

AnnS Jones

From: Simon Greenland
Sent: 19 January 2012 10:46
To: planning_admin
Cc: Anna Irwin; Lawrence Isted
Subject: Wynnstay Hall P/2011/0843

Agent correspondence for importing please

From: Paul Burton [mailto:paul@ap-architecture.co.uk]
Sent: 19 January 2012 10:45
To: Simon Greenland
Cc: alexedwardroberts@hotmail.com; Helen Paterson
Subject: RE: Wynnstay Hall- P/2011/0843

Dear Simon,

Thank you for forwarding Anna's response to our revised proposals.

Unfortunately as I am sure you would expect, we are extremely disappointed by this response, given that the original planning approval for this development included conversion of the roof areas, to a number of these units.

As discussed previously it is essential that the development area archives a minimum area to support the bank funding, as without their support the development cannot proceed.

The level of development suggested by Anna is clearly below both that previously approved and that required to support the current funding requirements, particularly in these difficult times, when bank funding is almost impossible to secure.

The current proposed scheme clearly has a number of significant benefits over and above that of the current approval, as has been identified by all parties, particularly with regards to the omission of the external staircase, etc.

The current proposals are a significant improvement over the previous approval as ALL of the works are contained within the existing fabric of the building, and retains many of the features, which were lost within Phase 1, as nearly all existing internal walls were removed and all ceilings etc. and would appear that completely different criteria are being used for this second phase, which does not include the oldest part of the building as phase 1 did, ie the Jewel Tower.(Which for information was dry lined!!!)

The current proposals other than for the internal court yard area, make no further changes to the external fabric of the building to accommodate, what is proposed as all the new openings etc. now exist.

On this basis, we would propose to submit our revised proposals, in line with our recent plans, as the basis for this current application, and request that the application is considered on this basis, as this is a significant reduction from the current proposal, and any scheme, must be financially viable, if it is to proceed.

The benefits that the completion of this scheme will bring far out way any minor perceived concerns that may exist in respect to the limited additional accommodation within the roof space, given that some of this has the benefit of a former approval.

Should this application then be refused, we would have no alternative other than to appeal, this and look to recover all costs should we be successful, in our appeal, which we understand would be supported by CADW, following their recent visits to site and the support and encouragement expressed at that time, as they are keen to see the development completed.

We shall therefore complete the revised drawings and method statement as necessary, to reflect these proposals along with the requested changes to the Method Statement and forward these in support of our current application.

I trust that you find the above in order, and would be grateful if you could confirm your agreement with this course of action.

Regards

Paul Burton

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From: Simon Greenland [mailto:Simon.Greenland@wrexham.gov.uk]
Sent: 18 January 2012 17:10
To: paul@ap-architecture.co.uk
Subject: Wynnstay Hall- P/2011/0843

Response to your email dated 9/1/2012 attached.

Regards

Simon Greenland, Planning Officer
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From: Anna Irwin
Sent: 18 January 2012 17:08
To: Simon Greenland
Subject: Wynnstay Hall- P/2011/0843

Simon,

Having considered the amended drawings, I do not feel the revisions made go far enough to address my concerns. The extent of conversion of the attic space, albeit reduced, will still have the same detrimental effect upon the fabric and form of the building. I would suggest the the most acceptable approach, given what has previously be approved would be for the extent of conversion to the second floor to be limited to that space over the tower, where greater head height can be achieved. This will still of course be subject to the submission of section drawings showing the

positions of the trusses as existing and proposed. I would maintain that the removal of a section of the chimney breast is not justified given the extent of poor quality habitable space achieved through this alteration. My comments in respect of the subdivision of the principal rooms still stand and therefore I would not support the conversion of the space s1 and s2 on the plan. The effects of subdivision on the kitchen below s3 could be reduced by omitting the shower room, given that both a bathroom and ensuite are proposed to the first floor.

Regards

Anna Irwin
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