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Architecture + Building Surveying + Town Planning

**P/2023/0285 Non-material Amendment
Application**

Engineering Building

Wrexham University

24th November 2023

CASSIDY + ASHTON

10 Hunters Walk, Canal Street, Chester,
CH1 4EB

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1.0 INTRODUCTION

- 1.1 Cassidy + Ashton have been instructed by Wrexham University to prepare and submit this non-material amendment application.
- 1.2 This application relates to the Wrexham University, Plas Coch Campus. Specifically, this application concerns the new build Engineering Building, which is to be sited to the North-west of the campus and forms part of the wider masterplan for the campus.
- 1.3 This non-material amendment relates to application ref. **P/2023/0285** and is submitted further to stage 4 detailed design of the Engineering Building. The building has undergone the detailed design stage which has resulted in minor updates to elevational treatment in the interest of sustainability credentials, buildability and value. The plans submitted show additional detail as a result of the detailed design, including internal layout/services.
- 1.4 Application ref. P/2023/0285 was approved on 3rd August 2023. The description of development as follows:
- Demolition of student union, refectory and other redundant buildings, and redevelopment of academic campus to provide new learning gateway building, engineering building, new sports hall extension, redevelopment of multi-use games area, refurbishment of social learning and academic tuition space, together with new car parking, infrastructure, landscaping and public realm works.*
- 1.5 The above decision notice references the approved drawings across each of the components of the permission, including new buildings (condition 2). This non-material amendment is for amendment to the conditioned plans for the engineering building.
- 1.6 This Planning Note sets out the context of the amendment.

2.0 PROPOSED AMENDMENT

- 2.1 The amendments subject to this application are principally in the form of minor amendments to the elevational treatment of the building in select areas. This is to accommodate the detailed design of the building whilst protecting its sustainability credentials, functionality, buildability and value.
- 2.2 The amendments are listed below and for the avoidance of doubt comparison images are extracted below.
- 2.3 The overall footprint, size, scale, shape and form of the building remains. The amendments subject to this NMA application are in the form of elevational details and internal layout, all of which are minor and are therefore not material to the change of the building and therefore P/2023/0285 permission.

ELEVATIONS

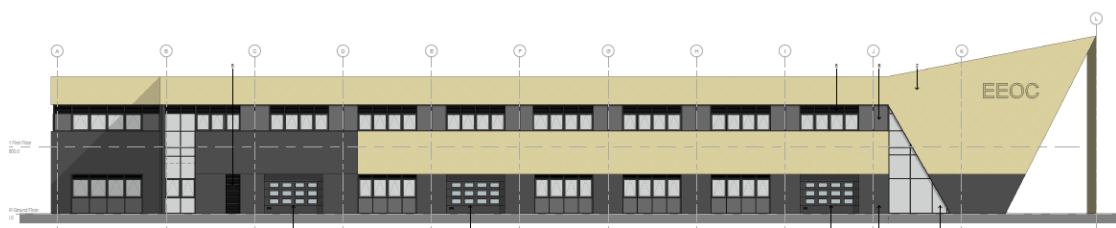


Fig. 1 Approved South Elevation



Fig. 2 Amended South Elevation

- 2.4 As can be seen above the overall form and reading of the elevation remains unchanged, however there are certain replacements to detail elevational treatment, including replacement of roller shutter doors with windows, reduction to pitch of entrance plaza.
- 2.5 To the west of the elevation above the specific ASHP plant can be seen, which was shown as an indicative zone on previously approved plans.

