SHORIEL INVESTMENTS LTD

PROPOSED REPLACEMENT OF EXISTING WINDOWS AND DOORS

NEY COURT, YORKE STREET, WREXHAM

SUPPORTING PLANNING STATEMENT

NOVEMBER 2025

NJ PLANNING
AND DEVELOPMENT

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DOCUMENT VERSION HISTORY

VERSION 1	**29th October 2025**	**Draft for Client Review**
VERSION 2	**10th November 2025**	**Final for Submission**

1.0 INTRODUCTION

1.1 The Planning Application

1.1.1 This Planning Application is submitted on behalf of Shoriel Investments Ltd for the replacement of existing windows and doors within the building of Ney Court, Yorke Street, Wrexham.

1.1.2 The existing windows are in a deteriorated condition, exhibiting signs of rot, air leakage, and poor insulation performance. The proposed works aim to improve the building's energy efficiency and long-term sustainability while maintaining the traditional character of the property and the wider conservation area.

1.1.3 The application is accompanied by the following documents and plans;

- Completed Planning Application Forms and Certificates
- Planning Application Fee;
- Supporting Planning Statement – NJPlanning Ltd
- Proposed Door Specification
- Proposed Window Specification
- Plans – Arkify Ltd
    - Location Plan - 24-34 A001
    - Existing Site Plan – 24-34 A002
    - Existing Elevations – 24-34 A003

2.0 DESCRIPTION OF THE APPLICATION SITE

2.1 Location

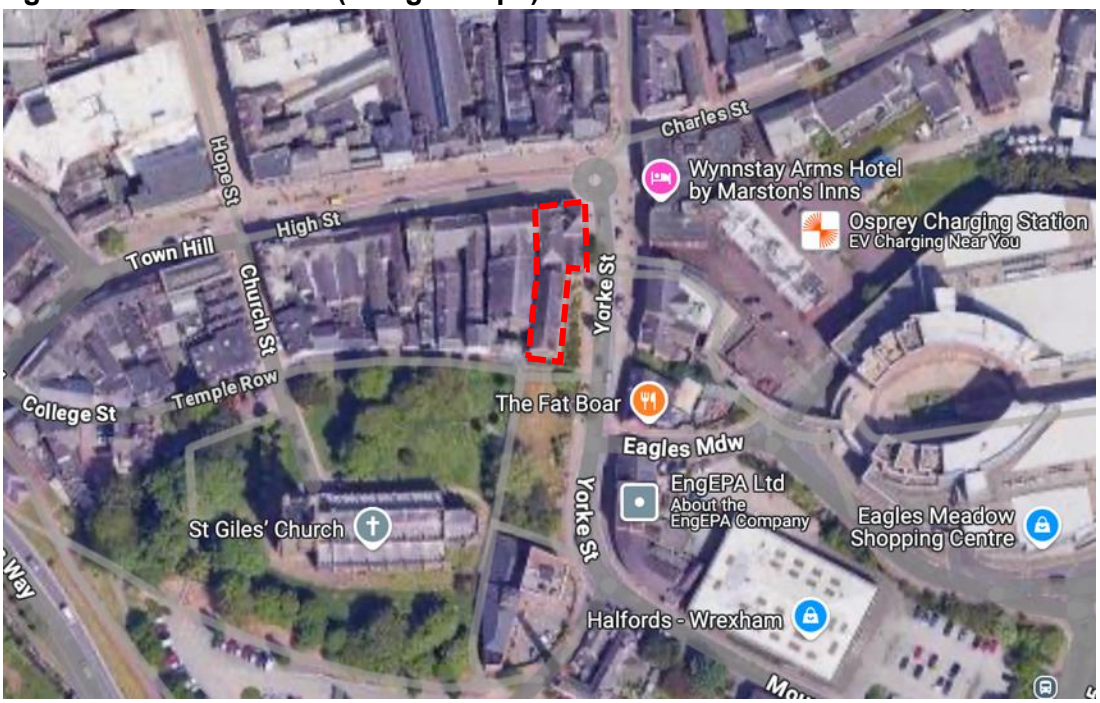
2.1.1 The application site within the redline boundary measures 487m2 and is located on Yorke Street in Wrexham. The site is wholly within the settlement boundary of Wrexham as shown within the adopted Wrexham Local Development Plan.

2.1.2 Wrexham is a city in the north-east of Wales. It lies between the Welsh mountains and the lower Dee Valley, near the border with Cheshire in England. Historically in the county of Denbighshire, it became part of the new county of Clwyd in 1974. It has been the principal settlement and administrative centre of Wrexham County Borough since 1996. At the 2021 census, the built-up area had a population of 44,785, and the wider county borough, which also includes surrounding villages and rural areas, had a population of 135,117. Wrexham was awarded city status in 2022.

2.1.3 Wrexham serves north Wales and the Welsh borderlands as a centre for manufacturing, retail, education and administration. The city is noted for Wrexham A.F.C. (one of the oldest professional football teams in the world); the nationally significant industrial heritage of the Clywedog Valley; the National Trust Property of Erddig; and the fine Tudor church of St Giles, which towers over the historic Wrexham city centre.

2.1.4 The location of the application site is shown on Figure 1 below and on submitted Location Plan ref 24-34 A001.

Figure 1 – Site Location (Google Maps)



2.2 The Application Site

2.2.1 The application site comprises of a three-storey building constructed from red brick with slate roof covering. The building contains a number of apartments, all of which are owned by the applicant and rented out to the current occupiers.

2.2.2 The building includes 37no. windows and 21no. doors. A full schedule of the existing windows and doors is shown on the Existing Elevation plan ref 24-34 A003.

2.2.3 The existing windows are timber sash with window bars vertically set in the middle of the window. There is one existing UPVC window known as w0-01 on the window schedule. The majority of the windows are painted / stained dark brown but there are a small number painted white.

2.2.4 The building has a number of French doors leading to small balconies on the eastern elevation. These doors are timber with window bars running horizontally and vertically creating 4no. small glass windows per door. The French doors are painted / stained dark brown.

2.2.5 The building has a number of entrance doors, at the ground floor level; these comprise of timber doors with panel features some painted / stained dark brown and others painted in teal / green.

2.2.6 Photos evidencing the condition of the existing windows are available within Appendix 1.

2.3 Heritage, Landscape and Environmental Designations

2.3.1 The application site lies wholly within the Wrexham Conservation Area as defined by the Wrexham Local Plan.

2.3.2 There are a number of listed buildings in close proximity of the site including on High Street, Church Street and the Wynnstay Arms Hotel.

2.3.3 There is a scheduled monument located at St Giles Church, located just off Church Street. This can also be seen in Figure 1 – Site Location on page 3.

2.3.4 The monument consists of a pair of wrought iron gates with elaborate scrollwork, made in 1720 by the Davies Brothers of Bersham. The central double gates, single side gates, and the panels flanking them each have overthrows, rising successively to the centre of the gates. There are rusticated stone piers crowned by moulded urns at each end of the gates. Beyond those in quadrants are further sections of ironwork, with overthrows, spanning Temple Row.

