

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1st JULY 2019

APPLICATION NO:
P/2018 /0669

LOCATION:
GLYNDWR UNIVERSITY COLLEGE
OF ART 49 TO 51 REGENT STREET
WREXHAM

DATE RECEIVED:
10/08/2018

COMMUNITY:
Offa

LL11 1PF

CASE OFFICER:
MR

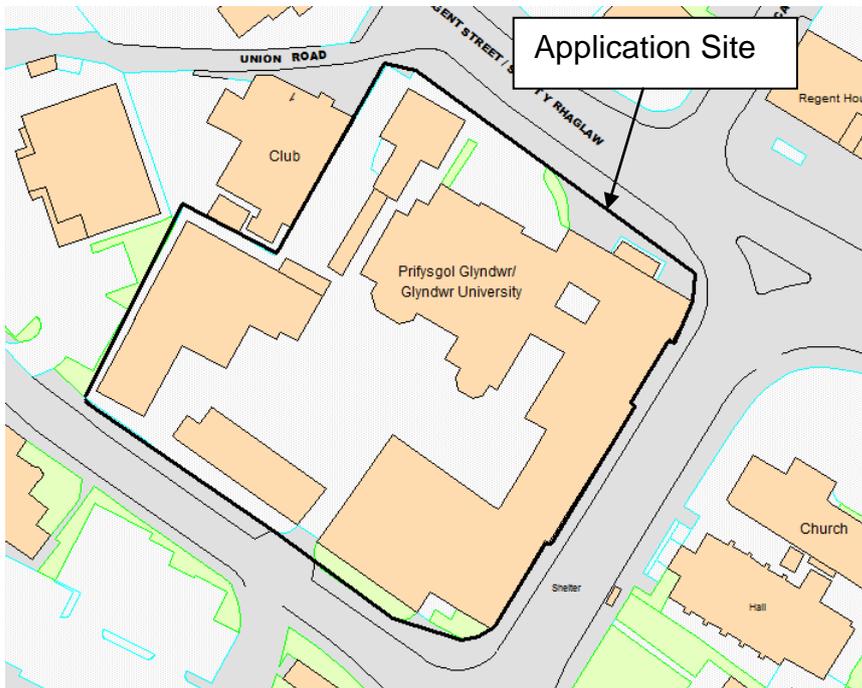
WARD:
Brynyffynnon

DESCRIPTION:
LISTED BUILDING CONSENT FOR
REFURBISHMENT AND
IMPROVEMENTS OF ARTS
COLLEGE, DEMOLITION OF
ANCILLARY BUILDINGS AND
CONSTRUCTION OF NEW 107 BED
STUDENT ACCOMMODATION
FACILITY

AGENT NAME:
NARVO ASSET
MANAGEMENT
MR ANDREW SMITH

APPLICANT(S) NAME:
GLYNDWR UNIVERSITY

SITE



PROPOSAL

The proposal seeks full planning permission for the redevelopment of the Arts College, as part of the University's Campus 2025 Masterplan which seeks through investment and redevelopment of the University, to sustain a viable position within the higher education sector.

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This application has been submitted as part of a suite of other applications which include:-

P/2018/0666 & P/2018/0667 - 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.

P/2018/0668 – Refurbishment and improvement of Arts College, demolition of ancillary buildings and construction of new 107 bed student accommodation facility.

P/2018/0670 – Conservation Area Consent for demolition of ancillary outbuildings within the Art School.

P/2018/0671 – Demolition of redundant student halls and outline application for up to 410 apartments with access off B5101 together with car parking, landscaping and associated infrastructure on surplus land within the overall Plas Coch Academic Campus.

P/2018/0672 – Outline application for student accommodation facility of up to 197 bed spaces, parking and landscaping.

P/2018/0673 – Outline application for up to 74 dwellings together with vehicular pedestrian access from Holt Road, open space which can be used with adjoining land to the west to create a formal sports pitch, site landscaping, sustainable drainage and other related infrastructure.

P/2018/0674 – Outline application for residential development, up to 112 dwellings together with vehicular/pedestrian access from Gatewen Road, open space, landscaping, sustainable drainage and other related infrastructure.

The residential developments proposed are intended would generate the income required to facilitate the Campus 2025 Masterplan development.

