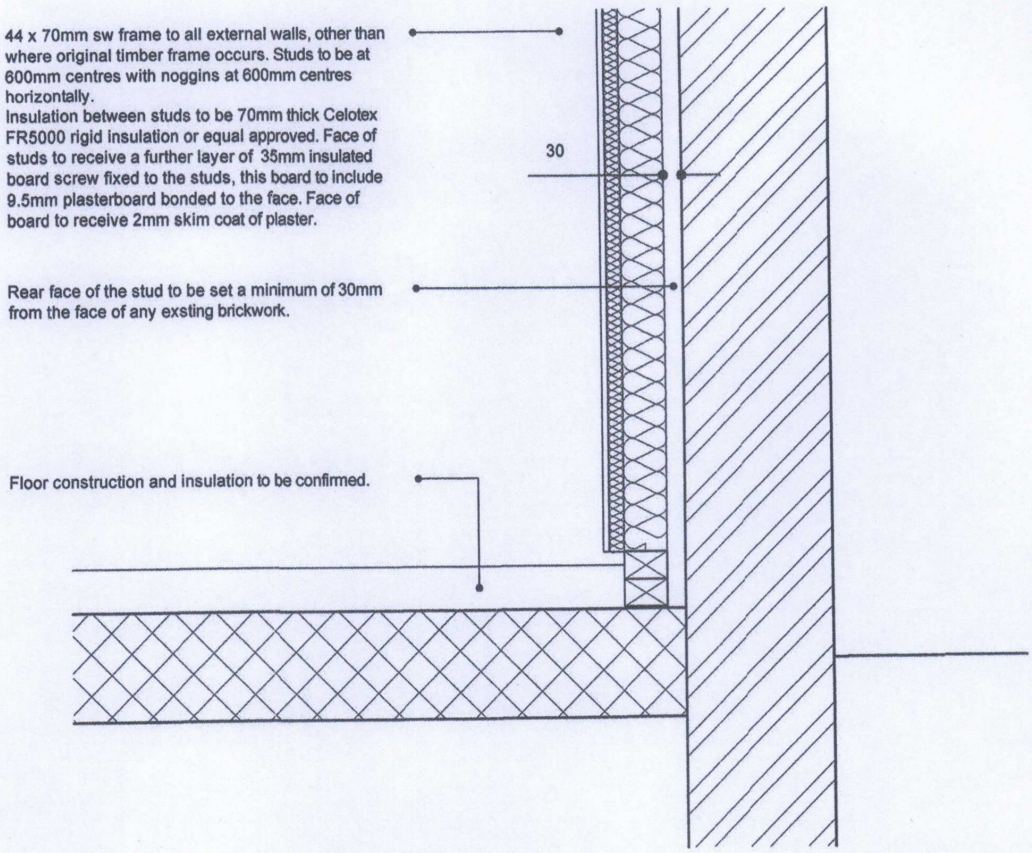
General Information;
Items all ready approved but extra technical information required;
Keim paint to the external walls, all stone and brick to receive a paint finish.
I attach the technical details from Keim. Basically it is one coat of fixative, due to lime mortar and remains of original paint, followed by 2 coats of Soladit.
I'm waiting for a colour chart but assume you would be looking for white. Once I have the colour chart I will forward it to you for approval.
With regard to the finish to the windows / doors I assume you would require a white gloss finish.
Changing the gutters from upvc to cast iron, together with cast iron down pipes. The Client is resisting this, but I have informed him he has to do it. If he continues to ignore it I will let you know.
Insulation to the roof is ok to proceed with as you are not concerned with the rafters being covered over.
Plaster repairs, following your inspection of the repairs and new wattle that was carried out to the first floor, can we proceed to repair make good other areas of the internal walls.
I'm still not sure of removing large areas of the cement repairs to the existing walls. Can I suggest we only repair what is missing or is falling out / cracked. Do you need to agree areas before we commence.
Elevation drawings showing service penetrations. I think this will only be the flue to the boiler, extract grilles to vents in the bathroom, shower room. I will forward drawing to you when it is complete.

If I have missed anything out could you come back to me please, I'm sure I have.

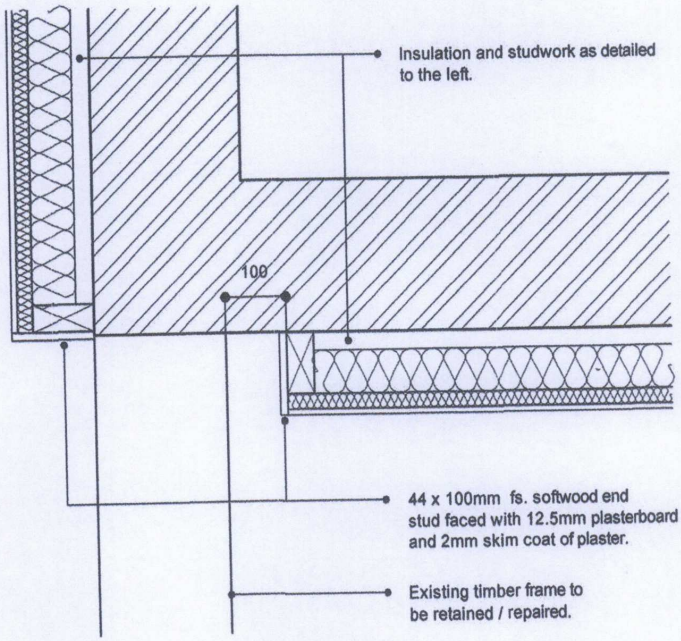
Thank you.

Regards.

Stuart.



Proposed insulation detail to the existing external wall. 1:10.



Proposed insulation detail to the existing external wall and the junction of any existing timber frame. 1:10.

Proposed repair / refurbishment of Lower Honkley Farm, Stringers Lane, Burton, Rossett, Wrexham. LL12. OAP for Mr. N. Darlington.