

From: **Tecwyn Williams** tecwynwilliams01@gmail.com
Subject: Re: Bryn Newydd
Date: 6 November 2018 10:43
To: Anna Irwin Anna.Irwin@wrexham.gov.uk
Cc: Euan Morrison e.morrison123@btinternet.com

Good morning Anna

Thank you for your e-mail.

The additional information you requested is attached:

1. Section showing the brick arch and pitching eye treatment.
2. Typical details of the flush casements for the new windows. The door frames will be similar. Currently, the windows do not have any form of sub-sills only a splayed mortar chamfer on the brickwork. It is proposed to retain this detail for the new windows. The proposed furniture will be black iron monkey-tail fasteners and stays for the windows and black iron lever handles and backplates for the doors. The windows and door patterns are shown on the elevations.
3. Four 100mm Ø extract fans will be required. One above the kitchen cooker one for the utility room and one for the en-suite bathrooms. These will be positioned so they will not be in conflict with any opening, brick ventilation slits or downpipes. Positions will be shown on the drawings when the layouts have been finalised.
4. The retaining walls and ramp walls are to be in 225mm brickwork to match the existing walls with reclaimed stone copings again to match the existing.
5. The surface treatment to the ramp, steps and terraces area will be a combination of reclaimed brick pavings (from the existing floors), clay tiles and stone paving slabs.
6. The new ground floors could be constructed using Limecrete if so conditioned. It is, however, the intention to tile most of the ground floor areas. It is proposed to use nom. 87.5mm overall thickness Kingspan Kooltherm K17 insulated dry lining to the existing external walls on treated sw battens or plaster dabs to achieve a U-value of 0.18w/m2k.
7. Ample storage area will be provided within the other outbuildings/barns on site.
8. It is proposed to use a wooden five-bar gate similar to the one shown on the attached extract within 200x200mm timber posts. Gate width nom. 4m, 1.2m high. The apron to the new access will be tarmacadam and the driveway and parking areas surfaced with stone/gravel within timber margins.

Please let me know if you need any further information.

Tecwyn Williams

On 31 Oct 2018, at 17:28, Anna Irwin <Anna.Irwin@wrexham.gov.uk> wrote:

Thank you Tecwyn,

Kind Regards

Anna

Anna Irwin

Conservation and Environment Lead | Arweiniwr Cadwraeth a Amgylchedd

<image001.png><image002.png> 01978 298760
<image003.png> Planning Services, Community Wellbeing & Development, 16 Lord Street, Wrexham, LL11 1LG
<image003.png> Adran Cynllunio, Pennaeth Adran Lles Cymuned a Datblygiad, 16 Stryt yr Arglwydd, Wrecsam, LL11 1LG
<image004.png> wrexham.gov.uk | wrecsam.gov.uk
<image005.png> twitter.com/wrexhamcbc | twitter.com/cbswrecsam
<image006.png> facebook.com/wrexhamcouncil | facebook.com/cyngorwrecsam
<image007.jpg>

From: Tecwyn Williams [<mailto:tecwynwilliams01@gmail.com>]

Sent: 31 October 2018 16:58

To: Anna Irwin

Cc: Philip Forster; Euan Morrison

Subject: Re: Bryn Newydd

Good afternoon Anna,

I shall attend to the required items in the next few days

Kind Regards,

Tecwyn

On 31 Oct 2018, at 16:09, Anna Irwin <Anna.Irwin@wrexham.gov.uk> wrote:

Good Afternoon Tecwyn,

I called out to the above property this morning to consider the proposals for conversion. There are just a few more details that are required:

- An internal section drawing to show the position of new floor and ceiling in relation to the internal arch and pitching eye above;
- Details are required of all new windows and doors including details of new sills, window and door furniture;
- Location of any new service penetrations should be annotated on the drawings;
- Details of the construction of new boundary/retaining walls/ramps, in particular the coping detail. Having viewed other examples on site, the brick boundary walls are finished with a stone capping.
- Ideally the new floor construction would be Limecrete and we will need to agree details of new or replacement dry-lining systems.
- Conversion will reduce the amount of available storage space. I queried this with the owner and understand that the adjoining stable will be used. Perhaps this could also be clarified on the drawings.
- Details of the proposed new gates and any hard surface materials will also be required.

