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Design and Access Statement

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1. Introduction

The purpose of this report is to provide a supporting document to explain the architectural proposals for the proposed restoration of the Easterly villa of the Grange Hotel and the redevelopment of fire damage and derelict Westerly villa, at 41 to 42 East Parade Rhyl Denbighshire LL18 3AW.

This report is to be read in conjunction with the following

- JPH Architects drawings 15_JD D01 to D05, P01 to P08
- Commercial Viability report by CDN Planning (Wales) Ltd
- Report on the condition of the Grange Hotel after the fire by Consultant Engineers Hughes and Crawford
- Fire Damage and Dilapidation report by JPH Architects
- Dilapidation report December 2005

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1.01 Planning Policy (PPW) and Technical Advice Notes (TAN)



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This report has been prepared in line with the policies outlined in the Planning Policy Wales TAN 12 and TAN 18 Transport.

2.0 Project Description

This planning application and application for listed building consent is for the demolition of the dilapidated and fire damaged westerly villa and the redevelopment of the site to create 21 new 1 bed roomed and 2 bed roomed apartments, the conservation and restoration of the remaining easterly villa and change of use and creation of 7 1 and 2 bed roomed apartment. The project will also include the provision of off road parking spaces, landscaping communal open space and the provision of associated refuse and cycle storage facilities.

Two Initial pre application meetings have been held with DCO and Conservation. The first between DCC, DCO, Conservation, the client and client representatives Hughes and Crawford CDN Planning and JPH Architects. The purpose of the meeting was to agree the principles of the project this meeting was held on the 3rd of July 2008. At the meeting it was agreed that the site can be considered for change of use from Hotel purpose group to residential apartments. The general principal being to refurbish the easterly villa and with justification to redevelop the westerly villa.

The second meeting which was held on the 29th October. At this meeting between DCC, DCO, Conservation, JPH Architects and CDN Planning, a concept scheme for a contemporary building as a replacement for the westerly Villa was tabled and discussed. From this meeting it was felt that the replacement of the westerly villa with a contemporary building would be more acceptable than a pastiche of the existing. After discussion it was thought and agreed that the mass and density of the tabled scheme would be reviewed with the idea that these could be reduced to fit more comfortable with the adjacent easterly villa and adjacent buildings on East Parade.

In addition to the above 2 meetings, DCC Highways have also been consulted regarding access and parking, a meeting was held on site on June 19th2008 and the project was discussed with Mike Parker his comments have been taken on board and a statement is included in 6.0

The overall concept has been developed and the intentions are to demolish the remnants of the westerly villa and to refurbish and redevelop the site as follows:

EASTERLY VILLA

The scheme for the easterly villa is to undertake minimal changes to the external envelope, but to restore it to its original form, and to subdivide the internal spaces to create 7 apartments in a 1 and 2 bedroom configuration as follows:

4 no 1 bedroom apartments ranging in size from 54 sq m to 72 sq m.

3 no 2 bedroom units ranging in size from 52 sq m to 74 sq m.

REDEVELOPMENT OF THE WESTERLY VILLA SITE



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The site of the westerly villa will be redeveloped to create 21 apartments. This will comprise both 1 and 2 bedroom apartments, again all are designed to comply with DCC SPG standards. The apartments will be as follows:

1 no 1 bed apartment at 74sq m

20 no 2 bed apartments ranging in size from 73 sq m to 110sq m

3. Location and existing site

The Grange Hotel situated on the East Parade of Rhyl sea front is generally north facing. The hotel is in an area of buildings which have many varied styles of architecture. It is true to say that the area is predominantly residential with building and styles ranging from mid 18th century to more recent redevelopment in the late/early 20th centuries. The hotel comprised generally 4 distinct styles and has had several additions and extensions added to it. The main buildings originally comprised 2 separate residences which were linked when their function was changed to a hotel, with later extensions being added in the early 1900's and 1950/60's.

The main buildings were constructed in circa 1850, which places them in the Georgian era, and it is true to say that the predominant style and construction is Georgian, with a twist of mock Tudor in the form of the timber frame which in the main was original to the westerly block. The eastern block however has only a mock Tudor treatment which has been created as a painted effect directly on to the render.