2.3.5 The monument is of national importance for its potential to enhance our knowledge of entrance architecture. It retains significant archaeological potential, with a strong probability of the presence of associated archaeological features and deposits. The

structure itself may be expected to contain archaeological information concerning chronology and building techniques.

2.3.6 There are no other historical, landscape or environmental designations.

2.4 The Surrounding Area

2.4.1 The application site is surrounded by a mix of residential and commercial dwellings within the core Wrexham city centre, the majority of which are predominantly two and three storey in height with render, brick and limestone wall coverings and slate roof coverings.

2.4.2 There are a significant number of window and door styles and materials within surrounding as evidenced by photos contained within Appendix 2 which show the surrounding buildings and the differing window styles and materials in more detail. The predominate colour of the windows is white, with brown, black and blue also being seen on select properties in the immediate vicinity of the application site.

2.5 Site Access

2.5.1 The application site is currently accessed off Yorke Street, which is adjacent to the High Street in Wrexham. There will be no changes to the access to the building.

2.6 Hydrology / Flood Risk

2.6.1 The application site is within Flood Zone A which is considered to be at little or no risk to fluvial or coastal / tidal flooding as per NRW's Flood Map for Planning; extract shown in Figure 2 below

Figure 2 – Flood Map for Planning



2.7 Planning History

2.7.1 There is no relevant previous planning history for the site.

3.0 DESCRIPTION OF PROPOSED DEVELOPMENT

3.1 Introduction

3.1.1 The proposed development comprises of the replacement of the existing windows and doors on the building know as Ney Court, Yorke Street, Wrexham.

3.1.2 The existing windows and doors are considered to be beyond economical repair and have reached the end of their lifespan and therefore require a full replacement. Photos of the existing windows are available within Appendix 1. The proposed replacement units will ensure that the building is kept watertight together with ensuring that the building is kept secure by utilising modern security facilities.

3.1.3 The applicant purchased the building in 2021 and since has spent a considerable amount of money maintaining and enhancing the building. The applicant's letting agent have recently undertaken a review of the building with relation to the Renting Homes (Wales) Act 2016 and have recommended that the windows are replaced due to quality and state of repair. A copy of the agent's letter is available within Appendix 3.

3.1.4 At the time of the agent's review, they considered that whilst the building is complaint with the legislation, the condition of the windows and doors are at a point where, if left for any significant further period of time, the building would fail to meet the legislation.

3.1.5 Naturally, as a result of these review, the applicant is proposing a scheme of replacement windows. These windows, in order to fully comply with the renting legislation within Wales, should be double glazed.

3.1.6 The proposed development includes in the replacement of 36no. windows and 14no. doors. 1no. window and 7no. doors are proposed to be retained.

3.1.7 Full details of the windows and doors proposed to be replaced are shown on the window schedule on the Existing Elevation Plan ref 24-34 003A.

3.2 Design

Windows

3.2.1 The proposed replacement windows are to be standard casement, sash UPVC windows. The windows would be dark down woodgrain (rosewood) in colour and finish on the exterior and smooth white in colour and finish on the interior. Note, the external frame colour can be amended should the Council request a different colour.

3.2.2 The design of the windows in terms of the vertical bars etc are proposed to be a like for a like replacement of each window.

3.2.3 Further details are available on the submitted Window Specification factsheet.

Doors

3.2.4 The proposed replacement doors are to be UPVC timber effect doors. Included within the submitted information accompanying the application are details of the proposed replacement door from The English Door Company. The specific model of door proposed is the 'Ballingdon' which closely matches the existing doors in terms of the fenestration, layout of glazing and wider design features. The proposed doors would be finished in Natural Wood colour.

3.2.5 Note, the exact manufacturer will be selected once consent has been achieved. The external door colour can be amended should the Council request a different colour.

3.2.6 Further details are available on the submitted Door Specification factsheet.

4.0 PLANNING POLICY

4.1 National Planning Policy

4.1.1 **Planning Policy Wales** (Edition 12, February 2024) provides the overarching policy context and guidance for planning within Wales. It states that the primary objective is to *"ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places."*

4.1.2 Chapter 1 'Introduction' sets out seven well-being goals for a sustainable Wales;

- *A globally responsible Wales;*
- *A prosperous Wales;*
- *A resilient Wales;*
- *A healthier Wales;*
- *A more equal Wales;*
- *A Wales of cohesive communities; and*
- *A Wales of vibrant culture and thriving Welsh Language.*

4.1.3 The Well-being of Future Generation Act (Wales) places a duty on public bodies to carry out sustainable development. The Act provides the following definition of sustainable development in Wales;

- *"Sustainable development" means the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals.*

- *Acting in accordance with the sustainable development principles means that a body must act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs".*

4.1.4 Chapter 2 'People and Places: Achieving Well-being Through Placemaking', at paragraph 2.13, 'Key Planning Principles' states:

"The plan led system underpins the delivery of sustainable places. To ensure all development plans and decisions taken by the planning system work together to deliver sustainable places. The 5 key Principles (see Figure 4) represent a guiding vision for all development plans, including Future Wales."

"These principles will enable the goals and five ways of working set out in the Well-being of Future Generations Act to be realised through land use planning."

4.1.5 Chapter 2 ‘People and Places: Achieving Well-being Through Placemaking’, at paragraph 2.15 states:

“The national sustainable placemaking outcomes should be used to inform the preparation of development plans and the assessment of development proposals.”

4.1.6 National Sustainable placemaking outcomes are identified as:

- Creating and Sustaining Communities;
- Making best use of resources;
- Growing our economy in a sustainable manner;
- Maximising Environmental Protection and Limiting Environmental Impact;
- Facilitating Accessible and Healthy Environments.

4.1.7 Chapter 3 ‘Strategic and Spatial Choices’, at paragraph 3.3 states:

“Good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building, but the relationship between all elements of the natural and built environment and between people and places”.

4.1.8 Paragraph 3.4 states;

“Design is an inclusive process, which can raise public aspirations, reinforce civic pride and create a sense of place and help shape its future.”

4.1.9 Chapter 5, paragraph 5.8, ‘Reduce Energy Demand and Use of Energy Efficiency’, at paragraph 5.8.1 states that:

“The Planning system should support new development that has very high energy performance, supports decarbonisation, tackles the causes of the climate emergency, and adapts to the current and future effects of climate change through the incorporation of effective mitigation and adaption measures”.

4.2 Local Planning Policy

4.2.1 The Statutory Development Plan for area within which the application site is located comprises of the **Wrexham Local Development Plan (2013 – 2028)** (“LDP”) which was adopted 20th December 2023.

4.2.2 The application site lies within the Wrexham settlement boundary as defined by the LDP. The application site lies within the defined Wrexham City Centre, on a Primary Shopping Street and within the Wrexham City Centre Masterplan Area as denoted by the LDP Proposals Map Inset 2 and 3. As noted previously, the site also lies within the Wrexham City Centre Conservation Area as denoted by the LDP Constraints Map Inset 2 and 3.