Proposal

The proposal for this listed building consent application involves the following:-

- construction of a 107 no. bed student accommodation facility
- refurbishment of the Arts College
- demolition of ancillary outbuildings

An assessment has been made having regard to the direct impacts on the Grade II listed buildings (No's 49 and 51), their setting, as well as that of

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neighbouring listed buildings and the character and appearance of the Grosvenor Road Conservation Area.

A full planning application under P/2018/0668 runs concurrent with this one.

RELEVANT HISTORY

P/2005/0433 – Demolition of mobile and block workshops and construction of new single storey building to accommodate workshops for students.
Approved 04/07/2005.

DEVELOPMENT PLAN

Planning Policy Wales (PPW)

Wrexham UDP policy EC9 applies.

CONSULTATIONS

- Community Council: Received 13/09/2018.
The new building will compromise the old Listed Buildings in terms of its height. It should be reduced in height by 1 preferably 2 floors. The huge reduction in the provision for car parking is unacceptable and will undoubtedly impact negatively on local residents resulting in more congestion in residential side streets nearby. In addition more disabled parking provision is needed.
There are serious highways concerns regarding the proposal for the lay-by. The lay-by is proposed for a busy section of carriageway where vehicles are interchanging lanes. It is located in the wrong location and should be removed with waste lorries collecting on site via an archway into the site.
- Received 10/06/2019.
The relocation of the lay-by is too dangerous. The student accommodation at Crispin Lane would increase traffic around Central Road, resulting in danger to highway safety. The student accommodation is not in keeping with the listed Arts College and will detract from the Conservation Area. Loss of parking provision is not acceptable.
- Local Member: Notified 10.08.2018. Comments made on the basis of advice taken from the Legal Department to declare a personal and prejudicial interest to the application. The Local Member states that his

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comments are made in a personal capacity rather than as County Councillor.

Received 17/06/2019.

I welcome the planning application for 107 student flats at the Glyndwr University Art College as this will lift a set of buildings attached to the listed building which are tired in their appearance, as well as increasing the appeal of the arts educational offer in Wrexham for future students. The purpose built student accommodation will also reduce the need for town-centre terraced properties to be converted for use as student HMOs, which inevitably changes the fabric of streets which were originally designed for occupancy by families.

Whilst recognising the Art College is a sustainable site, concerns that the occupants of the proposed flats could end up using nearby side-streets along Mold Rd and Bradley Rd for the parking up of their vehicles is an issue that needs to be addressed. As such the applicant's recent confirmation that students found to be parking vehicles on side-streets within a one mile radius would have their tenancy at the student accommodation terminated is to be welcomed, along with the commitment that the University will provide all Art students with the opportunity to park their vehicles on the main Mold Rd campus; This goes a long way to addressing this concern, as the existing use of the Art College car-park demonstrates a clear need for such a solution, especially with the arrival of the 107 flats. Whilst the look of the student block of flats is dominant this has to be recognised as a pragmatic use of limited land availability within the town-centre. Higher density developments if practiced more widely could go some way to containing future urban sprawl which swallows up much needed farming land which is adjacent to the town's settlement limit

Whilst recognising the attempt to address the previous concerns raised about the location of the service vehicle lay-by located on Central Rd this is a matter I will defer to the expertise of our Highway officers.

Wrexham CPAT:

Received 29/08/2018.

No recorded archaeological sites within the demolition and new build area and the archaeological potential is low. No requirements.

Wrexham Conservation: Received 30/10/2018.
No objection raised to the structures proposed for demolition. No objection in principle for the construction of the student accommodation facility which would help to strengthen and re-define the frontage along Central Road. The 5 storey height appears would be visible above the roofline of the phase 4 range. Concerns originally raised in regards to the impact of this on the townscape, character and appearance of the Conservation Area and listed building. Further information required in regards to structural changes in the courtyard area and how the entrance ramp on the frontage would be constructed.

Received 18/06/2019.

In response to the concerns raised relating to height of the proposed student accommodation, visual representations have been submitted by the agent to demonstrate that due to the topography of the site, the extension would not have a dominating effect on the listed buildings when seen in context from key views into the site. Proposals to construct an entrance ramp on the main façade have now been omitted in favour of a proposal to utilise the existing access located at the front return of the building, which is considered to be acceptable. The updated HIA has addressed the above point, as well as the structural changes in the courtyard area and alterations to the building interior.

Site Notice: Expires 21.09.2018.

Press Notice: Expired 22.09.2018.

Neighbours: No representations received.

