

Cerys Jones

From: Sharon Holman
Sent: 30 July 2021 10:40
To: planning_admin
Subject: P/2021/0540 and P/2021/0541 - Old Hall
Attachments: 93mm Flush Casement Scale 1-2 @ A3.pdf; cox orangery 5.jpg; cox orangery 4.jpg; cox orangery 1.jpg; cox orangery 3.jpg; Example section details of our typical orangery.pdf

Civ – 'add info web' attached and below – to both civica files please

From: Gareth Elvidge <gdmrplanning@gmail.com>
Sent: 16 July 2021 05:01 PM
To: Kathryn Moore <Kathryn.Moore@wrexham.gov.uk>
Cc: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Subject: Re: p/2021/0540 Old Hall

Kathryn,

Apologies again for my delayed response. I have been in touch with the joinery company looking to provide the garden room and they have confirmed the following:

- The dwarf wall will be made from reclaimed bricks to match the original house as closely as possible.

The new floor inside the orangery will be an insulated base to meet building control standards and natural farmhouse flagstones as the final floor finish.

The flat roof area will be in grey sarnafil or Alwitra evelon so it will be viewed as a traditional leaded roof. This element will only be visible from the roof, this due to the orangery height. There will be a concealed gutter included to ensure no visible element of the guttering.

The new opening will be made by utilizing the existing window and the brickwork below removed.

The garden room will be fixed to the existing house, silicone sealed vertically and lead flashed horizontally.

I've attached some photos and section details of one of our typical orangeries, if your authority is minded to approve the garden room. It would be fine to condition any detail, clarification requirement.

Regards

Gareth Elvidge

M. 07986 763274

E. gdmrplanning@gmail.com

On Tue, 22 Jun 2021 at 09:07, Kathryn Moore <Kathryn.Moore@wrexham.gov.uk> wrote:

Dear Mr Elvidge,

I have been asked to comment on the above application as the Conservation Officer for Wrexham County Borough. It would be helpful if you could give me a little bit more information please.

The Heritage Impact Assessment says that the building will be constructed of timber frame and other compatible materials. Can you please clarify what the other materials for the bottom half of the structure will be. If you can provide pictures of the proposed stone/brick finish that would be helpful.

What will the new floor be constructed of?

What roofing material will be used for the new flat roof (outside of the lantern window)?

What material will the rainwater goods be?

Can I please have a drawing of the detail of any new openings (I spotted one window was to be made a doorway), ideally at 1:50

Is the proposal for double glazed units within the new structure? If so can you provide some details of the profile of these please

How will the new structure be joined onto the existing building?

If you would like to talk any of this through please just let me know and we can arrange a phone call.

Kind regards

Kathryn

Kathryn Moore BA MA IHBC

Swyddog Cadwraeth/Conservation Officer

Cynllunio a Rheoleiddio/ Planning and Regulatory

My working days are: Monday, Tuesday, Thursday, and Friday



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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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