The western block has a lime and sandstone hexagonal addition which is in the style of the Elizabethan era although it is believed that this construction does not pre date the main buildings. The stone construction housed a sitting room to the main reception at the upper ground level and public bar from the street level with living accommodation above the roof was pitched and slated.

The main buildings had features of the Elizabethan era in particular the style of the feature chimneys and the ornate Gothic leaded cathedral window over the main staircase to the main building which has now been lost due to the fire.

To the rear of the main buildings is a courtyard area which has a later Victorian building, which was probably a coach and stable block. This was converted and was used as garage parking on the ground floor and living accommodation on the first floor.

Associated with the original building, and to the rear, there was also a two storey extension. This extension had a felted flat roof. The two storey extension was built circa 1950. The ground floor housed the bar cellar, whilst the first floor was living accommodation. The east annex has also had a more recent two storey extension added; this presents a single extension to the easterly elevation. This extension was built circa 1950/60 and has a flat roof. The extension provided accommodation for the hotel manager/owner.

On the 19th March 2008 the Grange Hotel suffered extensive fire damage to the Westerly Villa. It is believed that the fire started on the lower ground floor in the Tudor Lounge Bar. Because the Hotel was closed and unoccupied the fire was not detected early. Also, due to the form of construction and the possibility that internal doors were open the fire quickly spread through the lower ground floor up the internal staircase and to the ground, first and 2nd floor, causing significant damage to



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the westerly villa and linked buildings. The easterly Villa remains largely intact. The easterly villa was attached to the Westerly villa at the ground floor with a link corridor. It is believed that this link was fundamentally the reason why the easterly Villa did not suffer a similar fate to the westerly



villa.



Currently the hotel cannot be occupied due to the fire and latent damage, the remaining easterly villa is in a poor state of report and has suffered recent acts of pillaging and vandalism.

Grange Hotel front elevation (north facing) after the fire

A view looking east towards splash point with the sun centre on the left and the Haigh properties on the right

Adjacent new build properties to the west of the Grange Hotel



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A view looking west towards Rhyl town centre



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1970's apartment block to the west of the Grange Hotel with adjacent red brick residential unit



A view to the north down Chester Street, the Grange Hotel is on the right. The curvy feature at the end is the entrance to the westerly car park to the Sun Centre

4.0 Development and Design Concept

From the discussions with DCC DCO and conservation it was felt and agreed that it would be inappropriate to redevelop the site as a pastiche and that a contemporary building should be considered as the natural solution to replacing the existing. It is also felt that the easterly villa should be retained and refurbished and restored to its original form and glory. The Easterly villa still represents and maintains a place in the history, development and general eclectic style of the Rhyl sea front. It can be seen by taking a walk from splash point to the bridge across the river Elwy at Kinmel bay that the Rhyl sea front has an amazingly varied and diverse collection of styles of



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architecture. The East and West Parades have primarily residential buildings ranging in age from the 1850's right up to the recently completed Extra Care residential facility on West Parade. The central part of the seafront is predominantly leisure and entertainment in the form of amusement arcades cafés ice cream and fancy goods stalls all of which are an important part of Rhyll's seaside identity.

With the proposed redevelopment of the Ocean Beach site into Ocean Plaza it can be seen that attempts are being made to allow Rhyll to re invent itself, which, it is felt is an essential part of the natural and essential regeneration of any settlement. The development of the Children's Village and re modelling of the Drift park and the establishment of iconic buildings such as the Sea life centre, the RNLI building and the contemporary extra care building on West Parade are all good examples of contemporary and modern styles of architecture which are all part of the street scape and the general ethos of seaside architecture and style.

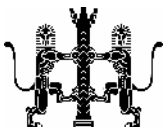
This contemporary ethos provides the main logic for the proposed style of building for the redevelopment of the site of the westerly villa.

