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DISCHARGE OF PLANNING CONDTIONS APPLICATION

OLD MILL WELSH SHOP, LLANRHAEADR ROAD, LLANARMON DC, WREXHAM, LL20 7LD

Client: Sean O'Sullivan
Design team: HDS Architectural services LTD

To be read in conjunction with drawing No's and details;

- HF/PL/100 Floor Plans, Elevations & Sections
- Weber Saint-Gobain cullamix tyrolean specification
- Weber Saint-Gobain weberend OCR 06-24 render specification
- Cornish-Lime CLM28F-data sheet
- STEICO-internal-Wall-Insulation-IWI-1 detail
- STEICO-internal-Wall-Insulation-IWI-1 section
- STEICO-internally fitted roof-1 detail
- STEICO-internally fitted roof-section-1
- 14-Brochura-ISOVIT-LIME-EN_VH_15.01.2024
- SecilTek-Isovit-Lime-Technical-Data-Sheet
- SecilTek-Reabilita-Cal-AC-Fino-Technical-Data-Sheet-Technical-Data-Sheet
- TRC Flush casement windows technical literature

SCHEDULE OF EXTERNAL AND INTERNAL MATERIALS AND FINISHES

External finishes

Where new render is required over any new modern building structure it is proposed to clad the new masonry walls using the webrend tyrolean multi coat render system. This comprises of weberend OCR base coat render and cullamix tyrolean decorative finish. This will give a textured render finish that will match the adjacent properties. The proposed color is white.



Fig. 1 – Cullamix White decorative finish sample

Internal finishes

The existing buildings walls will be thermally upgraded. It is proposed to use STEICO internal wall insulation using wood fibre insulation and internal lime plaster. Details can be found in the supplied trade literature.

The existing roof structure is to be retained; it is proposed to insulate between and under the rafters using STEICO wood fibre insulation board with lime plaster

WINDOW APPRAISAL REPORT

1.0 INTRODUCTION

This window appraisal report aims to establish the condition of all the existing windows and doors and identify any that will need to be replaced as part of the proposed conversion works at the Old Mill Welsh Shop.

1.1 Instructions

The report has been commissioned by the applicant to discharge part of condition 5 on the Listed building consent for external and internal alterations including extension. It is to be read in conjunction with the HDS Design & Access statement and Heritage Impact Assessment.



Fig. 1 – Location of Existing Site

1.2 Description of property

The Old Mill Welsh Shop is a grade II listed building. It is a detached 3 storey high former mill, constructed from local random stonework, with slates roof and timber doors and windows.

1.3 Survey details

The report is based on a detailed site inspection conducted on 19.06.25. The survey was a visual survey only, with access to the windows only gained internally or at ground level externally.

2.0 INVESTIAGTION & ANALYSIS



Side-01 Elevation



Front Elevation



Window G-01 is non opening and is to be removed as part of the proposals.



Window G-02 is a fixed single glazed unit. It is proposed to replace the window with a TRC flush casement window



Window F-01 will be retained



Window F-02 will be replaced with a TRC flush casement window



Window S-01 will be replaced with a TRC flush casement window



Door G-01 will be removed and replaced with a window