

Simon Greenland

From: Kieran Fyfe <kieran@wrsw.co.uk>
Sent: 13 July 2022 10:04
To: Simon Greenland
Cc: Gerrards; clairegerrardjones@icloud.com
Subject: Re: P/2022/0559 Pendyffryn - Further details

Hi Simon,

Thanks for getting back to us so quickly. I'm not sure how 'wholesale replacement' is being defined but just to clarify, we are proposing only replacement sashes, the existing timber box frames will stay in situ with the new sashes installed into them.

All windows are repairable and as a team of experienced carpenters and bench joiners, many of whom have been working with sash windows and historic buildings for over 30 years, are more than capable of repairing any rotten window and could argue that any repair is possible. However, just because a repair is possible it does not justify doing so; under these circumstances a repair (when done correctly) would result in well over half of the original material being replaced with a considerable cost to the homeowner, surpassing the costs of replacement. This results in most homeowners not being able to afford to maintain their windows correctly. The point being in most circumstances, from our experience, we would either lose the majority of historical fabric by replacing considerable amounts of the existing material when carrying out the repairs, or they will not be touched at all and in all circumstances the justification for retention will continue to diminish.

We would welcome a site visit with yourself and the conservation officer to go through everything in more detail, if you're able to let me know your availability over the next couple of weeks we can get the meeting arranged. In the meantime please see below a quick rundown of the repairs required per window. Please note that many of the top sashes and glazing bar condition couldn't be surveyed thoroughly as exterior access was limited:

Item 1

- Bottom sash requires full bottom rail replacement and full RH sash stile replacement

Item 3

- Top sash requires full midrail replacement and full RH sash stile replacement

- Bottom sash requires full bottom rail replacement and full RH and LH sash stile replacements

Item 4

- Bottom sash requires full bottom rail replacement and full LH sash stile replacement

- Top sash requires full midrail replacement

Item 5

- Top sash requires full midrail replacement

- Bottom sash requires full bottom rail replacement and full RH sash stile replacement

Item 6

- Both sashes require full bottom rail replacements and full RH and LH stile replacements

Item 7

- Bottom sash requires full bottom rail replacement and full RH and LH sash stile replacements

Item 8

- Bottom sash requires full bottom rail replacement and full RH sash stile replacement

Item 9

- Bottom sash requires full bottom rail replacement and full LH sash stile replacement

Item 10

- Top sash requires full midrail replacement and full LH sash stile replacement

- Bottom sash requires full bottom rail replacement and full RH and LH sash stile replacements

Item 11

- Bottom sash requires full bottom rail replacement and full RH and LH sash stile replacements

Item 12

- Bottom sash requires full bottom rail replacement and full RH sash stile replacement

Kind Regards,

Kieran

Project & Technical Manager

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On Tue, 12 Jul 2022 at 06:36, Simon Greenland <Simon.Greenland@wrexham.gov.uk> wrote:

Hello Kieran,

The Conservation Officer has replied now:

The proposals are for wholesale replacement of the windows in the property with new, timber, double glazed sash windows. A range of age of windows are still in situ, with some deemed 'original' to the building, and some later additions. The age of the later windows is not clear and the overall aesthetic of these indicate that they are likely to still be of historic value. Photographs of the condition of the windows does show that there are areas of decay, however insufficient information has been provided to show the extent of this and whether or not repair is possible.

As it stands, I am unable to support this proposal. A detailed report from a suitably qualified joiner which identifies areas where windows can be repaired and which windows are beyond repair. I am happy to meet a joiner and the agent on site for a window survey if required.

Cadw's Conservation Principles give guidance on what is a reasonable repair, including that the repair should be suitably durable. Where it is clear that this is not possible at Pen Dyffryn, new timber windows with the slim profile double glazing proposed may be appropriate for replacement.

Kind regards

Simon Greenland

Swyddog Gorfodi a Cynllunio/Planning and Enforcement Officer

Cynllunio a Rheoleiddio/Planning and Regulatory

Ymddeol 29/7/2022/ Retiring 29/7/2022



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From: Kieran Fyfe <kieran@wrsu.co.uk>
Sent: 07 July 2022 05:41
To: Simon Greenland <Simon.Greenland@wrexham.gov.uk>
Cc: Gerrards <gerrards@clara.co.uk>; clairegerrardjones@icloud.com
Subject: P/2022/0559 Pendyffryn - Further details

Hi Simon,

Please see attached for the requested documents to support our client's application ref P/2022/0559.

We are the contractors who will be carrying out the work to the sash windows. As you can imagine we work on a lot of listed buildings and because of this we try to support all of our clients in the application process. The majority of the time we will correspond with local councils and conservation officers directly to find a solution that will meet everyone's needs.

I have included the heritage statement within the original report, if you would prefer this is a separate document please let me know. On the images, each image is labelled with the item reference number.

If you need any more information or if I'm able to assist in any way please let me know.

Kind Regards,

Kieran

Project & Technical Manager

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We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

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