

Cerys Jones

From: Philip Forster
Sent: 25 January 2019 15:18
To: planning_admin
Subject: P/2018/0929 and 0930
Attachments: 181024_RPS18.04_Proposed Plans + Elevations_L101_A.pdf; 181024_RPS18.04_Proposed Block Site Layout_1-200@A3_L103_A.cleaned.pdf

Please attach PDFs and email to file as amended plans P/2018/0929 and 0930

From: Rob James [mailto:rj@rpsdesigngroup.co.uk]
Sent: 23 January 2019 12:03
To: Philip Forster
Cc: Arron Crick; p.k.parkinson@googlemail.com
Subject: RE: 180109 - P/2018/0930- EGLWYS CROSS

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Dear Philip,

With reference to your email below to Arron and the above mentioned planning application, please find attached revised drawings which now address Anna Irwin's comments below which we have commented on in red.

- Examples of the proposed finishes and window systems should be provided.

Additional information included on drawing no. L101_A

- Rooflight surrounds should also be black to blend into the roof slope

Additional information included on drawing no. L101_A

- Is it necessary for the flue to be designed to this height? I would prefer the flue to have a matt, powder-coated black finish rather than stainless steel.

Flue required to extend 600mm above ridge level in accordance with Part J of the building regulations. Flue now shown as matt, powder-coated black finish.

- The glazed link will be finished with a black aluminium trim. I assume this is referring to the complete depth of the parapet.

Yes – full depth of parapet to be black aluminium trim.

- Could consideration be given to adapting the form of the first floor gable windows? Possibly to a more traditional, agricultural square form?

We think the modern looking window on the south facing gable is appropriate to what we are trying to create in terms of maximizing the views and getting as much natural light as possible into the building. The client is keen to keep this window as shown and we would like your support on this going forward, although we are open to negotiation.

- There seems to be a discrepancy between the south elevation drawing and the ground floor plan. The latter shows sliding doors coming off bedroom 4, but drawings show an entirely clad elevation. How will ventilation be adequately and securely maintained within this room without an openable window?

The south elevation has been revised to show glazing. Trickle vents will be installed in the head of the sliding door and the full height window.

- Further details of the materials to be used in the new porch construction are required. I assume this will have a slate roof and ridge tiles to match the existing building. Rainwater goods should be cast iron. Also will there be a coping to the brick plinth, in stone for example?

Additional information included on drawing no. L101_A

- I also wish to query the detail at the junction between the proposed porch and the timber framed elements of the building. The porch will sit very tightly against the timber frame and a small valley will presumably need to be formed against the frame to allow rainwater disposal. This is not ideal, potentially leading to maintenance issues at a later date which could detrimentally affect the more significant elements of the structure. Furthermore I would not wish to see any flashings chased into the frame.

The new porch roof will not touch the existing timber frame and there will be a gap of at least 50mm between the new roof and the frame negating the need for valley's or flashings.

- The landscaping proposals should enhance the setting of the listed building by reducing the amount of hardstanding around the perimeter of the timber-framed element of the building. Samples of new paving materials and gravel finishes will be required for further approval.

Additional information included on drawing no. L103_A

- Details of any new retaining walls and gates as well as the proposed housing for the oil tank will be required.

Additional information included on drawing no. L103_A

We hope the revised drawings and additional information included as noted above is to your approval and that the application can now be determined within the normal time frame.

Best regards
Rob

P.S. Please note that AC Architecture, Rural Planning Services & Equine Planning Solutions are now part of the RPS Design Group

Rob James BSc Hons

SENIOR ARCHITECTURAL TECHNICIAN



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From: Philip Forster <Philip.Forster@wrexham.gov.uk>
Sent: 13 January 2019 22:44
To: Arron Crick <ac@rpsdesigngroup.co.uk>
Subject: RE: 180109 - P/2018/0930- EGLWYS CROSS

Dear Arron,

My sincerest apologies for the delay you have encountered on these applications.

I have received comments from Anna which are delayed reaching you. She is off on annual leave until 29th January. In the meantime I would be grateful if you could digest her comments and make alterations accordingly or provide comments on them if you wish.

Kind regards

Phil
Philip Forster
Swyddog Cynllunio/Planning Officer
Rheoli Datblygu /Development Control

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From: Arron Crick [<mailto:ac@rpsdesigngroup.co.uk>]
Sent: 10 January 2019 10:33
To: Philip Forster
Cc: p.k.parkinson@googlemail.com
Subject: 180109 - P/2018/0930- EGLWYS CROSS

Good morning Philip,

Happy New Year to you.

Following our last chat Nov/Dec time, I was wondering how the determination of the above mentioned application is going as it is now overdue.

We discussed the amended drawings i sent to Anna Irwin to which you we're both happy with but you were waiting on her formal response. Please let me

know if you are waiting on anything from me as we the agent and the applicant are keen to progress.

All the best,
Arron

Arron Crick RIBA

R P S Ltd
07887 914903

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We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

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