

James Cruickshank

Statutory Licensing Sub Committee
Wolverhampton City Council

pdf by e-transfer to Ms Cope

13th December 2021

Dear Sirs,

**Meeting on Friday, 17th December re 18A Upper Green
Al Sorriso Restaurant, Mrs Palmieri**

I only heard of the Sub Committee meeting on Friday from an email attachment received from Mrs Palmieri over the weekend. I suspect they may have been shielding me from correspondence to date because of the recent death on my wife, June, who, until an Executor's meeting this Wednesday, is owner of the premises 18A Upper Green.

It is essential I am in attendance at the Friday video meeting as many of the issues relate to the fabric of the building which are exclusively within my control. I have a meeting with Luciana [REDACTED] tonight.

First, my credentials. I am Dr James Cruickshank, retired university lecturer in the Department of Building at the University of Aston. Shortly after my wife and I met in the spring of 1996, [REDACTED]

[REDACTED] we set up Upper Green Holdings, effectively a building maintenance partnership, to exclusively manage what is now our seven rentable properties on and near the Green.

Although never in good health for two years, sadly, my wife died after a short illness on 20th October. The relevance of this to the meeting is that it has understandably put on hold our development plans for 18A Upper Green.

As my wife's antiques shop for decades, when we first met 18A was a lean-to building with a galvanised steel outer wall 300mm from the boundary and an asbestos roof. My first commissioned job was to

construct a breeze block plaster-boarded wall inside the galvanised sheeting. I then replaced the asbestos roof with its modern fire resistant material – cementitious corrugated sheeting. The room below was open to the cementitious sheeting which, although always cold, I was advised by my wife improved the ambiance of an antiques shop. It remained like that throughout the tenancy of [REDACTED]

Mr [REDACTED] trading as [REDACTED] took over the tenancy from six years ago and under-boarded the roof with plasterboard, but without thermal insulation above.

When I first heard of a possible transfer of tenancy from [REDACTED] to Al Sorriso in August I put into action a long held plan to re-develop 18A with a full fibreglass roof and insulation. I purchased the first £1,000 of the roof timbers and £1,000 of fibreglass and resin in August. There were delays in agreeing ‘Good Will’, but I knew that Luciana would want to close for a month for re-decoration.

Then matters started to disrupt the plan. Firstly, the council reported that the chimney above the third floor [REDACTED] was in a dangerous state. [REDACTED] the owner [REDACTED], had proposed scaffolding the building from the passageway of 18A. However, the chimney is over a metre beyond the front face of 18A and serious keying into the brickwork would be involved to secure the scaffolding. I proposed a 40’ cherry picker. I don’t think a CP has ever been hired by a private individual, so it took a couple of weeks to clear the administration. We removed the dangerous section of chimney, but on inspection, your environmental officer required us to rebuild the chimney in the style of adjacent chimneys. We complied.

It was from the vantage point at 40’ that we first detected an irregularity in the roof line of 18A. There seemed to be a partial corrugated roof panel missing completely near the toilet area which exposed a structural timber to the weather. The broken panel could only be caused by a meteorite, something falling from an aircraft, or someone walking on the delicate roof, not expecting the final 300 mm to be unsupported. I leave you to choose. This would, of course, shortly

be corrected by the new fibreglass roof, so a colleague, more lithesome than I, temporarily covered the exposed timber with polythene.

The next week my wife's health deteriorated rapidly. After a five day spell in hospital, her second visit proved fatal. I hope you can appreciate that the replacement of the roof on 18A had to take a back seat. I was in no state to be scrambling over corrugated roof panels.

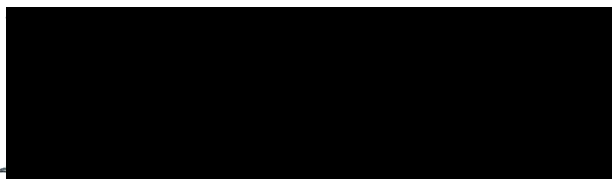
In the light of the current application, we hope to replace the roof from the front facia to beyond the toilet as the first phase. We just need two days frost-free and rain-free for each phase. The long term weather forecast says it is now unlikely to be before Christmas. The temporary repair has been adequate for the two recent storms, but the roof enhancement is top priority in the New Year.

In the light of the new application, sound transmission has been mentioned. On removing the old roof we will apply whatever thickness of sound insulation that the void allows – Jabrock is the chosen material and comes in a wide range of thicknesses from 25 mm to 150 mm. This is both an acoustic and thermal insulation material.

I will learn during the week of Mrs Palmieri's aspirations for music and alcohol. Tick boxes on your application are a very wide brush. The same tick seems to cover a venue with 1 – 500 attendees as well as a lone Flamenco guitarist serenading a couple of diners.

On reading your submission, it seems most likely that a compromise can be met on all fronts.

Yours faithfully,



(Dr) James Cruickshank
Owner designate of 18A