4.2.3 The Local Development Plan has a clear vision:

"By 2028, Wrexham will be an attractive, distinctive and accessible place where people will want to live, work, visit and invest. Our economy will be strong, resilient and responsive to our gateway location within Wales. Wrexham County Borough will be a sustainable place where everyone feels safe and included and a place that enhances the quality and distinctiveness of our natural, built heritage and unique culture."

4.2.4 The Council Plan is underpinned by the other strategies prepared by the Council and its partners. Economic aspirations contained within the Council Plan indicate that making Wrexham a place with a strong, resilient and responsible economy is a priority for the County Borough. This will be evidenced by a revitalised Wrexham City Centre and surrounding neighbourhoods via the delivery of new and improved homes, the creation of businesses, jobs and growth of the arts and creative industries sectors to strengthen its regional position and make it the place people choose the live, work and invest in.

4.2.5 Listed below are the policies considered to be of most relevance to the proposed development.

4.2.6 Policy **'SP15: Historical and Cultural Environment'** states:

Development will only be supported where it conserves, protects, preserves or enhances the following cultural and historic assets of the County Borough and their setting:

i. Listed Buildings;

ii. Conservation Areas;

iii. Pontcysyllte Aqueduct and Canal World Heritage Site;

iv. Registered Historic Parks, Gardens and Landscapes; and

v. Scheduled Monuments and Archaeological Remains

4.2.7 Policy '**DM1: Development Management Considerations'** states;

Development proposals, where relevant, must:

i. Accord with or enhance the character, local distinctiveness and appearance of the site, existing building(s) and surrounding landscape/ townscape in terms of their siting, layout, scale, height, design, density, use of materials and landscaping;

ii. Not have an unacceptable effect on the amenity of the occupiers of nearby properties/land; and provide a satisfactory standard of amenity for the occupiers/users of the development itself;

iii. Safeguard the environment from the adverse effects of pollution of water, land, noise, light or air, or land instability, arising from development;

iv. Take account of personal and community safety and security in their design and layout;

v. *Prioritise walking, cycling and public transport use ahead of travel by car;*

vi. *Not give rise to highway safety, pedestrian safety or parking problems on site or in the locality;*

vii. *Contribute to low carbon communities through energy efficiency, be designed to minimise the use of non-renewable energy, water and the production of waste both during construction and when in use;*

viii. *Not increase the risk of flooding but make adequate provision for sustainably dealing with foul and surface water drainage and not result in an unacceptable impact upon the water environment;*

ix. *On sites which have previously been developed, new development proposals should make use of existing suitable building materials wherever possible for appropriate uses in order to re-use recyclable materials and reduce the amount of imported materials; and*

x. *Ensure that any risks arising from past coal mining, as indicated on the constraints map, can be adequately managed.**

**The Coal and Development (High Risk) areas identified on the Constraints Map have been defined on the basis of the best information available to the planning authority and are not necessarily exhaustive. Responsibilities for determining the extent and effects of instability, contamination and other risks remain that of the developer, who must ensure that land is suitable for the development proposed'.*

4.2.8 Policy **'R2: Development within the Wrexham City Centre Masterplan Area'** states;

Development proposals within the defined Wrexham City Centre Masterplan area should;

i. *Support the regeneration, renewal and enhancement of Wrexham City centre; and*

ii. *Be compatible with the Wrexham City Centre Masterplan vision, objectives and aims.*

4.2.9 Policy '**R3: Primary Shopping Streets'** states;

Retail will be regarded as the most appropriate ground floor use within the primary shopping streets identified in the Proposals Map.

Development proposals should not be harmful to the vitality, viability and attractiveness of the primary shopping streets. Proposals involving the loss of retail uses within Primary Shopping Streets will be assessed against the following criteria:

i. *The nature of the proposed use and how it complements the retail function of the street;*

i. *The balance and distribution of existing and committed non-shop uses;*

ii. *Whether, and for how long, the premises have been vacant and actively marketed; and*

iii. *The amount of retail floor-space and frontage length being lost including whether an appropriate shop front and window display is to be provided/retained.*

5.0 PLANNING APPRAISAL

5.1 Introduction

5.1.1 Planning law requires that planning applications must be determined in accordance with Development Plan, unless material considerations indicate otherwise.

5.1.2 The key considerations in determining this planning application is considered to be the principle of development and its associated design.

5.1.3 In assessing these considerations and how they relate to the Development Plan as a whole, it is appropriate to consider the *High Court decision of R v Rochdale Metropolitan Borough Council ex Parte Milne (2000).* Mr Justice Sullivan in considering the case looked at the question of accordance with individual planning policies in the development plan noting that policies often to seek to achieve competing objectives. Mr Justice Sullivan ruled that a proposer does not have to accord with each and every policy within the development plan. A decision needs to be balanced in considering the site context, policy framework and competing objectives in a development plan.

5.2 Principle of Development and Design

5.2.1 The proposed development, by virtue of replacing windows and doors within a Conservation Area and by the building comprising of apartments, requires the benefit of planning consent.

5.2.2 Policy SP15 supports development *"where it conserves, protects, preserves or enhances"* the Conservation Area. The proposed development comprises of the replacement of window and doors on the building known as Ney Court. The current windows and doors are timber and have reached their end of life and require replacement to ensure the building remains watertight and secure for the occupiers.

5.2.3 The proposed replacement windows and doors, whilst they are to be made from UPVC, have been selected to ensure that they have the same fenestration design and character of the windows that they are replacing.

5.2.4 Specifically, the proposed windows will have a wood grain finish and be a dark brown colour ("rosewood") to match existing. The number of vertical and horizontal bars will be the same as those which are being replaced.

5.2.5 Similarly, the proposed doors are to be a similar design and profile. Both the windows and doors will feature wood grain finish and be dark timber / stain colour.

5.2.6 As a result of the design of the proposed windows and doors, it is not considered that the replacement windows and doors, particularly by virtue of the change of material from timber to UPVC, will significantly impact the Conservation Area.

5.2.7 Further, there are a range of window and door styles within the immediate vicinity which include similar UPVC style windows to those proposed. This is evidenced by the photos of the surrounding buildings, within Appendix 2, which clearly indicate that there are vast range of window style and material in the vicinity of the proposed development, including basic UPVC units with no detailing. In particular, are the windows on a building on the corner of Yorke Street and Tuttle Street which are smooth UPVC plain unit windows coloured dark blue.

5.2.8 It is considered that the proposed windows, by virtue of replicating the proportions and glazing pattern of the existing timber units on like for like replacement, will ensure a consistent and sympathetic appearance which would not be discernible when viewing the building from the street scene. The visual integrity and rhythm of the existing façade will therefore be preserved, ensuring that the replacement windows will not detract from the architectural or historic significance of the building or its setting.

5.2.9 The use of modern UPVC materials offers substantial benefits in terms of energy efficiency, noise reduction, and ongoing maintenance. These improvements align with current sustainability objectives, particularly in reducing heat loss and energy consumption in older buildings. While traditional timber could be retained in principle, its ongoing maintenance requirements and limited durability in exposed conditions present a long-term risk to the building's fabric. The proposed UPVC windows represent a practical and balanced approach, combining visual sensitivity with improved environmental performance.

