

PLPLANNING
6, Rhyd Drive
Rhos on Sea
Colwyn Bay
LL28 4NE



07877 748995

www.plplanning.co.uk
info@plplanning.co.uk

Head of Planning Services
Wrexham County Borough Council
Lord Street
Wrexham

31 October 2019

Dear Mr Forster and Mrs Irwin

Change of use of ground floor to A3 uses. 38-41 High Street Wrexham.

I am pleased, but with apologies for the belated nature of the submission, to enclose for your further attention various updated plans and reports to supplement the application already before you in order to hopefully move the application to a positive conclusion.

In the first instance the applications for Planning Permission and LBC are now supplemented (and revised) by a suite of drawings set out in the list below.

- SK03A - Street Elevation.pdf
- SK04A - Rear Elevation.pdf
- SK05B - Proposed Site Plan.pdf
- SK06B - FF Plan.pdf
- SK07 (rev A Flue design)
- 5711 - Finishes Schedule.pdf
- SK01B - Basement Plan.pdf
- SK02D - GF Plan.pdf
- Frisky Pudding Storefront Mockups Updated
- Dry Rot Report
- Environoise Noise Assessment (21265R01aSWmdw)
- JRN 4197 friskey pudding Kitchen Layout
- Waste Management Plan Phase A



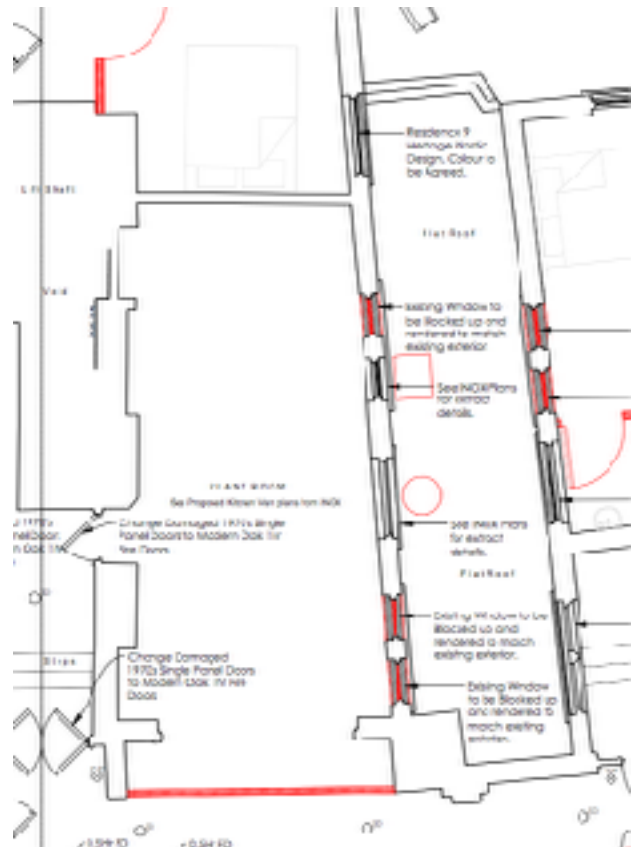
Chartered Town Planning Consultant - Mr P G Lloyd BA (Hons) MRTPI

In addition the appendix to this letter supplements the HIS previously provided and clarifies on a number of matters.

Initial Technical Matters.

In the first instance you will note the existing reporting is supplemented by a brief Waste Management Plan Phase A setting out how development will manage waste from the A3 Units. This will be carried out by private contractor. I consider this addresses issues raised in respect of this matter.

Secondly the Noise Assessment has been carried out having full regard to the design and necessary routing of the kitchen ventilation and extraction equipment and should therefore be cross referenced with both with the amended floor and elevation plans issued alongside this letter and the kitchen design plan (ref JRN 4197 Frisky Pudding Kitchen Layout) also enclosed. This dual flue system (one extracting and one feeding air) meets Public Protection officers requirements in terms of the level of noise and the protection of amenity. Drawing JRN 4197 sets out how the kitchen extraction would be routed below the first floor under a replacement British Gypsum Soundbloc Ceiling which is to be installed. The flues will be suspended from this new ceiling, passing through the *Frisky Pudding* bar area and into the plant room on the first floor. Silencers are located within the sound insulated plant room at first floor. The flues then route out through the plant room at first floor level. Alongside is an extract from the First Floor plan (see drawing SK06C) showing the position of that equipment for clarity.



