

FAO Mr. Kevin Hughes, Wrexham County Borough Council.

By email: kevin.hughes@wrexham.gov.uk

1st August 2017

Your ref. P/2017 /0586

Our ref. 33883.

Dear Kevin,

Internal and External alterations at Erbistock Hall, Wrexham.

Thank you for notifying the SPAB of the application to make variations to the previously consent scheme at the Grade II listed house. We have not had the opportunity to visit the site but have reviewed the documentation submitted on the planning section of your website and would like to provide the following observations.

At present, there is insufficient information submitted to assess the suitability of the proposals within this application and their impact on the historic fabric. The internal works includes blocking existing and forming new openings but there is little information which informs us if these are entirely new or the reopening historic apertures. Although I am not familiar with the building, there appear to be a number of new openings and the unnecessary relocation of doors into rooms. We would expect an application of this nature to include a heritage statement which identifies the historical development and significance of various aspects within the house. A photographic record of all areas affected by the proposals would also be useful and act as a record. Until such time we are not able to support this application due to the risk of damage and losing historic fabric.

Furthermore, we would expect detailed drawings new elements such as the sash windows, doors and frames to accompany this application. We presume that the design of new doors around the house will vary in style depending on the location and their hierarchy within the house.

Yours sincerely,



Mr Elgan Jones BA(Hons) DipArch ADDPPA RIBA

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