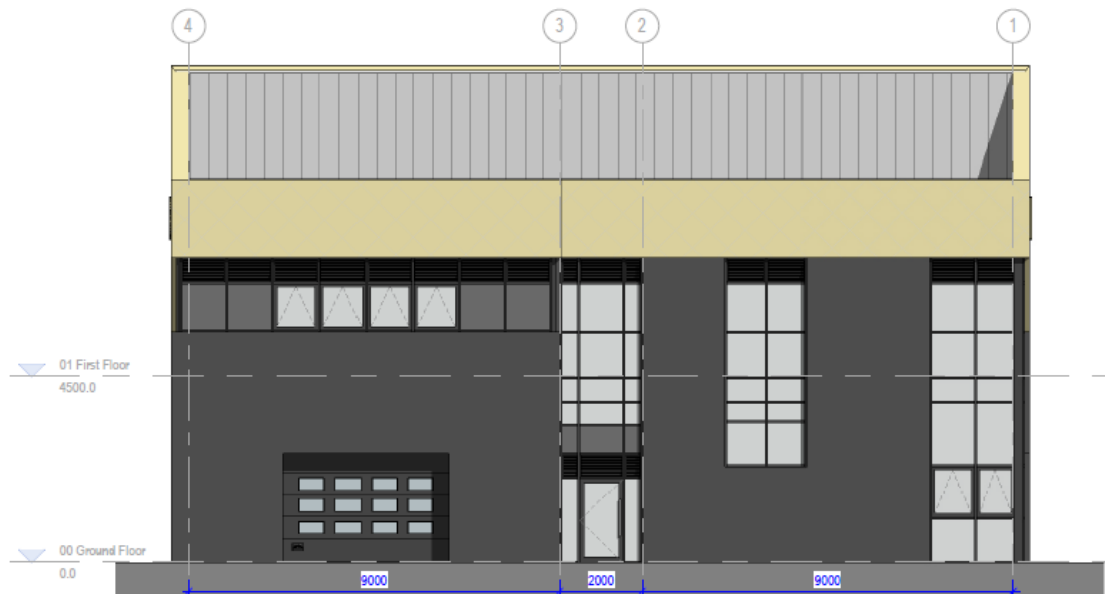


Fig. 3 Approved West Elevation



Fig. 4 Amended West Elevation

- 2.6 As can be seen above the overall layout and reading of the elevation remains. Replacement of roller shutter door with windows, removal of windows to stairwell.
- 2.7 The plant as shown above is not an addition – this was subject to the original scheme indicated as ‘ASHP zone’, however the detailed stage of the drawings shows this plant in detail.



Fig. 5 Approved North Elevation



Fig. 6 Amended West Elevation

- 2.8 As can be seen above the overall form and reading of the elevation remains, however there are some replacements to elevational treatment detail. This includes replacement of a roller shutter door with windows, reduction to pitch/angle of entrance plaza.
- 2.9 Roller shutter doors are not a design requirement and the changes to the entrance plaza angle will improve buildability value.



Fig. 7 Approved East Elevation

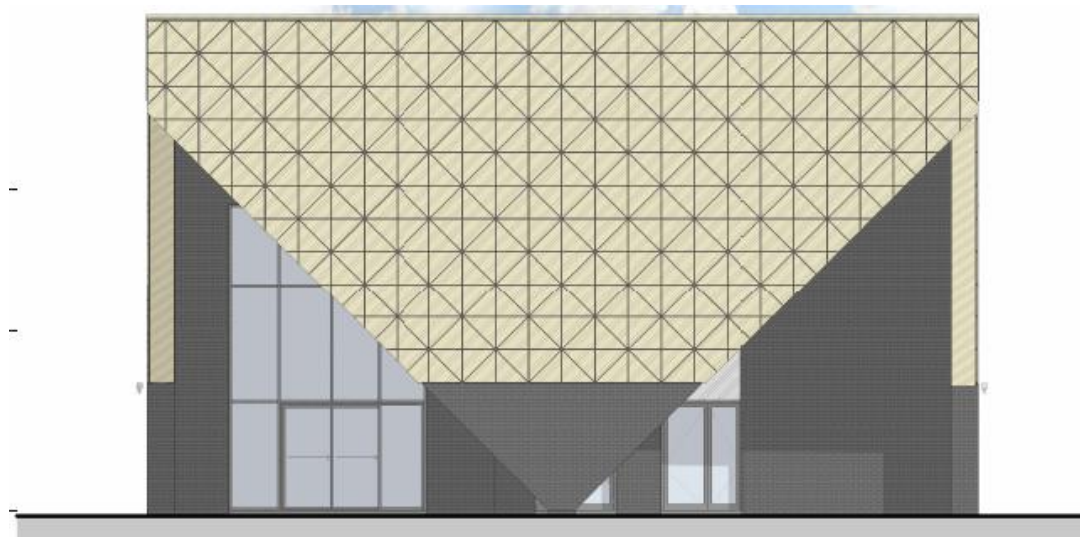


Fig. 8 Amended East Elevation

- 2.10 As can be seen above the overall reading of the elevation remains unchanged, however minor amendments to the elevational treatment can be seen. This includes the reduction to pitch/angle of entrance plaza, amended window layout and replacement grey feature cladding to the elevation.

