



Client. Coleg Cambria

Job No. 16025

Date. February 2017

**Coleg Cambria, Grove Park Campus
M Block Window Replacements
Supporting Statement**



Job Title: Coleg Cambria, Grove Park Campus Window Replacements

Job Number: 16025

Report Title: Supporting Statement

Date of First Issue: February 2017



CONTROL SHEET

The following table lists the current issue number of each section and appendix contained within this document. An update of this control sheet will be issued with any updated Document

Please ensure when referencing this document that you are using the most recent Issue in accordance with the table below.

Section No.	Issue No.	Date of Issue	Prepared By	Checked By	Amendments Since Last Issue
1.0	1.0	27-02-17	MG	ST	
2.0	1.0	27-02-17	MG	ST	
3.0	1.0	27-02-17	MG	ST	
4.0	1.0	27-02-17	MG	ST	

Job Title: Coleg Cambria, Grove Park Campus Window Replacements

Job Number: 16025

Report Title: Supporting Statement

Date of First Issue: February 2017



Contents

- 1.0 Overview
- 2.0 Existing Windows
- 3.0 Proposed Windows
- 4.0 Window Frame Samples

1.0 Overview

- 1.1 The existing building was constructed in the early 1920's and opened in June 1926 as the War Memorial Hospital. The building has been retained and adapted to form part of the Coleg Cambria Grove Road Campus. The building is important both within Wrexham and the college campus; and Coleg Cambria wishes to maintain its character as far as practicable whilst ensuring the building is as effective and efficient as possible.
- 1.2 The works proposed constitute the replacement of existing windows. The windows have, over many years, been repaired and replaced and are no longer adequate. Many are no longer operable and are energy inefficient.
- 1.3 The proposal is to replace all windows with UPVC framed double glazed windows. These will be of matching design to the existing as far as practically possible.
- 1.4 Some of the windows appear to be original however a number have been replaced in the past with a variety of frames, materials and styles being adopted.
- 1.5 The window types vary and include casements, and sash operations. The building was completed in 1926 and historic photos indicate the majority of windows were casements with sashes to the main entrance area.

2.0 Existing Windows

- 2.1 The existing windows are of various styles and arrangement. The majority are casement windows with hopper style inward opening lights. These appear to be original and are located throughout the two wings of the building on the upper floor of the main entrance area. Sash windows are the minority however they are located at ground and first floors to the main entrance area. All windows are single glazed with paint finish generally white in colour.



- 2.2 A number of the windows have been replaced with metal frame windows of a style which is not associated with the original building. It is proposed these will be replaced to match the original window style/detail.



- 2.3 The existing windows are in various conditions of repair and operation. Many are rotten in parts; and seized and are difficult to operate.



- 2.4 The existing windows are difficult to access to maintain in a safe manner due to their height, and obstructions such as roofed balconies. Therefore, maintenance of the windows is challenging; the applicant is aiming to install windows with reduced maintenance requirements to both to minimise the risk to operatives working at height to maintain the windows and reduce life time costs.
- 2.5 Further requirements are to improve security. The existing windows are vulnerable and difficult to adapt to improve security.

- 2.6 Many windows have been altered and adapted to incorporate fans and louvres. Most are redundant. It is proposed that these will be removed and the replacement windows will be glazed.



- 2.7 The existing windows are single glazed and perform badly with regards to air leakage and thermal performance. It is important to upgrade the windows to improve the energy efficiency of the building overall and improve the internal environment for the staff and students. Replacing the existing windows with new high performance windows will have a significant impact on the overall heat loss and energy usage of the building.
- 2.8 Consideration has been given to the installation of supplementary secondary glazing. This is not practical due to the inward opening operation of existing hopper windows. The complexity of maintaining natural ventilation with secondary glazing makes this option impractical. Equally secondary frames will not fit within the reveals without obstructing the operation of the opening lights.
- 2.9 Weather and water penetration via the existing windows and frames is a major problem. The resulting water damage to the inside of the building is a significant issue along with condensation water damage from the single glazing. Replacing the windows will provide the opportunity to rectify these issues.
- 2.10 The elevations benefit from existing stone cills, heads, and stone surrounds to feature areas of the main elevations. All cills, heads, reveals and windows surrounds will be retained as existing. These are typically stone on the main elevation. The rear elevation is typically stone cills and brickwork heads.



3.0 Proposed New Windows

3.1 The replacement of the existing windows with new UPVc double glazed windows frames has been fully considered within the context of the conservation area. It is proposed that all the windows will be replaced to maintain consistency of design and appearance. As the existing building has 2 types of windows, casement and sash, two different replacement windows are proposed to match the existing.

3.2 Sash windows: -

Masterframe: Vintage range

Sash Frame Section drawings included in application.

Vintage Traditional Cross Sections

Vintage Traditional External Elevation (with DBR option proposed)

Operation: vertical slide

Refer to drawing

16025 - DT-03 - Sash Window Details

Photos of Sample presented to Planning officer and Conservation Officer:



All frames to benefit from foil wrap grain textured coating to provide a wood grain finish.

Frame colour: White to match existing, glass clear, except where privacy is required where frosted glass is proposed.

3.3 Casement windows: -

Resident 9: Traditional Flush

Casement Window elevation drawings included in application.

Frame Section drawing

Operation: outward opening top swing mechanism.

Refer to drawings:-

16025 - DT-01 - Casement Window Elevations

16025 - DT-02 - Casement Window Details

Photos of Sample presented to Planning officer and Conservation Officer:



All frames to benefit from foil wrap grain textured coating to provide a wood grain finish.

Frame colour: White to match existing, glass clear, except where privacy is required where frosted glass is proposed.

4.0 Window Frame Samples

- 4.1 The full frame samples have been retained and are available to be viewed by the authority on request.