

FAO Mr Philip Forster, Wrexham County Borough Council
By email: philip.forster@wrexham.gov.uk

26th September 2017

Your ref. P/2017/0759
Our ref. 50823

Dear Philip,

Internal alterations within the lodge, Chirk.

Thank you for notifying the SPAB of the application to make internal alterations to the Grade II listed lodge. Whilst we have not had an opportunity to visit the building we have reviewed the online application and would like to provide the following observations.

We have, in principle, no objections with the proposed internal alterations. We do query whether there is a real need to remove the fireplace within the bedroom, can the bedroom furniture not be arranged around it? We also feel that there may be a more efficient layout to the ensuite to make better use of the space.

This alteration is likely to include the introduction of new mechanical and electrical services. Great care will be required in order to ensure minimising the risk of damaging historic fabric and ensuring that the new materials and techniques do not trap moisture within the fabric. There is a risk of condensation occurring if the materials are not specified appropriately. Further advice on responsible approaches to upgrading the fabric of older properties can be found on the following websites and we strongly recommend that the applicant and agent make use of these resources if they have not done so already:

- SPAB: <https://www.spab.org.uk/advice/energy-efficiency/>
- Sustainable Traditional Buildings Alliance (STBA): <http://stbauk.org/>
- Responsible Retrofit Knowledge Centre: <http://responsible-retrofit.org/>

Should the fireplace be removed the applicant should consider introducing a vent to the flue to aid ventilation and avoid moisture issues which could occur if the flues are left unvented.

Please let us know the outcome of this application in due course.

Yours faithfully,



Mr Elgan Jones RIBA AABC.
Casework Officer (Wales)
Email: casework@spab.org.uk