PLANS

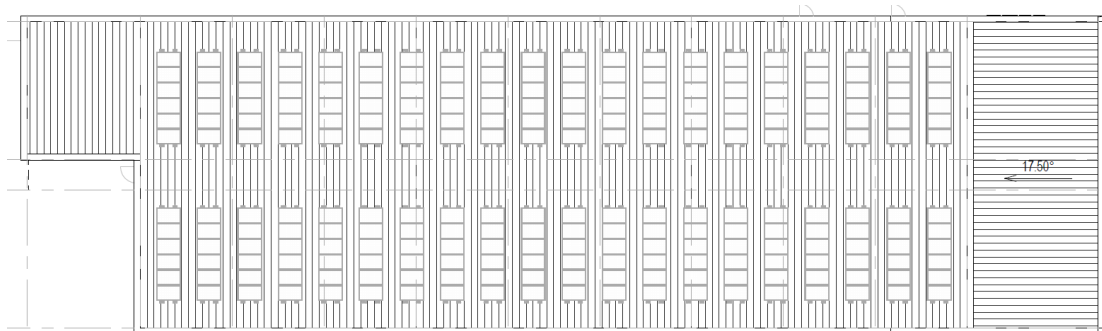


Fig. 9 Approved Roof Plan

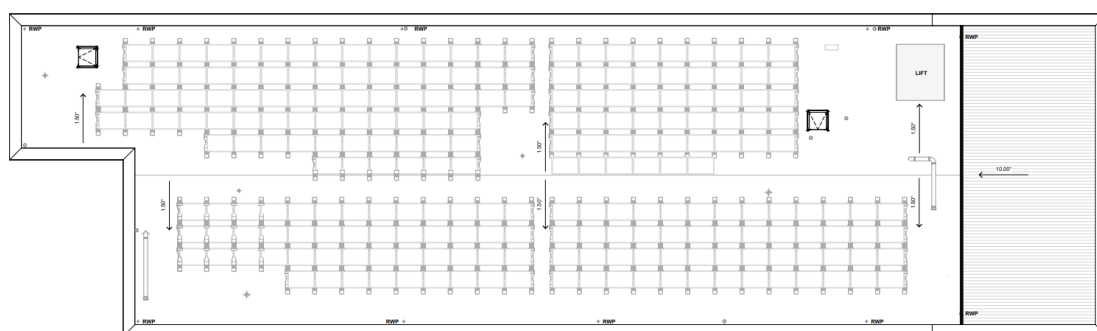


Fig. 10 Amended Roof Plan

2.11 Summary

The above extracts of the approved and amended (detail design) plans demonstrate how the design intent - as defined through P/2023/0285 – remains yet with minor amendments to detailing of the elevations. These amendments are not material to the consented building or permission as a whole.

The accompanying floor plans demonstrate minor alternations to the internal layout including increasing the size of stair cores. The roof plan indicates an amendment to the layout of PV, although the overall approved scale and proportions remain.

3.0 CONCLUSION

- 3.1 The above statement and accompanying submitted plans detail the proposed amendments to the Engineering Building in line with the detailed design and technical standards.
- 3.2 The overall design and form of the building remains as approved, however this NMA application is in response to small changes to elevational treatment as a result of progressing the detailed design for construction.
- 3.3 It should be noted that additional information and layout details (i.e. equipment) are shown on the revised plans due to the progression of the building design to a detailed level for construction. The overall layout and form of the building has not materially departed from the approved, the changes being minor.
- 3.4 On the basis of the above it is kindly requested that this non-material amendment be granted to facilitate implementation of the scheme in a form that will facilitate sustainability credentials, buildability and value.

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