

## AnnS Jones

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**From:** Janet Sutherberry  
**Sent:** 24 December 2013 10:53  
**To:** planning\_admin  
**Subject:** FW: Ruabon Updated plans and elevations  
**Attachments:** C830\_10A\_P01-08\_AptBlock\_Opt5.pdf; C830\_11A\_P01-08\_AptBlock\_Opt5.pdf; C830\_12A\_P01-08\_AptBlock\_Opt5.pdf; C830\_13A\_P01-08\_AptBlock\_Opt5.pdf; C830\_14A\_P01-08\_AptBlock\_Opt5.pdf

**Importance:** High

please upload to planning file as amended plans for P/2013/0797.

Please carry out further neighbour consultations - to all the same addresses as before. Please ensure that the letter gives 14 days only.

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**From:** Simon Venables [mailto:svenables@ainsleygommonarchitects.co.uk]  
**Sent:** 23 December 2013 18:34  
**To:** Janet Sutherberry  
**Cc:** Gareth Jarvis (gareth.jarvis@wwha.co.uk); Craig Sparrow (craig.sparrow@wwha.co.uk); Andrew Howard; Maurice Garnett; Sarah Davies; Mark French  
**Subject:** FW: Ruabon Updated plans and elevations  
**Importance:** High

Dear Janet

As promised please now find attached our revised elevations (and amended Floor Plans) which have been changed following our recent meeting on 17<sup>th</sup> December.

From a practical point of view the building form is now pretty simple and direct.

All the new apartments at the front of the site are 2P1B with a 3 storey block to the front facing the High Street, reflecting the height, depth and scale of Bryn End. The rear block is a 2 storey outrigger.

We have followed a more traditional approach placing more emphasis on details like art-stone plinth, sills and heads as we discussed. Facing brick to all elevations – no render as there is no precedence for this in the conservation area.

Windows have more subdivision with glazing bars taking their lead from the surrounding listed buildings. We don't think the geometry of 'Georgian' Sliding sashes are appropriate but we like the original form of the windows of the terrace opposite. There are still one or two of the originals left which show how the pattern used to be (see the elegant end house No.1 Tai Clawdd). Roof Gables and the two storey stair tower reflect the local vernacular, the latter helping to draw the scale down onto the High Street and adding interest.

The porch area to the front – we would rather not have any canopy projection to the front door but DQR may require this. If required we believe this canopy should be simple – not too ornate.

At our meeting you stated that you wanted a natural slate roof – we explained this might be difficult so on our drawings we show – reconstituted slate or new slate to approval. Wales and West Housing will be looking into whether WG will accept Welsh Slate as an abnormal cost? We will keep you informed on this as promised.

Also we have attached the floor plans once again which are now more detailed too. Early in the New Year we can tidy up the DAS and provide more detail on materials and conservation issues as required.

If you have any comments please contact us on/after 6th January 2014. I will also keep an eye on my emails tomorrow 24<sup>th</sup> if you want to send anything else through to us.

Have a good Christmas.

regards

Simon Venables

Director

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Please consider the environment before printing, thank you

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**From:** Gareth Jarvis [<mailto:Gareth.Jarvis@wwha.co.uk>]

**Sent:** 18 December 2013 16:16

**To:** Simon Venables; Andrew Howard

**Subject:** Ruabon Updated plans

Hi Simon / Andrew,

Once you have updated the plans for Ruabon, could you please send me a full package in DWG form as we need to send them out for tender on Friday. Will they be ready by then?

Thanks

Gareth

**Gareth Jarvis | Development Officer | Wales & West Housing**

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