24021- Llangollen Museum, Parade Street, Llangollen, LL20 8PW

Rev 0- 04.04.24

Design and Access Statement

PROPOSAL & REASON FOR THE PROPSOSAL

The proposal is for the replacement of the existing roof and roof covering at the Museum. The existing roof is failing which has resulted in internal damage. The existing roof detailing/ connections with parapet perimeter is not robust and simply recovering the roof will not provide a long term solution. The proposals allow for the required replacement of the roof structure, covering and upgraded insulation to the roof as part of the works to conform with Building Regulations Approved Document Part L.

Existing Structure

The existing structure has been carefully examined and assessed by the Chartered Structural Engineer Mr D. Hodgson. The 16 sided shape of the building has resulted in an usual structural arrangement which includes a high level cast 'in-situ' reinforced concrete perimeter beam that cannot easily be replaced without significant demolition and reconstruction of the existing building. Therefore, structural solutions have been developed to work with the existing building structure as far as possible. It is proposed to retain this perimeter beam which provides a set level to work upwards from when exploring roof improvement options.

Existing Roof Perimeter Parapet Detail and Possibility of Retaining this Detail

The existing roof has a perimeter parapet detail that is very low in relation to the roof covering and not tall enough above the existing roof covering to provide a robust weathering upstand detail to the existing roof. Importantly, any replacement roof will require upgraded insulation to conform with Building Regulations Approved Documents

which will increase the thickness of the proposed roof build up and in turn further reduce the height of the existing parapet in relation to the roof covering level.

The existing parapet detail being too low is one of the issues causing the existing roof to fail. Options for retaining the parapet detail have been carefully and thoroughly explored, if retained as a feature the parapet would need to be extended vertically in height to allow for the insulation requirements (to conform with Building Regulations Approved Documents), box guttering falls and robust weathering connections. The increase in height of the parapet would need to be approximately 450-525mm, this would result in a significant increase to the height and overall perceived massing of the building. In addition to the impact on scale, the existing external wall façade materials are unusual and have aged/ weathered significantly since installation making matching the external wall details unlikely in terms of finding matching materials and if matched it would look out of keeping being new, requiring years to weather in and look continuous.

Internal Rainwater Downpipes

In addition to the parapet detailing not being robust, the parapet detailing requires a perimeter box gutter with internal rainwater downpipes which are difficult to maintain, usually this detailing results in internal damage happening prior to realisation there is an issue/ blockage as it is fully concealed from view. The internal downpipes have blocked and resulted in flooding with the building in the past. This failure is unacceptable in any building but especially within a Museum and exhibition environment. External rainwater downpipes will provide a more robust and easily maintained solution.

Proposed Improvements

The proposals have been carefully developed with the above points in mind to allow for a robust solution that respects and enhances the existing character of the property. A lower perimeter level to the building is achieved with the parapet detailing proposed to be sympathetically removed and replaced with a high-quality aluminium eaves and

gutter detail. This allows for the existing internal rainwater downpipes to be removed and new downpipes located externally which in turn provides a robust and more easily maintained solution. There is no need for additional external walls in this proposal therefore omitting the challenge of matching the existing façade, providing a solution that will enhance the existing building upon completion and ensure the longevity of this asset within the community.

Rooflights

The existing rooflights are leaking and are not proposed to be replaced within the proposals, this is due to the exhibitions requiring a controlled artificially lit environment with no glare or sun rays to damage the exhibition.

LLANGOLLEN & LLANTYSILIO TOWN & AREA PLAN

The Museum is a key part of the local community and a tourist attraction. The proposals will assist in ensuring the longevity of this asset which is enjoyed by a range of ages. This attraction assists in bringing more tourists to the area which in turn supports the local economy.

The proposals assist with meeting a key goal from The Town and Area Plan which aims to achieve 'an improved visitor experience', the improvements to The Museum will assist with this and ensure the longevity of this asset.

DENBIGHSHIRE COUNTY COUNCIL LOCAL DEVELOPMENT PLAN 2006 – 2021

In accordance with 'Design 14'. The proposals are of good quality design and have been carefully developed with alternative options thoroughly explored and eliminated as highlighted above.

The proposals respect the existing distinctiveness of the area through the retention and enhancement of this existing characterful building. As stated within 'Chapter 6- Respecting Distinctiveness', respecting distinctiveness is concerned with the identity of an area, about what makes it unique and what creates a sense of place, the proposals

retain the shape and character of the existing building whilst allowing for a robust solution with no increase in scale or detrimental impact on the surrounding properties/ spaces.

In relation to Policy 'RD 1- Sustainable development and good standard design', the robust low maintenance nature of the proposals provide a sustainable design solution by assisting the longevity of this existing asset. The proposals respect the site and surroundings in term of scale, form character and design. The materials have been carefully selected with colouring to tie well into the surrounding built environment. The lowering of the perimeter height with no increase in overall height ensures the proposals do not unacceptably affect the amenity of surrounding properties, land, or property users.

The proposals will support and enhance the local economy through the improvements and robust detailing to this existing property, this is in accordance with 'Policy BSC 12 – Community Facilities'. In accordance with 'Policy PSE 8 - Development within Town Centres', the proposal will assist to enhance the vitality and viability of the town centre through the proposed improvement to this existing asset.

Amount

The proposals do not increase the internal floor area in anyway.

Scale

The proposed removal of the existing parapet reduces the height of the perimeter walls by approximately 390mm. The proposed central peak height will match existing (with warm deck additional insulation upgrade included).

Appearance

The surrounding properties have slate roofs with black rainwater goods, therefore it is proposed for the new roof covering to be dark grey in colour to be in keeping with the surrounding roof colourings (single ply membrane due to low pitch) and for the rainwater goods/ eaves and facias to be aluminium, black/ grey in colour, to tie well into the proposed roof, being in keeping with the colouring of the area.

Conclusion

In conclusion, the proposals have been developed due to the failing of the existing roof and roof covering at the Museum causing damage internally. The existing roof covering and roof structure have been inspected by both specialist roofers and the Chartered Structural Engineer Mr D. Hodgson, the conclusion is that the entire roof structure requires replacement to allow for the retention of this community and tourist asset. The existing building structure has been carefully assessed and taken carefully into account when developing these proposed solutions.

The proposals allow for a robust detailed roof which overcomes the poor detailing, limitations and failings of the existing roof structure and parapet detailing. The proposed solution ensures that the existing façade detailing which is weathered does not need to be extended and therefore matched by lowering the overall scale of the perimeter to the building. The 16 sided shape and character of the building is retained and enhanced through these proposals. The proposals allow for a low maintenance and robust solution with increase insulation and performance for the museum.

The proposals are supported by the Town and Area Plan and Local Development Plan, through the proposals enhancing this existing asset (with no detrimental impact on neighbouring amenities) which these proposals will allow to continue to contribute to the local community, tourism and local economy, whilst retaining the distinctiveness of the area with sustainable and good standard of detail details.

Access Statement

Access to the building remains unaltered.