

Cerys Jones

From: Mared Rees-Jones
Sent: 29 July 2020 14:18
To: planning_admin
Subject: FW: Mill Cottage P/2020/0106
Attachments: MILL COTTAGE_SCREW PILE DETAILS _PLAN 1-100.cleaned.pdf; 129.1-89R-Product-page.pdf

Please add tree info to file

From: Jennifer Wagstaff [mailto:jenniferwagstaff@lawray.co.uk]
Sent: 16 July 2020 11:47
To: Mared Rees-Jones; Jon Brewin
Cc: David Hughes
Subject: FW: Mill Cottage P/2020/0106

This email's attachments were cleaned of potential threats by Wrexham Council's Security Gateway.
Click [here](#) if the original attachments are required (justification needed).

Good morning,

I hope you're both well!

I'm wondering if my proposal (see attached email) to submit the rudimentary foundation design would be sufficient information to determine the decision? Are there any comments on this?

Please let me know so that I can make any amendments necessary in time.

Kindest Regards,

Jennifer Wagstaff
Architectural Assistant

T: 01978 357 887 // M: 07734 887937
W: www.lawray.co.uk



lawray architects

COVID-19 Contingency Arrangements

Following the Prime Minister's announcement yesterday we have made the decision to close all of our physical studios with immediate effect, our thanks go to the incredibly loyal employees who continued to

attend whilst final arrangements were put in place. Through this incredibly challenging time we are dedicated to ensuring our teams are safe and we extend that sincerity to you and yours too.

Our virtual studios are up and running this morning for business as usual, please be assured of the continuity of our professional services. The input and availability of our technical support and design services remain fully available to you via email, telephone and online applications such as Teams and Skype. Our systems have been extensively tested and are robust, we are complying with the Government advice and as such all physical meetings and travel have been postponed for the next 3 weeks at least.

Please don't hesitate to contact us if you have any specific concerns or share your own continuity arrangements to ensure we can provide you with the best support.

Updated 24/03/20

Please help protect yourself and others by reading about COVID-19 (Coronavirus) at the links below:

<https://www.nhs.uk/conditions/coronavirus-covid-19/>

<https://www.who.int/health-topics/coronavirus>

This e-mail is confidential and may contain legally privileged information; it is intended for the use of the addressee only.

If you are not the addressee you must not read, use, distribute copy or rely on this e-mail.

If you have received this communication in error please notify us immediately by e-mail or by telephone.

Lawray believes that this e-mail and any attachments are free of viruses. However, it is the responsibility of the recipient to ensure it is virus free.

Lawray does not accept any responsibility for any loss or damage that may arise from the use of this e-mail or its contents.

Lawray Limited Registered Office 1 Cae Gwyrdd, Tongwynlais, Cardiff CF15 7AB Reg. Co. No. 2724178, VAT Reg. No. 134 2146 06

From: Jennifer Wagstaff

Sent: 07 July 2020 16:39

To: jon.brewin@wrexham.gov.uk

Cc: David Hughes <davidhughes@lawray.co.uk>; Keith O'Hanlon <keithohanlon@lawray.co.uk>

Subject: Mill Cottage P/2020/0106

Good Afternoon,

I have been working to address your most recent comments on the proposal at Mill Cottage, Marchwiell Hall, which concerns the originally proposed extension foundations being of unsuitable design and encroaching on the root protection area of a large oak tree, to which I had enquired about screw piles as a solution:

In principle the proposal is acceptable and is a recognised approach in foundation design, it's not suitable for all site requirements and I would need to see a specific design at this stage in order to feel confident in accepting this approach. Cross sectional drawings showing existing and proposed levels with specifications for the type and depth of piles would need to be shown along with the crown dimensions and root protection areas of the oak tree (T1) juxtaposed.

I have been attempting to get some advice from structural engineers so that I can specify the depth and type of screw piles as you need, but the work involved necessitates a fee from both ourselves and the structural engineer, which is unfortunately unable to be paid by the client due to the uncertainty surrounding their mortgage application which depends on planning approval being granted at all.

Therefore, I'm unable to provide exact screw pile drawings/specification, I could, however, provide you with my best guess, or the proposed 'worst case scenario' – please see the attached plan which demonstrates the worst case scenario, with the specification for the 89R screw piles.

My calculations are based on an overestimated load requirement, where I have specified the heaviest duty screw piles for this load, with the shortest recommended spacing and over-estimated the pile depths and diameters of the helixes. Though I'm unable to confirm this with an engineer, I would estimate that the number of screw piles actually

needed would be reduced, as well as/or at least the diameters and depths reduced. I have based the ground conditions on clay, though the site is typically loamy where shorter piles would be fine.

Would a plan such as I have provided, with cross sectional drawings, levels shown and the pile specification to be conditioned as 'worst case' be sufficient in this situation (provided you are satisfied that the design is suitable of course)?

I apologise for the inconvenience, your advice is very much appreciated – if you have any further guidance on this matter I'd be extremely grateful,

Kindest Regards,

Jennifer Wagstaff
Architectural Assistant

T: 01978 357 887 // M: 07734 887937

W: www.lawray.co.uk



lawray architects

COVID-19 Contingency Arrangements

Following the Prime Minister's announcement yesterday we have made the decision to close all of our physical studios with immediate effect, our thanks go to the incredibly loyal employees who continued to attend whilst final arrangements were put in place. Through this incredibly challenging time we are dedicated to ensuring our teams are safe and we extend that sincerity to you and yours too.

Our virtual studios are up and running this morning for business as usual, please be assured of the continuity of our professional services. The input and availability of our technical support and design services remain fully available to you via email, telephone and online applications such as Teams and Skype. Our systems have been extensively tested and are robust, we are complying with the Government advice and as such all physical meetings and travel have been postponed for the next 3 weeks at least.

Please don't hesitate to contact us if you have any specific concerns or share your own continuity arrangements to ensure we can provide you with the best support.

Updated 24/03/20

Please help protect yourself and others by reading about COVID-19 (Coronavirus) at the links below:

<https://www.nhs.uk/conditions/coronavirus-covid-19/>

<https://www.who.int/health-topics/coronavirus>

This e-mail is confidential and may contain legally privileged information; it is intended for the use of the addressee only.

If you are not the addressee you must not read, use, distribute copy or rely on this e-mail.

If you have received this communication in error please notify us immediately by e-mail or by telephone.

Lawray believes that this e-mail and any attachments are free of viruses. However, it is the responsibility of the recipient to ensure it is virus free.

Lawray does not accept any responsibility for any loss or damage that may arise from the use of this e-mail or its contents.

Lawray Limited Registered Office 1 Cae Gwyrdd, Tongwynlais, Cardiff CF15 7AB Reg. Co. No. 2724178, VAT Reg. No. 134 2146 06

