



PATERSON MACAULAY & OWENS

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External Materials

Listed Building Consent Conditions

Ref P/2023/0329

5 Rackery Hall Mews, Llay, Wrexham LL12 0QB

INTRODUCTION

Listed Building Consent Application Ref: P/2023/0329

Proposal - Proposed Rear Extension and Internal Alterations

Location - 5 Rackery Hall Mews, Llay, Wrexham LL12 0QB

This supporting statement has been prepared to provide additional information in order to discharge the following condition;

3. ***No part of the development shall commence until samples of all external facing materials have been 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.***

Roofing Material –

The proposed flat roof will consist of a Bauder's ply membrane BauderGreen XF 301 lightweight sedum system on BauderGREEN SDF drainage and protection mat installed on Bauder Thermofol U15 V FR 1.5mm single-ply membrane with 2mm laminated fleece or a similarly approved single-ply membrane. This will provide an 20mm thick layer of mature sedum as a means to enhance the biodiversity of the site providing additional green space for wildlife to explore.



Figure 1 BauderGreen XF 301 lightweight sedum system on The Walnuts School, Hazeley

External Walling –

External walls to the extension are to be faced using 200mm thick random rubble stonework to match that of the existing North easterly corner of the property. Where possible stonework removed as part of opening up the existing rear wall is to be reused to face the East elevation where the extension is to tie back to the main property. This will ensure the stonework on this elevation remains consistent, minimising the visual impact of the extension on its surroundings.



Figure 2 Rear elevation of the property, showing the random rubble stone wall which is to be opened up and where possible the stone reclaimed and reused within the extension. Grey brick soldier courses at the heads and cills of door and window openings will be continued within the extension.

External Doors and Windows –

All new doors and windows are to be the double glazed “Functional” variation of CS77 aluminium doors and windows by Reynaers Aluminium. This product has been chosen due to their simple, slimline profile, which is envisioned to compliment the extension. To ensure the visual impact of the extension is minimal all windows will have grey brick soldier courses for the heads and cills. The new doors will also have a grey brick soldier course at the head to match those currently on site.



Figure 3 Reynaers Aluminium's CS77 aluminium doors and windows frames will be used throughout the extension with a white powder-coat finish to be inline with the timber framed windows on site currently.