

Existing slated roof coverings are to be removed to expose existing roof timbers which are to be checked for damage or deterioration and repaired / replaced as necessary. New coverings to comprise breathable Tyvek Supro underslating membrane fixed to new and replacement timber rafters, pressure treated swd battens and recycled slates fixed with copper nails. Diamond slate detailing to mansard pitch to be replicated. Interface between mansard and main roof slope to be protected with Code 5 lead flashing to match existing detail.

Curved head dormer window frames which are showing signs of advanced timber decay are to be re-made using the existing construction as a template. Timber is to be pressure treated softwood which is to be primed, undercoated and painted gloss white to match former colouring. Windows comprising sliding sash windows are to be replaced using the original windows as a template. Windows are to be finished gloss white.

Rendered and decorated finish to front elevation is to be carefully cleaned to remove flaking decoration. Any sections of render which have lost key with the substrate are to be removed and repaired locally. Upon completion of repairs, exposed surfaces are to be re-decorated with suitable, smooth external masonry paint in heritage colours to match existing colour scheme. Metal railings to second floor windows are to be cleaned, rubbed down and re-painted in gloss black to match existing.

Sliding sash windows to the front elevation which are showing sogns of decay are to be replaced with new sash windows using the original windows as a template. All 4No. windows are to be formed with 2-panel glazing as indicated. Windows are to be fitted with 16mm o/all sealed double glazed units and frames are to be finished gloss white to match existing.

The existing timber fascia above the shopfront and below the first floor windows which is showing signs of decay is to be removed and replaced with external quality plywood fascia using the existing construction as a template. New fascia is to be decorated gloss black to match existing. Details of new signage is to be the subject of a subsequent application for Advertisement Consent.

Existing pillars to shopfront are to be rubbed down, prepared and re-decorated to match existing. Decayed sections of timber at low level are to be cut out and disposed of. New skirting sections of around 200mm high are to be fitted to the pillars. All to be decorated in an off-white colour to match existing.

The existing defective metal roller shutters to the main shopfront window, doorway and return shopfront are to be removed and replaced with new shutters in a similar style for security purposes. Shutters are to be coloured to match the adjacent off-white paintwork to the shopfront pillars.

New door and window to be fitted to form main access to the apartments at first floor level. The existing steel escape staircase between ground and first floor level and which is in good serviceable condition is to be used to provide access to the apartments via the entrance door at first floor level. The external stairway is to be covered to allow its continued use for access to and escape from the apartment development. Covering to comprise triple glazed reinforced polycarbonate sheets fitted to lightweight galvanised mild steel rafters as indicated. The existing handrails and open balustrade to the stairway are to be supplemented with mild steel balusters fitted vertically as shown in such a way so that the gaps between are no more than 100mm wide.

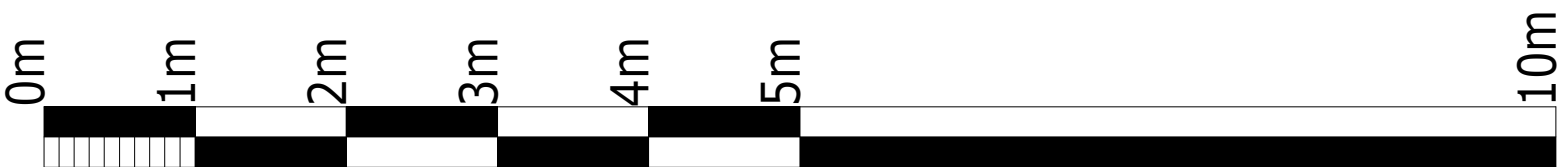
Existing rendered finish to rear elevation is to be cleaned, repaired locally and re-decorated with smooth external masonry paint coloured white to match existing.

Sliding sash windows to the rear elevation which are showing signs of decay are to be replaced with new sash windows using the original windows as a template. Both windows are to be formed with 4-panel glazing as indicated to match existing. Windows are to be fitted with 16mm o/all sealed double glazed units and frames are to be finished gloss white to match existing.

EXISTING FRONT ELEVATION
TO HOPE STREET.

EXISTING PART SIDE ELEVATION.

EXISTING REAR
ELEVATION.



Project.	
PROPOSED CONVERSION OF UPPER FLOORS TO APARTMENTS at 50, HOPE STREET, WREXHAM, LL11 1BE.	
Client.	
HARDING COMMERCIAL.	
Title.	
PROPOSED EXTERNAL ELEVATIONS.	
Drawing No.	
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Date.	Scale.
Jan 2021.	1:50@A1.
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