5.2.10 Also of particular note is the cost of the replacement windows; the UPVC design has been selected to ensure that the replacement windows are financially viable for the applicant and their ongoing rental of the property to a number of people. Quotes for other replacement window materials (available within Appendix 4), including timber and aluminium alternatives, have been obtained and these quotes equate to 3 times the price of the quotes for the proposed UPVC window.

5.2.11 As indicated by the agent's letter within Appendix 3, the property provides low cost, affordable rental properties for its tenants, something which is of short supply within the Wrexham Town Centre. Therefore, with low rents, comes low turnover (in relative terms) and it has been calculated by a financial assessment that only UPVC replacement dwellings are financially viable.

5.2.12 Overall, the proposal has been carefully designed to respect the established character and appearance of the conservation area, in accordance with local and national planning policy guidance on heritage assets. The works will not harm the special interest of the conservation area but will instead ensure the continued viable use and preservation of the property for the future.

5.2.13 It is therefore considered that the proposed development conserves, protects and preserves the Conversation Area and the proposed development accords with Policy SP15 of the Wrexham Local Development Plan.

6.0 CONCLUSION

6.0.1 This application seeks full planning permission from Wrexham County Council for the replacement of existing windows and doors on the building known as Ney Court, Yorke Street, Wrexham.

6.0.2 The proposed development comprises of the replacement of 36no. windows and 14no. doors. 1no. window and 7no. doors are proposed to be retained.

6.0.3 The development plan within which the site is located is the Wrexham Local Development Plan for the period 2013 – 2028 which was adopted 20th December 2023.

6.0.4 The application site lies within the Wrexham settlement boundary as defined by the LDP. The application site lies within the defined Wrexham City Centre, on a Primary Shopping Street and within the Wrexham City Centre Masterplan Area as denoted by the LDP Proposals Map Inset 2 and 3. As noted previously, the site also lies within the Wrexham City Centre Conservation Area as denoted by the LDP Constraints Map Inset 2 and 3.

6.0.5 As discussed in the sections above it is considered that the proposal has no significant impact on the Conservation Area and will lead to a development which conserves, protects and preserves the Conversation Area.

6.0.6 Therefore, it is considered that the proposed development accords with the key principles of Planning Policy Wales as well as local policies in the adopted Local Development Plan.

6.0.7 The planning balance therefore falls firmly in favour of the proposed development and as such it is considered that there are no overriding reasons why planning permission for the proposed development should be withheld.

Appendix 1

Photos of Existing Windows


BUD LIGHT










BUD
LIGHT





Appendix 2

Photos of Surrounding Area

Temple Row, Wrexham



Temple Row, Wrexham



Yorke Street, Wrexham



High Street, Wrexham



Yorke Street, Wrexham



Corner of Tuttle Street and Yorke Street, Wrexham



Corner of Tuttle Street and Yorke Street, Wrexham (zoomed in photo of the windows)



Hope Street, Wrexham



Hope Street, Wrexham



Appendix 3

Agent Letter

BELVOIR!

Property is personal

13 January 2025

Mr Shai Elroy,
Shoriel Investments Ltd Company,
19-20 Bourne Court,
Southend Road,
Woodford Green,
Essex.
IG8 8HD

Dear Mr Elroy,

Ney Court, Yorke Street, Wrexham. LL13 8LW

Further to our recent meeting and discussion about your ownership of the above named property, I write, as promised, to confirm the salient points of our conversation.

The building known as Ney Court is allocated into 15 self contained flats over three floors, the building is relatively old and is tired looking in places with electric storage heaters as a heating source for the tenants. The state of the original, single glazed, sash windows as we have discussed previously, is poor in terms of insulation properties as well as the fitting of the windows themselves (possibly due to historic movement of the building) which causes further heat loss.

The Renting Homes (Wales) Act 2016, which came into effect on 1 December 2022, has within it a section named the Fitness for Human Habitation Regulations, this comprises of 29 standards that must be met for a rental dwelling in Wales to be recognised as a legal tenancy. The exposure to excessively low temperatures is one such standard which I do think we currently flirt along the edge of failing to adhere to. This standard especially during periods of strong winds where gaps in the window frames and closures do affect the room temperature of some apartments and whereas it may not contravene the Regulations it's certainly not aligned with the spirit of that Regulation.

So in short, ideally I do believe the windows need replacing.

However, the return on investment for this window replacement programme is not particularly attractive with the current average rent for the flats being £580 each :

580 x 15 = £8,700 x 12 = £104,000 gross annual income. (Tax, Agent fees & maintenance costs to be deducted) .

Belvoir Wrexham
Ground Floor, Elwy House, 15 King Street,
Wrexham, LL11 1HF
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T: 01978 340 030
E: wrexham@belvoir.co.uk

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Appendix 4

Alternative Window and Door Quotations

CASTLE MEWS WINDOWS

07725659939
info@castlemewswindows.co.uk
www.castlemewswindows.co.uk

Unit 10, Rhosddu Ind Est
Wrexham
LL11 4YL

QUOTE REF:
QUOTE DATE: 28/11/2024

Further to your recent request for a quotation we are delighted to offer you the following;
To supply and install
41 alliminium box sash sliding windows
14 alliminium French doors
£165,000
This price would include the following;

- 10-year insurance backed guarantee
- Certass Certificate after completion of work
- 4 point security locking on all windows
- Removing all old frames
- Installation

Our current lead time from point of order to installation is 4/6 weeks.
I can make exceptions as I know you need them in asap

This quotation is valid for 30 days.

If you have any questions or would like any more information, please feel free to contact us anytime and we will be more than happy to assist with any query you may have.

Yours sincerely

Craig Griffiths
Castle Mews Windows

Neil Foxall

QUOTATION

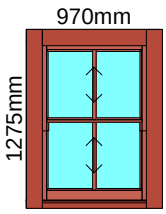
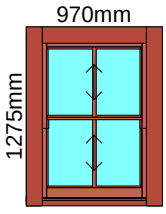
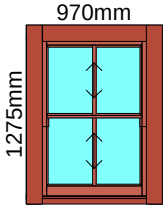
Reference	24-34 Ney Court Wrexham
Quotation Number	2474.24
Date of Quotation	27 March 2025
Validity	14 days

Dear Neil

Thank you for your valued enquiry in respect of a quotation from our Joinery Team.