The flue then routes via an external chimney running vertically at the junction of the rear walls and outrigger of the building as shown in the revised elevation plans.

The approach balances the physical impact on the appearance of the building, the need to secure technical compliance for noise and amenity protection (notably to demonstrate the system would meet the requirements for noise control and odour extraction set out in your Public Protection officers memo of 10 May 2019). The route requires minimal intrusion into the historic fabric of the building. This secures the balance needed the need to positively manage change and secure a new use on the building in as sensitive a manner as possible in accordance with Planning Policy Wales, the TAN and heritage legislation.

The additional information also includes details on the treatment of the facade for the building including signage and external illumination and clarification on the These are set out within the document entitled "Frisky Pudding Storefront Mockups updated" and should be cross-referenced with drawing SK03A. You will note that drawing SK03A shows the type, number and position of two different types of lighting proposed to be installed to both illuminate the building facade in the evening and for subtle lighting of the advertisement on the facades. It is considered these are contemporary, discrete and sensitive in appearance and ensure the Listed Building (and ConservationArea) is sensitively treated. The size of the signage detailing is set out below:

Belushimo: (Length x Width mm).

Left window: 1470x1745
Small centre window: 1470x686
Small windows on either side of door: 1470x525
Door: 1325x710
Right window: 1470x2850

Frisky Pudding: (Length x Width mm)

Windows: 1295x1355
Height where sign can sit above windows: 660
Space between first and second window: 940
Space between second and third window: 930
Width of first window frame: 1590
Width of second window frame: 1355
Width of third window frame: 1355

This detail, read in conjunction with the drawings and mockups clearly enables officers to assess the change to the building facade.

The other key additional document is entitled 5711 Finishes Schedule. Much of this document is self explanatory and sets out in tabulated form the existing and proposed materials and finishes for each floor room. It should be cross reference with the suit of updated plans. It comprehensively reviews all pre-existing finishes in the building (ie those which are or were in place in place on floors, walls and ceilings and the justification for change in each case).

I also append below an update to the HIA which reviews specifically the comments of the Conservation Officer in her memo of 24 July 2019 and subsequent site meeting. It should be read in conjunction with and cross references as relevant this letter and documents issued alongside it. It includes additional photography discussion to enable Mrs Irwin to conclude her assessment proportionate to the works for which consent is sought.

It trust that this now provides you will all the information necessary to enable you to positively determine the application.

Yours Sincerely

PG Lloyd

For and behalf of PLPlanning

Chartered Town Planning Consultant - Mr P G Lloyd BA (Hons) MRTPI

Appendix:

HIS update and additional justification for works.

In her memo of 24 July 2019 Mrs Irwin noted she had no objection in principle to the proposal. That is welcomed and noted. However she has requested further detail, justification and evidence to support the decisions made in respect of the changes proposed to the building.

Matters relating to the level of detail relating to extraction equipment are covered above. Document 5711 Finishes Schedule also sets out in considerable detail the materials “inherited” on acquisition of the building. Examples of these have already been provided in the initial HIS and photographs previously provided.

It is evident that the Bank and previous shop owners had carried out significant adaptation to the buildings. Both were evidently without the benefit of Listed Building Consent. Records of those works - which are considered to date from the 1970;s and 1980's are therefore limited. It is evident however from the photographic records and surveys supplied that the bank in particular had carried out works to over-clad walls, construct offices and areas within the ground floor using glass and aluminium partition systems and had inserted suspended ceilings below the first floor on a metal grid system. Behind (above) those sundry cabling, lighting, ventilation,/air conditioning and the like had been installed. In the main those works, which when stripped back, have not affected any of the structural or historic fabric of the building. They were adaptations carried out to enable the bank to function as modern office. As Mr Raynor notes in his report, there is little in the way of architectural merit within the interior of the bank. In respect of No 38 Mr Raynor notes *is observed to be mainly of brick construction, with some timber frame structural components noted within the interior. We note that overall the fabric appears in good condition and worthy of some gentle restoration.*

Colour Scheme

The plans and details additional supplied now set out details of the proposed colour scheme and lighting.

