



EXISTING FRONT ELEVATION TO COLLEGE STREET.



PROPOSED FRONT ELEVATION TO COLLEGE STREET.

Facing brickwork at first and second floor levels is generally in good order and appears to have been repointed in recent years. Careful inspection is to be undertaken once scaffolding has been erected in order to ensure that any localised brickwork / pointing repairs which are required are identified and undertaken as necessary.

Rendered and painted external finish at ground floor level is to be carefully inspected and repaired locally as found necessary. Following completion of localised repairs and of the work in general, the rendered element is to be repainted with a mid-grey masonry paint to generally match the existing finish.

The existing timber doors and detail surrounds including jambs, headers, decals etc are to be repaired locally as necessary with replacement sections to be installed as appropriate where degradation of the existing parts is too severe to allow retention. Following the completion of all of the necessary repairs, doors, frames and decorative elements are to be painted in a darker grey gloss paint than that used on the surrounding rendered panels.

WINDOWS
All timber framed, single glazed windows to front elevation to College Street are to be removed and disposed of. In accordance with other property renovations / window replacements in the immediate vicinity elsewhere on Town Hill, new windows are to comprise double-glazed, argon filled units set in uPVC frames to opening styles indicated and all achieving "U-value" of 1.5wm2/C. Each window serving a habitable room to have an opening light equivalent to min 1/20th floor area of the room served. Some part of opening light to be a min 1750mm above finished floor level. All windows to be fitted with trickle vents having an area of not less than 8000mm2. Frames are to be coloured Dark Grey to match replacement windows to nearby buildings within the Conservation Area and window styles are to be as indicated to replicate traditional sash windows with a classical, single vertical glazing bar. Sashes are to be replaced with casement opening lights as shown. Windows at first floor level serving habitable rooms to be emergency escape windows in accordance with Building Regulations Part B, to have an unobstructed openable area that is at least 0.33m² and at least 450mm high and 450mm wide. The bottom of the openable area should be not more than 1100mm above finished floor level. Emergency Escape windows to be fitted without locking devices.

GLAZING
Glazing to be Low-E glass with emissivity=0.05. All glazing below 800mm above FFL and below 1500mm for doors and side windows to be toughened or laminated safety glass, including 300mm either side of doors. Obscure glazing to be provided to all bathroom, en-suite and cloak room windows and to the lower half of the former "Shopfront" windows to Apartments 1, 2 and 3 facing College Street at street level. Windows to bedrooms and living rooms facing south to College Street are to comprise glazing of dimensions 10/12/6.4mm or an alternative glazing such as triple glazing giving Rtra 34dB(A) noise reduction as required.

Project.		
PROPOSED CONVERSION OF EXTG BUILDING TO APARTMENTS AT 1 - 3, COLLEGE STREET, WREXHAM, LL13 8LU.		
Client.	ARCHER & MOON PROPERTY Ltd.	
Title.	EXISTING AND PROPOSED ELEVATIONS.	
Drawing No.	10541.08.dsj	
Date.	March 2022.	Scale. 1:50@A1.
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