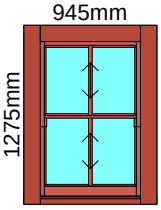
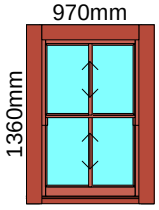
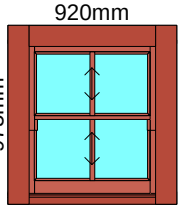
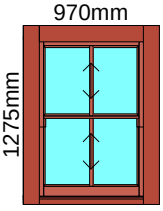
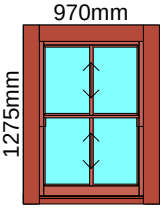
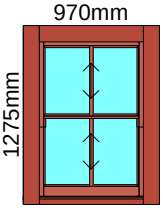
We can provide a full or part decoration service on all our joinery products, please contact us for further details

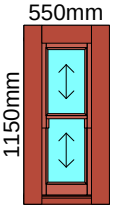
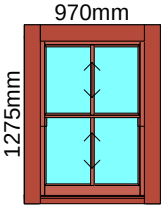
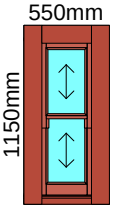
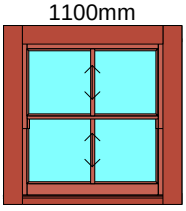
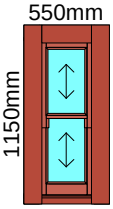
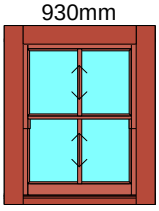
The below price is supply only with the glass supplied loose and optional extras listed at the end of the quote.

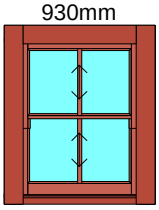
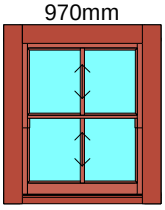
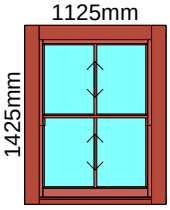
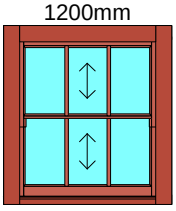
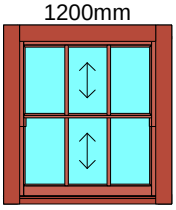
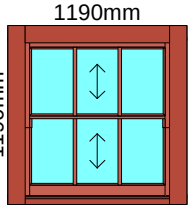
Item (sizes)	Description	Qty	Unit Cost	Total Cost
	**Sliding Sash - (W0-02)** Window Type: Traditional box frame sliding sash D/G unglazed Bodnant standard fittings applied ,Weights supplied loose, no sash cord supplied. Timber Type: Utile Hardwood 4/16/4 Planitherm Clear Toughened DG Units with Duplex Bar (Argon)Warm edge spacer This joinery item is supplied without decoration U-value=1.36 75.19 kgs	1	£1,273.61	£1,273.61
	**Sliding Sash - (W0-03)** Window Type: Traditional box frame sliding sash D/G unglazed Bodnant standard fittings applied ,Weights supplied loose, no sash cord supplied. Timber Type: Utile Hardwood 4/16/4 Planitherm Clear Toughened DG Units with Duplex Bar (Argon)Warm edge spacer This joinery item is supplied without decoration U-value=1.36 75.19 kgs	1	£1,273.61	£1,273.61
	**Sliding Sash - (W0-04)** Window Type: Traditional box frame sliding sash D/G unglazed Bodnant standard fittings applied ,Weights supplied loose, no sash cord supplied. Timber Type: Utile Hardwood 4/16/4 Planitherm Clear Toughened DG Units with Duplex Bar (Argon)Warm edge spacer This joinery item is supplied without decoration U-value=1.36 75.19 kgs	1	£1,273.61	£1,273.61

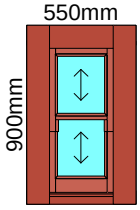
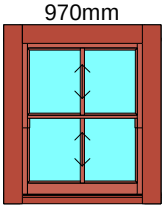
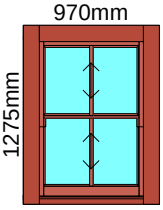
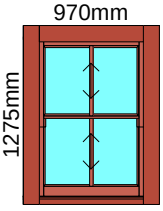
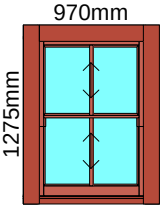
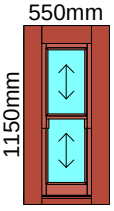
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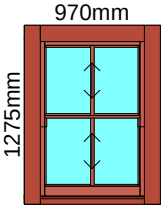
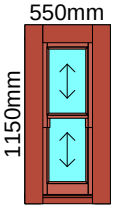
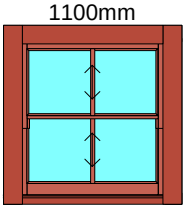
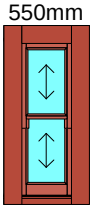
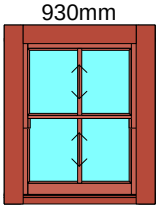
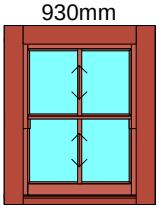
Bodnant Joinery Ltd: Mill Lane, Tal y Cafn, Colwyn Bay, North Wales, LL28 5RP
Tel: 01492 651238 Email: info@bodnant-joinery.co.uk www.bodnant-joinery.co.uk
Company registered in England No: 06886207 V.A.T. No. 106 4541 41

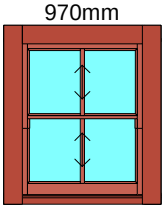
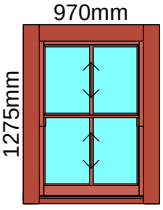
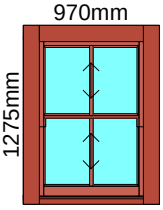
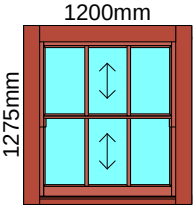
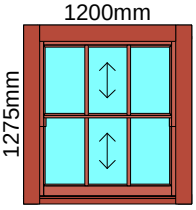
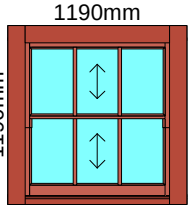
Item (sizes)	Description	Qty	Unit Cost	Total Cost
	Brought Forward			£3,820.83
945mm 1275mm 	**Sliding Sash - (W0-05)** Window Type: Traditional box frame sliding sash D/G unglazed Bodnant standard fittings applied ,Weights supplied loose, no sash cord supplied. Timber Type: Utile Hardwood 4/16/4 Planitherm Clear Toughened DG Units with Duplex Bar (Argon)Warm edge spacer This joinery item is supplied without decoration U-value=1.36 73.54 kgs	1	£1,262.03	£1,262.03
970mm 1360mm 	**Sliding Sash - (W0-06)** Window Type: Traditional box frame sliding sash D/G unglazed Bodnant standard fittings applied ,Weights supplied loose, no sash cord supplied. Timber Type: Utile Hardwood 4/16/4 Planitherm Clear Toughened DG Units with Duplex Bar (Argon)Warm edge spacer This joinery item is supplied without decoration U-value=1.35 79.28 kgs	1	£1,306.80	£1,306.80
920mm 975mm 	**Sliding Sash - (W1-01)** Window Type: Traditional box frame sliding sash D/G unglazed Bodnant standard fittings applied ,Weights supplied loose, no sash cord supplied. Timber Type: Utile Hardwood 4/16/4 Planitherm Clear Toughened DG Units with Duplex Bar (Argon)Warm edge spacer This joinery item is supplied without decoration U-value=1.42 58.05 kgs	1	£1,164.60	£1,164.60
970mm 1275mm 	**Sliding Sash - (W1-02)** Window Type: Traditional box frame sliding sash D/G unglazed Bodnant standard fittings applied ,Weights supplied loose, no sash cord supplied. Timber Type: Utile Hardwood 4/16/4 Planitherm Clear Toughened DG Units with Duplex Bar (Argon)Warm edge spacer This joinery item is supplied without decoration U-value=1.36 75.19 kgs	1	£1,273.61	£1,273.61
970mm 1275mm 	**Sliding Sash - (W1-03)** Window Type: Traditional box frame sliding sash D/G unglazed Bodnant standard fittings applied ,Weights supplied loose, no sash cord supplied. Timber Type: Utile Hardwood 4/16/4 Planitherm Clear Toughened DG Units with Duplex Bar (Argon)Warm edge spacer This joinery item is supplied without decoration U-value=1.36 75.19 kgs	1	£1,273.61	£1,273.61
970mm 1275mm 	**Sliding Sash - (W1-04)** Window Type: Traditional box frame sliding sash D/G unglazed Bodnant standard fittings applied ,Weights supplied loose, no sash cord supplied. Timber Type: Utile Hardwood 4/16/4 Planitherm Clear Toughened DG Units with Duplex Bar (Argon)Warm edge spacer This joinery item is supplied without decoration U-value=1.36 75.19 kgs	1	£1,273.61	£1,273.61
	Carried Forward			£11,375.09