External Yard Area.

The ground floor plan (SH02 Rev D) and Site Plan SK05. Rev B. sets out additional detail in respect of the external yard use.

Access to the covered external seating is a key rationale of the A3 offer to provide a mix of complementary areas within the use. For clarity the covered areas extend over that shown by the green line of the plan extract alongside. The central area will remain open

The covered areas will be free-standing, supported by 150mm Oak posts fixed to the ground. A king post type roofing frame as show in the Courtyard Elevation detail and noted SH02 Rev D and Plan SK05 rev B. The covers will not be attached to the either the application building or its neighbours.

They will have a pitched roof covered by black artificial slate. Within the rearward structure a wood burner would be mounted to a new block and rendered 1000mm wide chimney (painted cream) which would extract through the roof.

The rear seating area will be separated from the bin store to the rear by a 250mm Thick Timber Stud Wall screen.

These covered area provides for comfort, noise containment, a smoking area and protection from the elements enabling year round and night time use (particularly with inclusion of the stand alone wood burner heating.



Additional Basement Discussion

At basement level interventions are shown on drawing SK01B.

As will be noted the internal fabric of this area is to be broadly unchanged. Key interventions are:

- New dry store and new managers office (with new electrical cupboard) would be formed by the installation of timber and plaster work partitions.
- Two new unisex (staff) toilets to be install. These will be Saniflow type with waste pumped vertically to the existing foul drainage via pre-existing existing openings between the floor.

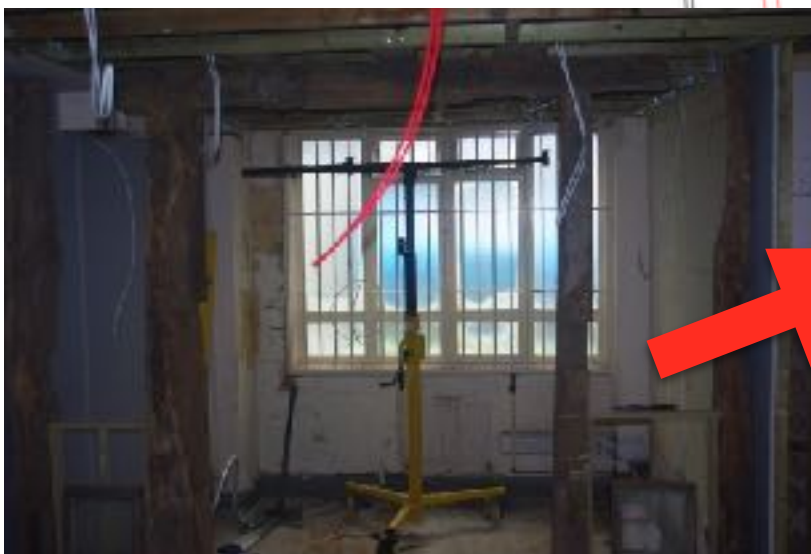
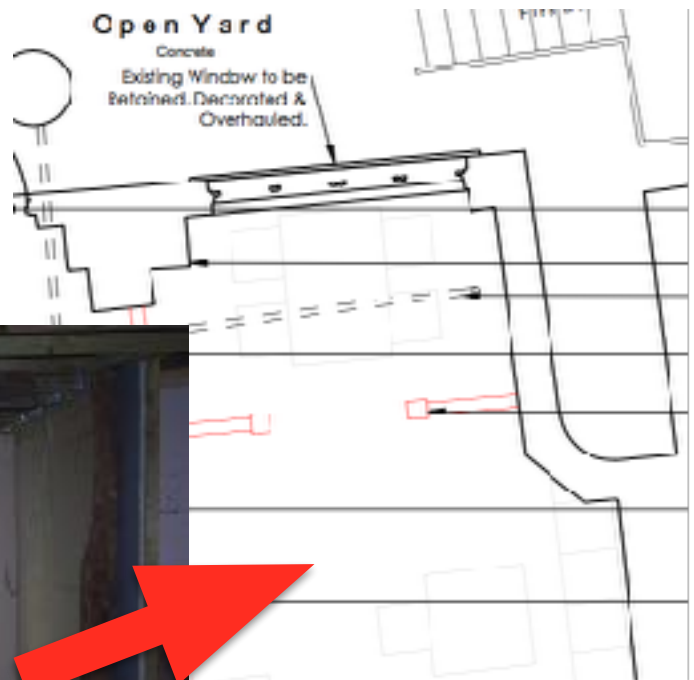
Interventions are otherwise limited to painting, the laying of floor surfaces over the existing floor, painting and paperwork of walls as noted. Power supply, fire and alarm cabling will follow all existing routings and will be surface mounted. LED lighting fitting will replace existing fluorescent fittings to provide suitable energy efficient lighting. Passive ventilation will come from existing air bricks in the fabric of the basement.

