

Internal memo- Development Control.

Date 04-05-2020

From M. Lucas, Heritage, conservation & design

To David Cross. Development Control

Kingdom Hall - LB amendments - P/20/0023 -Variation of Condition.

Good afternoon David,

Thank you for the above consultation.

I have viewed the plans and offer the following comments for your consideration:

The application site is within the Town Centre conservation area and follows a previously consented scheme in 2019 (application P/19/0140 refers)

The purpose of this application is to address concerns raised by the Council's Building Control section in respect of a submitted scheme for building control approval.

The alterations feature provision for fire, regulation compliance- insertion of a rooflight to on the rear elevation of the roof to enable discharge of AOV for fire protection , the introduction of fire -resistant panels in the external windows, change of door style, details of internal door format.

The most significant alteration is the requirement of a rooflight for the discharge of AOV for fire protection. This requires the approved reinstatement of a cupola to be reversed and replaced with the rooflight. Whilst the reinstatement of the cupola was very welcomed, the safety of the residents and the long term sustainable of Kingdom Hall, outweighs its loss. The alteration is considered a neutral action or at the very worse a minimal one. As such, the alteration is supported.

The application also requires an additional panel to be inserted into each vertical, long arched window on the external elevations bar the side facing rear elevation. The panel is again a requirement of Building Control, due to the inclusion of a new floor and the potential for fire to pass between floors at the junction of new floor and windows. This has been investigated at some length by the architect to find a material that meets a 1 hour fire rating and a design that is the least intrusive in terms of aesthetics to the listed Kingdom Hall. This is by no means, an easy task. However, following a meeting with the architect to discuss options, the submitted scheme, is by far the least aesthetically damaging but importantly, addresses the very serious concerns of fire risk and security.

The proposal is supported without condition but subject to any direction requested by Cadw.

Finally, the architect has requested a change of door pattern. This is to reflect the original and existing door pattern that is found in adjacent and neighbouring dwellings, all of which are of the same architectural period and also listed. The use of a double, elongated and moulded timber arch adds an elegance to the front elevation that was part of the original design intention.

The scheme also details the design for the proposed internal doors. They are simple panelled timber doors but are considered appropriate for the new iteration of Kingdom Hall.

The alterations are supported for the reasons outlined above and the consideration that the aforementioned proposals do not, adversely affect the historic or architectural character of Kingdom Hall.

The proposed scheme is supported for approval subject to any direction from Cadw.

If anything I have written is unclear or requires further explanation, please contact me.

Moiria Lucas