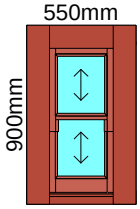
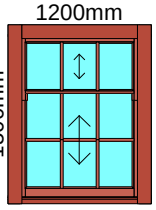
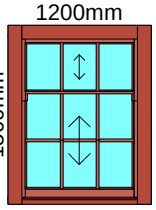
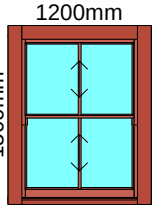
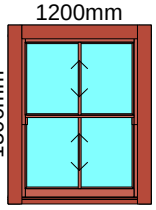
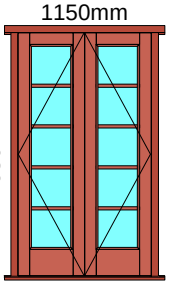
Item (sizes)	Description	Qty	Unit Cost	Total Cost
	Brought Forward			£11,375.09
550mm 1150mm 	**Sliding Sash - (W1-05)** Window Type: Traditional box frame sliding sash D/G unglazed Bodnant standard fittings applied ,Weights supplied loose, no sash cord supplied. Timber Type: Utile Hardwood 4/16/4 Planitherm Clear Toughened DG Units with Duplex Bar (Argon)Warm edge spacer This joinery item is supplied without decoration U-value=1.44 42.82 kgs	1	£1,075.33	£1,075.33
970mm 1275mm 	**Sliding Sash - (W1-06)** Window Type: Traditional box frame sliding sash D/G unglazed Bodnant standard fittings applied ,Weights supplied loose, no sash cord supplied. Timber Type: Utile Hardwood 4/16/4 Planitherm Clear Toughened DG Units with Duplex Bar (Argon)Warm edge spacer This joinery item is supplied without decoration U-value=1.36 75.19 kgs	1	£1,273.61	£1,273.61
550mm 1150mm 	**Sliding Sash - (W1-07)** Window Type: Traditional box frame sliding sash D/G unglazed Bodnant standard fittings applied ,Weights supplied loose, no sash cord supplied. Timber Type: Utile Hardwood 4/16/4 Planitherm Clear Toughened DG Units with Duplex Bar (Argon)Warm edge spacer This joinery item is supplied without decoration U-value=1.44 42.82 kgs	1	£1,075.33	£1,075.33
1100mm 1105mm 	**Sliding Sash - (W1-08)** Window Type: Traditional box frame sliding sash D/G unglazed Bodnant standard fittings applied ,Weights supplied loose, no sash cord supplied. Timber Type: Utile Hardwood 4/16/4 Planitherm Clear Toughened DG Units with Duplex Bar (Argon)Warm edge spacer This joinery item is supplied without decoration U-value=1.38 74.70 kgs	1	£1,262.86	£1,262.86
550mm 1150mm 	**Sliding Sash - (W1-09)** Window Type: Traditional box frame sliding sash D/G unglazed Bodnant standard fittings applied ,Weights supplied loose, no sash cord supplied. Timber Type: Utile Hardwood 4/16/4 Planitherm Clear Toughened DG Units with Duplex Bar (Argon)Warm edge spacer This joinery item is supplied without decoration U-value=1.44 42.82 kgs	1	£1,075.33	£1,075.33
930mm 1105mm 	**Sliding Sash - (W1-10)** Window Type: Traditional box frame sliding sash D/G unglazed Bodnant standard fittings applied ,Weights supplied loose, no sash cord supplied. Timber Type: Utile Hardwood 4/16/4 Planitherm Clear Toughened DG Units with Duplex Bar (Argon)Warm edge spacer This joinery item is supplied without decoration U-value=1.39 64.64 kgs	1	£1,203.36	£1,203.36
	Carried Forward			£18,340.91

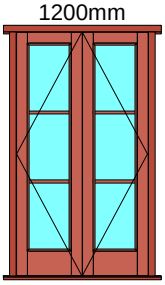
Item (sizes)	Description	Qty	Unit Cost	Total Cost
	Brought Forward			£18,340.91
930mm 1105mm 	**Sliding Sash - (W1-11)** Window Type: Traditional box frame sliding sash D/G unglazed Bodnant standard fittings applied ,Weights supplied loose, no sash cord supplied. Timber Type: Utile Hardwood 4/16/4 Planitherm Clear Toughened DG Units with Duplex Bar (Argon)Warm edge spacer This joinery item is supplied without decoration U-value=1.39 64.64 kgs	1	£1,203.36	£1,203.36
970mm 1105mm 	**Sliding Sash - (W1-12)** Window Type: Traditional box frame sliding sash D/G unglazed Bodnant standard fittings applied ,Weights supplied loose, no sash cord supplied. Timber Type: Utile Hardwood 4/16/4 Planitherm Clear Toughened DG Units with Duplex Bar (Argon)Warm edge spacer This joinery item is supplied without decoration U-value=1.39 67.01 kgs	1	£1,214.78	£1,214.78
1125mm 1425mm 	**Sliding Sash - (W1-13)** Window Type: Traditional box frame sliding sash D/G unglazed Bodnant standard fittings applied ,Weights supplied loose, no sash cord supplied. Timber Type: Utile Hardwood 4/16/4 Planitherm Clear Toughened DG Units with Duplex Bar (Argon)Warm edge spacer This joinery item is supplied without decoration U-value=1.33 93.56 kgs	1	£1,411.22	£1,411.22
1200mm 1275mm 	**Sliding Sash - (W1-14)** Window Type: Traditional box frame sliding sash D/G unglazed Bodnant standard fittings applied ,Weights supplied loose, no sash cord supplied. Timber Type: Utile Hardwood 4/16/4 Planitherm Clear Toughened DG Units with Duplex Bar (Argon)Warm edge spacer This joinery item is supplied without decoration U-value=1.34 91.22 kgs	1	£1,410.91	£1,410.91
1200mm 1275mm 	**Sliding Sash - (W1-15)** Window Type: Traditional box frame sliding sash D/G unglazed Bodnant standard fittings applied ,Weights supplied loose, no sash cord supplied. Timber Type: Utile Hardwood 4/16/4 Planitherm Clear Toughened DG Units with Duplex Bar (Argon)Warm edge spacer This joinery item is supplied without decoration U-value=1.34 91.22 kgs	1	£1,410.91	£1,410.91
1190mm 1190mm 	**Sliding Sash - (W1-16)** Window Type: Traditional box frame sliding sash D/G unglazed Bodnant standard fittings applied ,Weights supplied loose, no sash cord supplied. Timber Type: Utile Hardwood 4/16/4 Planitherm Clear Toughened DG Units with Duplex Bar (Argon)Warm edge spacer This joinery item is supplied without decoration U-value=1.36 85.65 kgs	1	£1,367.26	£1,367.26
	Carried Forward			£26,359.35