The basement will be used for staff and utility purposes as noted and as a private dining and social space.

Additional Ground Floor Discussion.

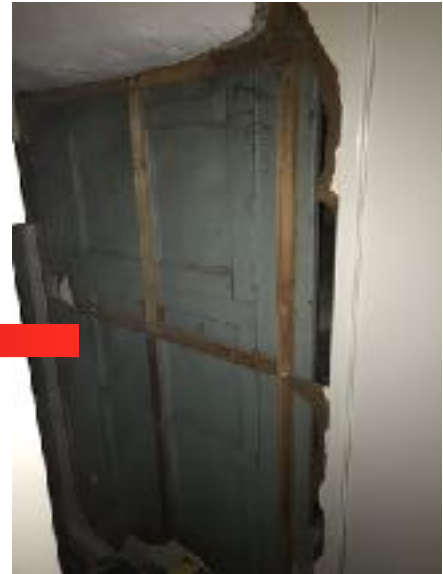
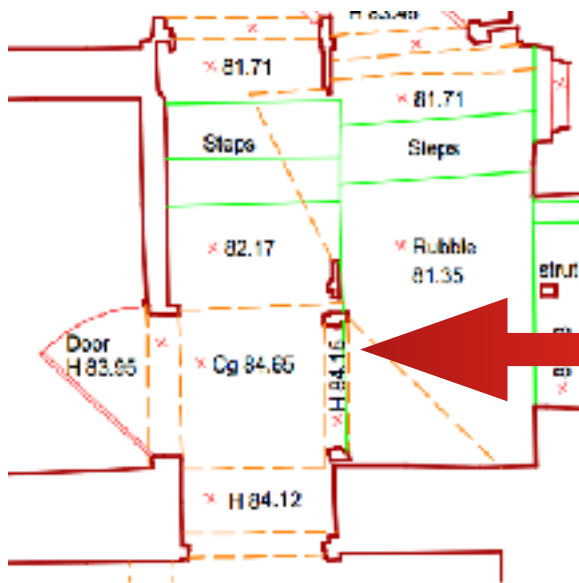
In carrying out initial strip of the modern interventions carried out by the previous operator, elements of the historic fabric have been rediscovered. These include:

- Timber framing within the shop (see original version HIS) which is to be retained and left exposed as a record of the fabric of the building.
- Oven in the rear section of the building which is to be retained and refurbished
- Historically removed roof timbers (noted in drawing SK02D) which were discovered loose in the loft space. These were presumably left *in situ* after repair or replacement by previous occupiers. These have been cleaned and re-used to form partitions and new studs as noted on drawing SK02RevD. An example of this is shown alongside and below:



Removal of Panelling to rear of Bank and Shop

On carrying out the internal stripping works a rotten wooden staircase was discovered above the **proposed** disabled toilet. The stairs had dry rot as did the rear of this timber. Advice was taken from Phil Raynor on this and a number of matters and a copy of his report date 15 March 2019 has been provided.