SPECIAL CONSIDERATIONS:

Impact on the special architectural or historic interest of the listed buildings:

No's 49 and 51 Regent Street are Grade II listed and an assessment has been made based on the direct impacts to the buildings and their settings, as well as that of neighbouring listed buildings.

The structures proposed for demolition are considered to contribute little to the architectural and historic interest of the listed buildings, comprising 20th

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Century additions of standard construction methods. No objection is raised to their demolition.

No objection is raised in principle to the construction of the student accommodation. The extension provides an opportunity to strengthen and redefine the street scene along Central Road and would assist in integrating the Grade II listed former Border Brewery offices back into the townscape.

Concerns were originally raised by officers regarding the proposed 5 storey height of the extension and its relationship to the existing townscape and Grade II listed buildings (No's 49 and 51 Regent Street).

In response to these concerns, visual representations have been submitted by the agent to demonstrate that due to the topography of the site, the extension is not considered would have a dominating effect upon the listed buildings when seen in context from key views into the site. The Conservation Officer has not stated that she has an objection to this.

Concerns were initially raised by the Conservation Officer regarding the original proposed entrance ramp on the main façade, which would have resulted in the loss of the entrance steps.

The key architectural features in the classical design of this building are its symmetrical façade and the Doric portico. The portico being a complete architectural composition made up of essential elements.

The complete loss of the steps through their total removal or concealment, in addition to the unbalancing impact of the landscaping works upon its symmetry were considered to be harmful to the most significant elements of the building. An alternative proposal has been submitted utilising an existing access to the front return, which is considered to be acceptable and has overcome the concerns raised by the Conservation Officer.

No objections are raised subject to conditions.

Conclusion: On the basis of the above and submission of revised plans and further information, the proposal is not considered would adversely impact on the special architectural or historic interest of the Grade II listed building within the site vicinity, or its setting, complying with UDP Policy EC9.

RECOMMENDATION: That Listed Building Consent be GRANTED

CONDITION(S)

1. The works hereby granted consent shall be commenced before the expiry of five years from the date of this consent.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) referenced:-
1:1250 Site Location Plan Rev P1
1:200 Site Plan - Demolitions Rev PL1

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1:200 Proposed Site Plan Rev PL2
1:100 Proposed Site Sections Rev PL1
1:200 Landscape Layout Rev F
1:250 Proposed Loading Area Rev C
1:100 Arts School Main Entrance Refurb Rev PL2
Regent Street Art School Massing Views dated 02.05.2019

1:100 Lower Ground Floor Plan Rev PL2
1:100 Ground Floor Plan Rev PL1
1:100 First Floor Plan Rev PL1
1:100 Second Floor Plan Rev PL1
1:100 Third Floor Plan Rev PL1
1:100 Elevations Sheet 1 of 2 Rev PL2
1:100 Elevations Sheet 2 of 2 Rev PL2
1:100 Street View Elevations Rev PL2

3. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

4. Prior to their use on the development, full details of the construction of the access ramp and handrail shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

5. Prior to their use on the development, the method of fixing the internal screen and fixed seating, as shown on approved drawing 1:100 Arts School Main Entrance Refurb Rev PL2, shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

6. No works to the render or plaster finishes shall take place until a specification, which includes full details of the mix, finish and extent of new or replacement works, has been submitted to and approved in writing by the Local Planning Authority. Work shall only be carried out in strict accordance with the details as are approved.

7. Prior to their installation on the building, drawings to the scale 1:5 and 1:20 fully detailing all new or replacement joinery shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials and decorative/protective finishes. The works shall only be carried out in strict accordance with such details as are approved.

8. No new pipework, extracts, meter boxes, flues, vents or ductwork shall be fixed to or formed through the external walls or roofs of the building until their exact position, type, number and finish has been submitted to and approved in writing by the Local Planning Authority. Works shall only be carried out in strict accordance with such details as approved.

9. Prior to their use on the development, full details of any new floor finishes within the listed buildings shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

REASON(S)

1. To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.
 2. To define the scope of the planning permission.
 3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
 4. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
 5. To ensure that irreversible harm is not caused to the architectural features within this space.
 6. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
 7. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
 8. To ensure the development is carried out in a manner that reflects the existing character and appearance of the Listed Building in accordance with Policies GDP1 and EC9 of the Wrexham Unitary Development Plan.
 9. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
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