Many Thanks

From: Anna Irwin Anna.Irwin@wrexham.gov.uk
Subject: Bryn Newydd
Date: 31 October 2018 16:10
To: Tecwyn Williams tecwynwilliams01@gmail.com
Cc: Philip Forster Philip.Forster@wrexham.gov.uk

Good Afternoon Tecwyn,

I called out to the above property this morning to consider the proposals for conversion. There are just a few more details that are required:

- An internal section drawing to show the position of new floor and ceiling in relation to the internal arch and pitching eye above; ✓
- Details are required of all new windows and doors including details of new sills, window and door furniture; ✓
- Location of any new service penetrations should be annotated on the drawings; ✓
- Details of the construction of new boundary/retaining walls/ramps, in particular the coping detail. Having viewed other examples on site, the brick boundary walls are finished with a stone cop; ✓
- Ideally the new floor construction would be Limecrete and we will need to agree details of new or replacement dry-lining systems. ✓
- Conversion will reduce the amount of available storage space. I queried this with the owner and understand that the adjoining stable will be used. Perhaps this could also be clarified on the drawings; ✓
- Details of the proposed new gates and any hard surface materials will also be required. ✓

Many Thanks

Anna

Anna Irwin
Conservation and Environment Lead | Arweiniwr Cadwraeth a Amgylchedd



01978 298760
Planning Services, Community Wellbeing & Development, 16 Lord Street, Wrexham, LL11 1LG
Adran Cynllunio, Pennaeth Adran Lles Cymuned a Datblygiad, 16 Stryt yr Arglwydd, Wrecsam, LL11 1LG
wrexham.gov.uk | wrecsam.gov.uk
twitter.com/wrexhamcbc | twitter.com/cbswrecsam
facebook.com/wrexhamcouncil | facebook.com/cyngorwrecsam



Rydys yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwn chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wrecsam.gov.uk. Arbedwch bapur - meddylwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'fi cyfeirir atynt yn unig. Am yr amodau llawn ynglŷn ? chynnwys a defnyddio'r neges e-bost hon, ac unrhyw

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

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any

INSULATED PLASTERBOARD FIXED TO UNDERSIDE OF RAFTERS
IN BETWEEN PURLINS.

BRICK SURROUND TO PITCHING EYE EXPOSED & NEW TIMBER WINDOW
FITTED. INSULATED DRY LINING CHAMFERED TO OUTSIDE EDGE OF BRICK SURROUND.
TIMBER SPREADER BELOW EXPOSED.

INSULATED DRY LINING TO EXISTING
225 mm THICK BRICK WALL.
BRICK ARCH & PITCHING EYE EXPOSED.

NEW PARTITION POSITIONED TO
AVOID BRICK ARCH.

NEW PITCHING
EYE.

EN-SUITE

BEDROOM 2

BRICK ARCH RETAINED & EXPOSED.
RECESSED INFILL PANEL.

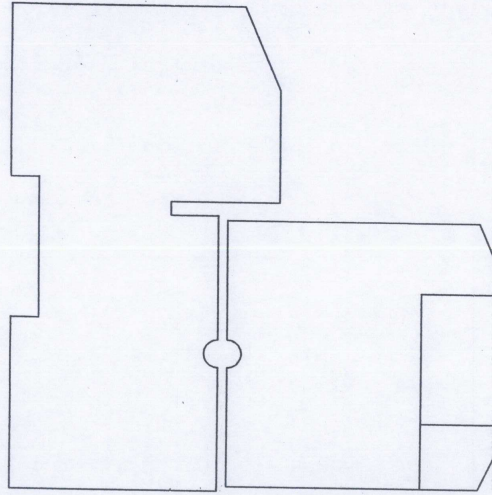
NEW WINDOW.

NEW TIMBER FLOOR.

EN-SUITE

BEDROOM 1

SECTION SHOWING ARCH / PITCHING EYE TREATMENT 1:50



Title

Window Detail

Date

Scale

1:1

Drawn by

Call Us Today! +44 (0)1373 812521 | sales@charltonsgroup.co.uk | Call us to find your nearest stockists



CHARLTONS
QUALITY INGRAINED
GATES AND FENCING



[Charltons](#)

[Info](#)

[News](#)

[Contact](#)

[FAQ](#)

[Log In](#)



Estate

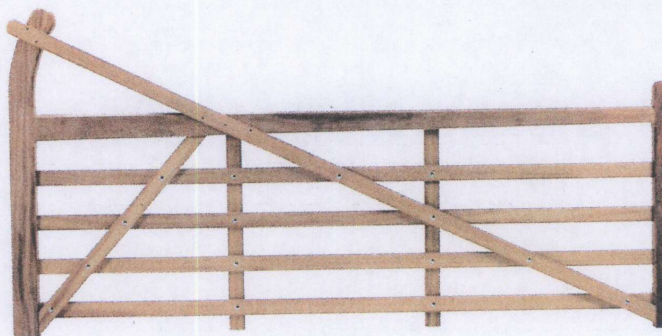
[Home](#) / [Five Bar Gates](#) / [Estate](#)

> **Pages**

- > [Courtyard Gates](#)
- > [Five Bar Gates](#)
- > [Pedestrian Gates](#)
- > [Gate Fittings](#)
- > [Fencing Products](#)
- > [Landscape Products](#)

Stockists

- > [Stockists Register](#)
- > [Log In](#)



Estate



An impressive entrance gate, with its extended curved hanging stile the classic design.

Category:
Five Bar Gates

Tags:
Driveway Gate, Entrance Gate, Iroko gate, Made in Britain, Softwood Gate

Description

Description