4.1 Easterly Villa

As discussed above and as can be seen from the accompanying Fire Damage and Dilapidation Report, the easterly villa has been affected by the fire in so far as the ground floor rooms hall ways and staircases have had varying degrees of smoke damage. In addition the internal spaces have also suffered from acts of vandalism to the extent that, in the main, most of the sanitary ware, pipework and removable items have been taken from the building. Externally the Hotel has suffered the rigours of attack from the elements. The nature of the marine environment and exposure to the prevailing westerly and north westerly gales which batter the coast, have taken their toll. The report made in December 2005 described the condition of the fabric at that time. Since then little or no maintenance has been undertaken and the external fabric has taken a further 3 winters which will have accelerated the dilapidation.

The proposal is to undertake a full and complete restoration of all of the external elements, removing all redundant metalwork and unnecessary appendages. Drawings P01 to P08 describe the extent and details of the proposed external refurbishment and restoration. Fundamentally this will include the stripping of all roof finishes and re roofing complete with restored/renewed fascias and barge boards and cast iron rain water goods.

Chimney stacks/pots will be reinstated, render will be replaced where damaged. Windows and doors will be restored, repaired or replaced with new on a like for like basis.



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Rear elevation of the easterly villa showing redundant metalwork and roof defects.

Details of eaves/barge boards and rusting rainwater goods.

Internally and as can be seen from the photographs in the the fire damaged report there has been a significant amount of smoke damage and vandalism. It will be necessary to strip back all finises to remove all contamination. In addition it will be necessary to strip out all defective and damaged works.



Example of fire smoke damage to ground floor staircase and hall way



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Example of damage caused by vandalism, which will necessitate strip out before internal refurbishment and alterations can be carried out.

As can be seen from the submitted drawings the concept is to remodel the internal spaces to create 4 x 1 bed roomed and 3 x 2 bed roomed apartments. Every care has been taken to minimise the impact onto features and components. Where possible architectural features will be retained and respected, where this isn't feasible these will be replicated, relocated and extended to ensure the ethos of the internal style of the architectural features are retained.

Easterly villa proposals

The lower ground floor (apartments 1 and 2) originally comprised 2 separate apartments being formally the hoteliers private and staff accommodation. The intention at this level is to retain both apartments as self contained 1 bed roomed apartments accessed from the rear private courtyard. The arrangement will necessitate the removal of the two staircases which were used to access the lower ground floor from the upper ground floor of the villa. Both apartment will have open plan living dining kitchen separate bathroom and full bathroom. The standard, layout and internal finish of the apartments will be conducive with modern living.

The upper ground floor (apartments 3, 4 and 5) originally formed the Hoteliers apartment in the recently added south annexe. The remainder of this floor was given over to hotel bedrooms dining and function rooms, sitting rooms and guest toilets. The proposal at this level is to retain the existing hall way and staircase to the first floor. All aspects of the internal features and finishes are to be reinstated back to their original form. The alterations to the internal arrangements have been conceived to minimise the impact to architectural features, whilst achieving a subdivision to achieve 3 apartments in the form of 2 x 1 bed roomed apartments and 1 x 2 bed roomed apartment. As with the lower ground floor the layout of each apartment has been arranged to maximise space and to utilise open plan arrangements for the 1 bed roomed units.

The first floor (apartments 6 and 7) were originally 6 bedrooms. The proposal is to achieve 2 x 2 bed roomed fully self contained apartments arranged and accessed from the main staircase. As with other apartments open plan living dining kitchen arrangements have been employed. Apartment 6 has sea views and is arranged as a 2 bed roomed 4 person unit including 2 double bedrooms. Apartment 7 to the rear of the villa is south facing and has 2 bedrooms suitable for 3 adults. Drawing P03 illustrates the proposed layout and describes the extent of the minimal alteration to be made internally to accommodate the proposed layout.

In essence the internal arrangements to achieve 7 apartments have been organised to ensure that the external elements windows doors and the like will not be affected. Hence the form and configuration of the building elevations will not be compromised so that the appearance of the easterly villa will be as the original form. Internally new partitions and doors will be added and redundant openings will be treated with the utmost sympathy retaining as many internal features as possible.