Item (sizes)	Description	Qty	Unit Cost	Total Cost
	Brought Forward			£26,359.35
550mm 900mm 	**Sliding Sash - (W1-17)** Window Type: Traditional box frame sliding sash D/G unglazed Bodnant standard fittings applied ,Weights supplied loose, no sash cord supplied. Timber Type: Utile Hardwood 4/16/4 Planitherm Clear Toughened DG Units with Duplex Bar (Argon)Warm edge spacer This joinery item is supplied without decoration U-value=1.47 35.20 kgs	1	£1,018.10	£1,018.10
970mm 1105mm 	**Sliding Sash - (W2-01)** Window Type: Traditional box frame sliding sash D/G unglazed Bodnant standard fittings applied ,Weights supplied loose, no sash cord supplied. Timber Type: Utile Hardwood 4/16/4 Planitherm Clear Toughened DG Units with Duplex Bar (Argon)Warm edge spacer This joinery item is supplied without decoration U-value=1.39 67.01 kgs	1	£1,214.78	£1,214.78
970mm 1275mm 	**Sliding Sash - (W2-02)** Window Type: Traditional box frame sliding sash D/G unglazed Bodnant standard fittings applied ,Weights supplied loose, no sash cord supplied. Timber Type: Utile Hardwood 4/16/4 Planitherm Clear Toughened DG Units with Duplex Bar (Argon)Warm edge spacer This joinery item is supplied without decoration U-value=1.36 75.19 kgs	1	£1,273.61	£1,273.61
970mm 1275mm 	**Sliding Sash - (W2-03)** Window Type: Traditional box frame sliding sash D/G unglazed Bodnant standard fittings applied ,Weights supplied loose, no sash cord supplied. Timber Type: Utile Hardwood 4/16/4 Planitherm Clear Toughened DG Units with Duplex Bar (Argon)Warm edge spacer This joinery item is supplied without decoration U-value=1.36 75.19 kgs	1	£1,273.61	£1,273.61
970mm 1275mm 	**Sliding Sash - (W2-04)** Window Type: Traditional box frame sliding sash D/G unglazed Bodnant standard fittings applied ,Weights supplied loose, no sash cord supplied. Timber Type: Utile Hardwood 4/16/4 Planitherm Clear Toughened DG Units with Duplex Bar (Argon)Warm edge spacer This joinery item is supplied without decoration U-value=1.36 75.19 kgs	1	£1,273.61	£1,273.61
550mm 1150mm 	**Sliding Sash - (W2-05)** Window Type: Traditional box frame sliding sash D/G unglazed Bodnant standard fittings applied ,Weights supplied loose, no sash cord supplied. Timber Type: Utile Hardwood 4/16/4 Planitherm Clear Toughened DG Units with Duplex Bar (Argon)Warm edge spacer This joinery item is supplied without decoration U-value=1.44 42.82 kgs	1	£1,075.33	£1,075.33
	Carried Forward			£33,488.39

Item (sizes)	Description	Qty	Unit Cost	Total Cost
	Brought Forward			£33,488.39
970mm 1275mm 	**Sliding Sash - (W2-06)** Window Type: Traditional box frame sliding sash D/G unglazed Bodnant standard fittings applied ,Weights supplied loose, no sash cord supplied. Timber Type: Utile Hardwood 4/16/4 Planitherm Clear Toughened DG Units with Duplex Bar (Argon)Warm edge spacer This joinery item is supplied without decoration U-value=1.36 75.19 kgs	1	£1,273.61	£1,273.61
550mm 1150mm 	**Sliding Sash - (W2-07)** Window Type: Traditional box frame sliding sash D/G unglazed Bodnant standard fittings applied ,Weights supplied loose, no sash cord supplied. Timber Type: Utile Hardwood 4/16/4 Planitherm Clear Toughened DG Units with Duplex Bar (Argon)Warm edge spacer This joinery item is supplied without decoration U-value=1.44 42.82 kgs	1	£1,075.33	£1,075.33
1100mm 1105mm 	**Sliding Sash - (W2-08)** Window Type: Traditional box frame sliding sash D/G unglazed Bodnant standard fittings applied ,Weights supplied loose, no sash cord supplied. Timber Type: Utile Hardwood 4/16/4 Planitherm Clear Toughened DG Units with Duplex Bar (Argon)Warm edge spacer This joinery item is supplied without decoration U-value=1.38 74.70 kgs	1	£1,262.86	£1,262.86
550mm 1150mm 	**Sliding Sash - (W2-09)** Window Type: Traditional box frame sliding sash D/G unglazed Bodnant standard fittings applied ,Weights supplied loose, no sash cord supplied. Timber Type: Utile Hardwood 4/16/4 Planitherm Clear Toughened DG Units with Duplex Bar (Argon)Warm edge spacer This joinery item is supplied without decoration U-value=1.44 42.82 kgs	1	£1,075.33	£1,075.33
930mm 1105mm 	**Sliding Sash - (W2-10)** Window Type: Traditional box frame sliding sash D/G unglazed Bodnant standard fittings applied ,Weights supplied loose, no sash cord supplied. Timber Type: Utile Hardwood 4/16/4 Planitherm Clear Toughened DG Units with Duplex Bar (Argon)Warm edge spacer This joinery item is supplied without decoration U-value=1.39 64.64 kgs	1	£1,203.36	£1,203.36
930mm 1105mm 	**Sliding Sash - (W2-11)** Window Type: Traditional box frame sliding sash D/G unglazed Bodnant standard fittings applied ,Weights supplied loose, no sash cord supplied. Timber Type: Utile Hardwood 4/16/4 Planitherm Clear Toughened DG Units with Duplex Bar (Argon)Warm edge spacer This joinery item is supplied without decoration U-value=1.39 64.64 kgs	1	£1,203.36	£1,203.36
	Carried Forward			£40,582.24