In respect of this area, Mr Raynors report states:

in the corridor to the rear of the property is a small wooden staircase and small wooden panelled wall, doorframe and door. The staircase is sealed off due to the presence of dry rot spores. We confirm this whole area has been infested with Serpula Lacrymans due to previous water ingress above. The timber has no structural strength and has areas of white mycelium, budding and brown spores. The adjacent plaster is crumbling. An adjacent boarded up door frame is also rotten, with collapsed brickwork infested with dry rot. This area is joined to the property next door.

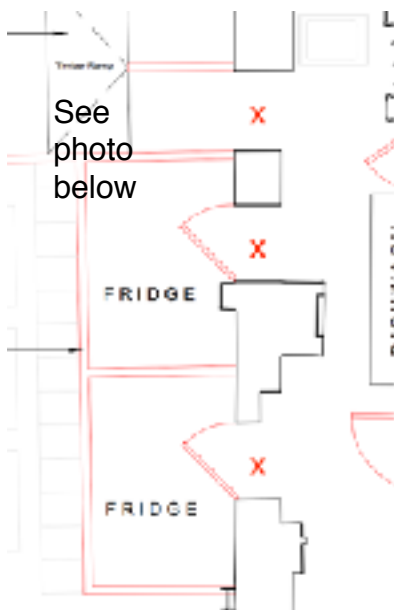
His advice (see page 3 of his report) was that *Dry Rot infested staircase and panelling must be cut out and removed off site and burnt. Remove all sound timber to a radius of 1m from nearest visible decay if possible.*

It was also evident that the roof above this area had been replaced in the past by Barclays (on the assumption of water ingress_. In terms of the effect on the character of the heritage assets this work was absolutely and urgently essential to prevent any further spread and damage. The scheme has and will continue to be carried out in according with advice of Mr Raynor with sensitive repair.

However, the timber panel was unsalvageable for the reasons set out. Its removal has provided for improved with at the rear of the building and for the provision of a separate, accessible disable WC unit - an essential element of the .

"New" Openings between Bank and former Shop.

Concern has also been expressed regarding the creation of new openings between the Bank and former shop as marked by the three red X on the plan alongside extract in the left hand image below.



Comparison against the survey (extract on the right) indicates that there were clearly 2 recesses in the party wall between the two buildings. (upper and lower X).

This evidence suggests that there has, at some time in the past been a connection between the two buildings but these have been closed up. That would be relatively

simply explained by the security requirements of the Bank.



A photograph of the timber lintel (still in place) above the upper (rearmost)X on the plan extract is provided alongside. This shows the lintel supporting the structure above with modern infill brickwork below. The evidence suggests there was an opening previously and that the opening uses what would appear to be a pre-existing opening hidden behind areas overlapped the bank.

Separation of access to the fridge/freezer is an essential element of the operation of the large central kitchen serving the two (separate but operationally linked) restaurant offers. The front walk in fridge would be accessed through the forward most former opening and directly connects to the kitchen through it. This causes minimal impact on the fabric of the building whilst providing for simple operational efficiency as justification. The fridges themselves are constructed of partitions which could at a future date be removed to re-instate the former space were than necessary for a new user. This follows a low impact, light touch physical approach to forming internal partitioning within the spaces. It ensure food safety and hygiene requirements are met and could be removed with minimal impact in the future..

The additional serving hatch allows orders to be sent conveniently from the kitchen into no 38 without the need to pass through no 40. This enable the two A3 units to operate independently but from the single kitchen where necessary at different times. The only alternative would be for food to be carried through the network of internal corridors. The benefits of the hatch enable a single central kitchen to be used reducing the need for additional works to supply eg a second kitchen and all the associated additional impacts from feeding two sets of kitchen infrastructure into the building.