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In addition and to restore the external appearance to the original form and because of the proposed change of use, it will be possible to remove all external fire escape stairs, walkways and associated metalwork, thus giving the building back its original identity reverting back to the original functionality of the villa.

4.2 The proposed redevelopment of the site of the derelict westerly villa

The cross section of the site reveals that there is a 1 storey difference in level between East Parade and the rear access of the site off Chester Street. From the outset of the concept design it was felt that there was an opportunity to exploit this change in level to create a lower ground floor plan which could take advantage of a northerly aspect. The site constraints and the need to achieve external parking makes it necessary to conceive a building with a minimal lower ground floor footprint which should be concentrated in the middle of the site. To this end it was felt that the lower ground floor of the building will include access and main entrance to the building from the rear which is to be the main location for on site parking. A series of columns will be utilised in the car park to achieve increased upper floor footprints, creating, in the main, enclosed parking. To the front of the building (north face) the existing ground can be pulled away in a steady barter up to the existing boundary retaining wall to East Parade, This will enable the building to have a north facing aspects to the three apartments on the lower ground floor. This arrangement has already been utilised at the residential properties at 38 East parade to the west of the Grange Hotel.

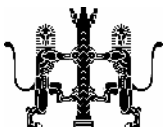
Westerly villa proposals

Lower ground floor (apartments 8, 9 and 10) As described above the entrance, main foyer vertical circulation route, lift and staircase, is located at the rear of the building adjacent to the off road parking arrangements. Each apartment is access of a common hallway. Apartments 8 and 9 are 2 bedroomed 4 person units and utilise open plan living dining kitchen arrangements. Apartment 10 is a generous 1 bedroom 2 person unit, again with open planing living dining kitchen arrangements.

Upper ground floor (apartments 11, 12, 13, 14, 15 and 16) the upper ground floor footprint takes advantage of the increased floor area created by over sailing the lower ground floor car parking area. All apartments on this floor are 2 bedroomed 4 person units. Each apartment also has an en suite bathroom/shower room to the master bedroom. As the lower ground floor each apartment is accessed off a common hallway

First floor (apartment 17, 18, 19, 20, and 21) The first floor has a reduced floor area which is created by the step back created on the southerly boundary. As with the upper ground floor each apartment is a 2 bedroomed 4 person unit. Each apartment also has an en suite bathroom/shower room to the master bedroom. As with other floors each apartment is accessed off a common hallway. Apartments 17, 20 and 21 which are north facing have external balconies

Second floor (apartments 22, 23, 24, 25, and 26) The second floor is largely identical to the first floor having 5 x 2 bedroomed 4 person unit. Each apartment also has an en suite bathroom/shower room to the master bedroom. As with other floors each apartment is accessed off a common hallway. Apartments 22, 25 and 26 which are north facing have external balconies.



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Third floor (apartments 27 and 28) are penthouse apartments. Both apartments are more spacious than those on the lower floors, and both have commanding sea views. Each unit is designed for comfortable executive living with large open plan living dining kitchens. The apartments are 2 bedroomed 4 person units. The master bedroom having an en suite bathroom or shower room. Each apartment has access to a roof terrace.

4.3 Plan form and elevational concept

The concept for the external envelope, and the plan form was inspired by the free flowing nature of the sea which is echoed by the rolling landscape of the Clwydian hills. It can also be said that seaside architecture and marine technology is fundamentally curved for good reasons. The curved form also enables the building to have a more seamless skin which will present itself to the wind and the elements in an ergonomic form. Indeed we feel that a building set against the seaside should have an identity and should use technology and the choice of materials to suit the environment. For this reason the curved form has evolved. We believe that the contemporary aesthetic was agreed in principal as being appropriate to both the site and its juxtaposition to the easterly villa and adjacent developments along East and West Parade. Hence we feel that the design follows the ethos of SPG25 in that the building plan form and elevational treatment responds to the changing social and economic conditions and that the use of modern materials enhances the contemporary form, and there is no reason why this should not fit in with the context as well as more traditional forms of development. The building fabric will be chosen from tried and tested systems which will give longevity and resistance against the rigours of the harsh marine environment. It is felt essential to select and detail contemporary materials to enforce the contemporary form of the building. A preliminary specification of the external materials has been added to the proposal drawings P06 to P08

