

Mr Phillip Forster
Planning Department
Wrexham Borough Council
Lord Street
Wrexham
LL11 1LG

Your ref: P/2013/0741
My ref: 13.BRA.01

11 February 2014

Dear Mr Forster

Re: Proposed side extension and new front porch at Cysegr, Holyhead Road, Froncysyllte

Further to our meeting at your offices a few weeks back, I have discussed your concerns with my client and they have responded as follows:

- The bat survey has been carried out and a copy is attached. No evidence of bats was found within the existing gallery building to be removed, however there was evidence within the main dwelling. The design of the building providing 18" gap vertically between the proposed lower roof and the existing higher roof will allow access and egress for the bats once work is complete. The bat tube as recommended will also be incorporated into the build. This is fully in accord with the recommendations of the Pearce Environment Ltd report.
- My client wishes to remove the proposed porch at the front of Cysegr from the application as you requested. This has been removed from my drawing 13.BRA.01.03 rev D and I'd be grateful if you could amend the wording to remove reference to this on all future correspondence.
- As regards the design of the proposed extension, my client wishes to increase the width of the front windows from 600mm as per our conversation to 750mm, but also retain the cedar cladding throughout. The vertical emphasis of the front elevation windows was purposely designed as such to reflect the nature of the Christian art work produced on site. The building, currently referred to as 'Sanctuary Gallery', reflects the vertical precedent and solid to void ratio of much of the fenestration of many Christian churches.
- In relation to the solid to void ratio, it should be noted that the windows of the dwelling currently occupy 29% of the width of the built structure, exactly the same proportion as shown with the 750mm wide windows on the extension.
- Additional images showing indicative street scenes have been produced and are attached which show the impact that the extension would have upon the character of the locality. As can be seen, the views of the extension travelling from Froncysyllte heading westward are virtually imperceptible until actually level with Cysegr. From the west heading east, the view of the extension is more prominent, but certainly not overbearing, as it is both set back from

the main frontage of the dwelling and shows a lower eaves level. The vertical detailing up to the ridge on the side gable mimics the chimneys of the main dwelling. In both sets of images, it can be seen that the dwelling and it's extension do not dominate over the views along the Dee Valley, being on the opposite side of the road and cut into the hillside.

- The materials used are locally sourced and certainly respect the character of surrounding properties – with white painted render and stonework being in abundance throughout the buffer zone. The built form both respects the existing dwelling and the local vernacular, being an offset pitched roof occupying the footprint of the existing workshop. The building is not directly associated with the WHS of the canal or it's immediate environment.
- It is also noted that the development accords with paragraph 5.2 of the Planning Guidance Note in that it enhances the Buffer Zone over the clearly sub-standard structure currently on site whilst promoting sustainable growth of an existing use which, it is hoped, will improve visitor numbers to the gallery.

I would be grateful if you would consider the application in the light of the deletion of the porch, as requested, as well as the additional street scenes and let me know how the application will proceed – either via delegated powers or being presented to the planning committee.

I look forward to hearing from you in due course.

Yours sincerely,

BEN BLAKE AssocRICS

Encl.

Existing and proposed images of the site as viewed from the A5 approximately 50mtr distant, showing the likely impact of the extension upon the landscape of the World Heritage Site Buffer Zone.

Proposed view of Cysegr including extension looking west towards Llangollen



Existing view of Cysegr looking west towards Llangollen



Proposed view of Cysegr looking east towards Froncysyllte



Existing view of Cysegr looking east towards Froncysyllte



All base images courtesy of Google Maps