

AnnS Jones

From: Matthew Phillips
Sent: 28 November 2016 10:04
To: planning_admin
Subject: FW: 20 High Street
Attachments: FW: Windows - High Street, Wrexham; FW: 20 High Street

Importance: High

Please add as agent correspondence to P/2016/0574

From: Matt Silas [mailto:matt@atlasone.co.uk]
Sent: 28 November 2016 10:02
To: Matthew Phillips; Anna Irwin
Cc: James Staveley; Mick Dunn
Subject: RE: 20 High Street
Importance: High

Matthew,

I'm slightly confused.

The building has not been wind and water tight and we have suffered damage as a result of this. We have had to take preventive measures to avoid further issues as a result of the recent severe weather conditions of late.

I would draw your attention to the two attached emails and we have advised that a new sample could not be provided at each stage of discussions as the frames have taken weeks to make. We have, however, taken your advice and ensured that **"The position of the opening light is acceptable in principle although we will need either section drawings or a sample on site to demonstrate the profile in order to confirm acceptability of windows to both elevations. Drawings or sample need to demonstrate projection of opening parts from the frame, profile and positioning of glazing bars (relative to the glazing units as discussed on site to avoid the deadening effect) and trickle ventilation detail (which ideally would be omitted or concealed)."**

At a very early stage, whilst your preference was metal frames, we have worked on principle that uPVC may be acceptable subject to the above. In reference to Anna's email of 12th October to you, **"The glazing bars are still positioned behind the glazing to the window head and elsewhere quite clearly appear as 'planted on' in that they do not meet the outer frame. I also hoped the vent could be better concealed."** There is no reference to the fact they were uPVC.

The windows have now been made to an excellent design and specification, in keeping with metal alternatives. Bearing in mind the first and second floor positions of the windows, there is absolutely no detrimental effect to the conservation area.

Every effort has been made to ensure that the profile and appearance of the windows would offer the best aesthetic amenity possible, whilst also maintaining best performance from a building regs point of view. This was not possible with metal frames with the same style & profile. The windows to the rear elevation are also non-opening to ensure that the profile was minimal.

Are we able to meet Thursday or Friday this week, to review.

Kind Regards

Matthew Silas BSc.(Hons) MRICS, Director
AtlasOne Chartered Surveyors www.atlasone.co.uk
Mobile 07841 434 864



From: Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]
Sent: 28 November 2016 08:58
To: Matt Silas <matt@atlasone.co.uk>; Anna Irwin <Anna.Irwin@wrexham.gov.uk>
Cc: James Staveley <james@atlasone.co.uk>
Subject: RE: 20 High Street

Matt,

I am concerned that all of the windows have been installed despite there being no approval. I will wait for Anna to view and comment on the windows, however they do not appear to be metal framed windows. Anna gave very clear advice in a previous email that uPVC windows were unlikely to be supported. If Anna is of the view that the windows are not acceptable I think the only way forward would be for me to refuse the current application and allow the applicant the opportunity to submit an appeal.

Regards

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

From: Matt Silas [<mailto:matt@atlasone.co.uk>]
Sent: 25 November 2016 12:50
To: Anna Irwin
Cc: Matthew Phillips; James Staveley
Subject: RE: 20 High Street
Importance: High

Good afternoon Anna,

The windows have finally been completed and the flats are nearly completion. Can we arrange to meet on site either next Thursday or Friday to confirm approval and discharge of the condition.?

Many thanks

Kind Regards

Matt

Matthew Silas BSc.(Hons) MRICS, Director
AtlasOne Chartered Surveyors www.atlasone.co.uk
Mobile 07841 434 864



From: Matt Silas

Sent: 25 October 2016 08:56

To: 'Anna Irwin' <Anna.Irwin@wrexham.gov.uk>

Cc: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>; James Staveley <james@atlasone.co.uk>; 'Mick Dunn' <md@spacearchitecture.net>

Subject: RE: 20 High Street

Importance: High

Thanks Anna.

We are hopeful that the final version of the windows will be acceptable to the Council.

Kind Regards

Matthew Silas BSc.(Hons) MRICS, Director

AtlasOne Chartered Surveyors www.atlasone.co.uk

Mobile 07841 434 864



From: Anna Irwin [<mailto:Anna.Irwin@wrexham.gov.uk>]

Sent: 17 October 2016 10:59

To: Matt Silas <matt@atlasone.co.uk>

Cc: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>

Subject: 20 High Street

Dear Matt,

Despite the fact that uPVC is not normally considered appropriate for use within the Conservation Area, the building has been considered on its own merits and the applicant given the opportunity to demonstrate what may be achieved with this material. Having considered several attempts to refine the proposed window design I remain unconvinced that the quality, authenticity and detail of the traditional style can be properly emulated in this type of construction and I am therefore not prepared to support the installation of the windows currently proposed. I would therefore advise the applicant to give further consideration to a metal framed window as per my email of 12th August 2016. Alternatively you may wish to proceed with the current design and to appeal the decision should the application be refused.

I appreciate that we have discussed this matter for some time and myself and Matthew apologise for the delay this has caused. However we have to ensure that individual planning decisions preserve or enhance the conservation area as well as ensure that a consistent approach is taken to developments that effect its special character and appearance.

Regards

Anna

Anna Irwin

Senior Conservation and Environment Officer | Uwch Swyddog Cadwraeth a Amgylchedd



01978 298760



Planning Services, Community Wellbeing & Development, 16 Lord Street, Wrexham, LL11 1LG



Adran Cynllunio, Pennaeth Adran Lles Cymuned a Datblygiad, 16 Stryt yr Arglwydd,
Wrecsam, LL11 1LG



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