4.4 External space

As can be seen from the application drawings P01 and P02 there has been an intent to maintain and respect the communal open space that currently exists to the north and east parts of the site the foot print of the ground floor is also notable smaller than that of the derelict westerly annexe. The technique of setting the upper floors on columns allows the ground floor space to be put to better use for access circulation parking and essential external storage. The landscaping principle is to keep the planted areas to the east and north of the site. This maintains the low key and low maintenance features that have been the traditional arrangement for many years. For practical and functional reasons the rear, or south external access areas will be laid to hard landscape in the form of block paviors.

4.5 Highways and refuse collection

As mentioned above in 4.4 the rear external spaces have been arranged to include external storage for cycles and communal refuse collection. The zones identified for refuse storage will be comprise masonry enclosures with gated access. The enclosures have been adequately sized to house wheelie bins engaging with recycling principles. The original site entrances off St Asaph Street and Chester Street, are to be retained and used as the principal accesses for parking refuse



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collection and access, whilst the original vehicular access to the westerly villa off East Parade is to be abandoned. 14 no parking spaces have been provided on site, and although this falls marginally short of the SPG 21 standards, the number provide is felt to be not unreasonable. The adjacent streets of Chester Street and St Asaph street support unrestricted road side parking and that the public car park directly opposite the site adjacent to and to the west of the Sun Centre ensures that there is ample parking immediately adjacent to the proposed development. It is felt that from the earlier consultation with highways that providing the proposed development maximised the number of on site parking spaces, that with the off site provision, the general principles of SPG 21 can be met.

4.6 Affordable Housing

From informal discussions, and an understanding of the possibility that the Denbighshire County Councils policy with regard to social and affordable housing may be changing coupled with the fact that this site is located in west Rhyl and on the site of a grade 2 listed building, it is felt that the imposition of the 30% affordable criteria maybe inappropriate for this proposed development. In that the policy HSE11 and SPG 22 are published as a principle we feel that as part of the consultation process there should be some latitude to relax the onerous criteria.

5.0 Access Statement

The development being located to the west side of Rhyl is close to all amenities and public transport routes indeed the East Parade is a bus route along the coast road connecting all coastal towns and regions.

Historically the Grange Hotel had 4 vehicular accesses. The main service and vehicle accesses are off St Asaph Street and Chester Street these entrances are to be retained, As can be seen from drawing P01 and because of the reorganisation of the site these two entrances can be linked to provide both in and out. The original vehicle entrances off East Parade are to be abandoned. Once on the site both the east annexe is accessed from the rear parking via ambulant disabled steps to the west of the villa and via the new steps added between the developments. The proposed new building can be accessed by ambulant and disabled persons via level threshold at the new entrances to the development at the rear of the building in the car park area. Footpaths will be arranged and detailed to avoid sudden changes in level to facilitate their use by all.

Each apartment has been designed to facilitate its use by a variety of residents. Door widths and corridors for internal circulation have generous proportions to accommodate disabled and wheelchair uses. An 8 person goods and passenger part M lift has been included into the development of the new building, this will serve all floors.

6.0 Conclusions

As designers who have been based in the Rhyl for over 12 years we feel that we have a clear understanding of the necessity for Rhyl to move forward and to evolve. It is essential that buildings and the environment responds to the changing economic and social conditions. The redevelopment and refurbishment and restoration of the Grange Hotel site is essential to illustrate



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how it is possible to regenerate whilst preserving examples of the history of Rhyl. There is no reason why the new and contemporary cannot live side by side. Indeed this is the nature of the world and the way in which we progress.

We believe that the proposals are in scale and proportion to its surroundings and will provide a much needed boost to the local economy. The proposal resolves the problem of how to deal with a derelict building, and we believe arrives at a carefully considered and practical solution that is so important to the community, residents and businesses alike.



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