Item (sizes)	Description	Qty	Unit Cost	Total Cost
	Brought Forward			£40,582.24
970mm 1105mm 	**Sliding Sash - (W2-12)** Window Type: Traditional box frame sliding sash D/G unglazed Bodnant standard fittings applied ,Weights supplied loose, no sash cord supplied. Timber Type: Utile Hardwood 4/16/4 Planitherm Clear Toughened DG Units with Duplex Bar (Argon)Warm edge spacer This joinery item is supplied without decoration U-value=1.39 67.01 kgs	1	£1,214.78	£1,214.78
970mm 1275mm 	**Sliding Sash - (W2-13)** Window Type: Traditional box frame sliding sash D/G unglazed Bodnant standard fittings applied ,Weights supplied loose, no sash cord supplied. Timber Type: Utile Hardwood 4/16/4 Planitherm Clear Toughened DG Units with Duplex Bar (Argon)Warm edge spacer This joinery item is supplied without decoration U-value=1.36 75.19 kgs	1	£1,273.61	£1,273.61
970mm 1275mm 	**Sliding Sash - (W2-14)** Window Type: Traditional box frame sliding sash D/G unglazed Bodnant standard fittings applied ,Weights supplied loose, no sash cord supplied. Timber Type: Utile Hardwood 4/16/4 Planitherm Clear Toughened DG Units with Duplex Bar (Argon)Warm edge spacer This joinery item is supplied without decoration U-value=1.36 75.19 kgs	1	£1,273.61	£1,273.61
1200mm 1275mm 	**Sliding Sash - (W2-15)** Window Type: Traditional box frame sliding sash D/G unglazed Bodnant standard fittings applied ,Weights supplied loose, no sash cord supplied. Timber Type: Utile Hardwood 4/16/4 Planitherm Clear Toughened DG Units with Duplex Bar (Argon)Warm edge spacer This joinery item is supplied without decoration U-value=1.34 91.22 kgs	1	£1,410.91	£1,410.91
1200mm 1275mm 	**Sliding Sash - (W2-16)** Window Type: Traditional box frame sliding sash D/G unglazed Bodnant standard fittings applied ,Weights supplied loose, no sash cord supplied. Timber Type: Utile Hardwood 4/16/4 Planitherm Clear Toughened DG Units with Duplex Bar (Argon)Warm edge spacer This joinery item is supplied without decoration U-value=1.34 91.22 kgs	1	£1,410.91	£1,410.91
1190mm 1190mm 	**Sliding Sash - (W2-17)** Window Type: Traditional box frame sliding sash D/G unglazed Bodnant standard fittings applied ,Weights supplied loose, no sash cord supplied. Timber Type: Utile Hardwood 4/16/4 Planitherm Clear Toughened DG Units with Duplex Bar (Argon)Warm edge spacer This joinery item is supplied without decoration U-value=1.36 85.65 kgs	1	£1,367.26	£1,367.26
	Carried Forward			£48,533.32

Item (sizes)	Description	Qty	Unit Cost	Total Cost
	Brought Forward			£48,533.32
550mm 900mm 	**Sliding Sash - (W2-18)** Window Type: Traditional box frame sliding sash D/G unglazed Bodnant standard fittings applied ,Weights supplied loose, no sash cord supplied. Timber Type: Utile Hardwood 4/16/4 Planitherm Clear Toughened DG Units with Duplex Bar (Argon)Warm edge spacer This joinery item is supplied without decoration U-value=1.47 35.20 kgs	1	£1,018.10	£1,018.10
1200mm 1500mm 	**Sliding Sash - (W2-19)** Window Type: Traditional box frame sliding sash D/G unglazed Bodnant standard fittings applied ,Weights supplied loose, no sash cord supplied. Timber Type: Utile Hardwood 4/16/4 Planitherm Clear Toughened DG Units with Duplex Bar (Argon)Warm edge spacer This joinery item is supplied without decoration U-value=1.32 105.11 kgs	1	£1,551.50	£1,551.50
1200mm 1500mm 	**Sliding Sash - (W2-20)** Window Type: Traditional box frame sliding sash D/G unglazed Bodnant standard fittings applied ,Weights supplied loose, no sash cord supplied. Timber Type: Utile Hardwood 4/16/4 Planitherm Clear Toughened DG Units with Duplex Bar (Argon)Warm edge spacer This joinery item is supplied without decoration U-value=1.32 105.11 kgs	1	£1,551.50	£1,551.50
1200mm 1500mm 	**Sliding Sash - (W2-21)** Window Type: Traditional box frame sliding sash D/G unglazed Bodnant standard fittings applied ,Weights supplied loose, no sash cord supplied. Timber Type: Utile Hardwood 4/16/4 Planitherm Clear Toughened DG Units with Duplex Bar (Argon)Warm edge spacer This joinery item is supplied without decoration U-value=1.32 103.26 kgs	1	£1,483.00	£1,483.00
1200mm 1500mm 	**Sliding Sash - (W2-22)** Window Type: Traditional box frame sliding sash D/G unglazed Bodnant standard fittings applied ,Weights supplied loose, no sash cord supplied. Timber Type: Utile Hardwood 4/16/4 Planitherm Clear Toughened DG Units with Duplex Bar (Argon)Warm edge spacer This joinery item is supplied without decoration U-value=1.32 103.26 kgs	1	£1,483.00	£1,483.00
1150mm 1980mm 	**Door & Frame** Standard door 56mm thick and chunky door frame Brass Hinge Door Fittings Timber Type: Utile Hardwood 4/16/4 Planitherm Clear Toughened DG Units with Duplex Bar (Argon)Warm edge spacer This joinery item is supplied without decoration 1009.22 kgs	12	£1,694.93	£20,339.16
	Carried Forward			£75,959.58

Item (sizes)	Description	Qty	Unit Cost	Total Cost
	Brought Forward			£75,959.58
1200mm  2100mm	**Door & Frame** Standard door 56mm thick and chunky door frame Brass Hinge Door Fittings Timber Type: Utile Hardwood 4/16/4 Planitherm Clear Toughened DG Units with Duplex Bar (Argon)Warm edge spacer This joinery item is supplied without decoration 180.62 kgs	2	£1,701.27	£3,402.54
				£79,362.12
			VAT @ 20%	£15,872.42
			Total	**£95,234.54**

Additional Items

Extra cost to use Accoya timber, price is +VAT		£10,784.44
Extra cost to apply 1 coat of primer in white, price is +VAT		£5,239.80
Extra cost to apply a 4 coat spray system in white, price is +VAT		£15,253.45

Total Weight 4360.97 kgs

NOTES:

Diagrams of windows, doors and frames indicate style viewed from the outside and do not reflect size.All weights shown on this document are approximate and are intended to assist in manual handling considerations.

Yours Faithfully
Tony Roberts



NJ PLANNING

AND DEVELOPMENT

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