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Heritage Impact and Design Statement

The Wynnstay Arms Hotel, 43 High Street, Ruabon, Wrexham

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1 INTRODUCTION

1.1 This Heritage Impact Statement has been prepared by Walsingham Planning, Planning and Heritage Consultants, to support an application for listed building consent for a programme of proposed works to 37 no existing windows and 2 no existing doors at the Wynnstay Arms Hotel, 43 High Street, Ruabon, Wrexham, LL14 6LB.

1.2 The proposals entail the following key works:

a) Repair of 22 no existing timber windows.

b) Installation of secondary glazing to 11 no existing timber windows.

c) Replacement of 11 no existing modern timber windows with new traditionally detailed timber windows to match incorporating slim-profile double glazing.

d) Replacement of 4 no existing UPVC windows with new timber frame windows incorporating slim-profile double glazing.

e) Like for like replacement of 2no existing timber doors.

1.3 The proposals for the building have been prepared with the aim of ensuring the existing historic windows are maintained in good working order as part of the ongoing maintenance of the listed building and improving the thermal efficiency of the building through informed replacement where appropriate and installation of secondary glazing where appropriate.

1.4 The Wynnstay Arms Hotel is a Grade II listed building (Cadw Ref: 1625) located within the boundary of Ruabon Conservation Area within the administrative area of Wrexham.

1.5 In accordance with Planning Policy Wales (2024), Technical Advice Note 24 *The Historic Environment* (TAN24) (2026) and Cadw best practice guidance *Heritage Impact Assessment in Wales* (2017), this statement identifies the historic assets sensitive to the proposals and provides a proportionate description of the significance of those assets alongside an assessment of the impact of the proposals upon this significance.

1.6 This report should read alongside the drawings and details prepared by Frederic Robinson.

2 PLANNING CONTEXT

National Planning Policy

2.1 Chapter 6 of Planning Policy Wales (PPW) (2024) sets out the Welsh Governments objectives to the protection, management and conservation of the historic environment in Wales and requires that:

- Decisions are based upon an understanding of the significance of historic assets;
- The Outstanding Universal Value of World Heritage Sites in Wales are protected;
- Archaeological remains are conserved, both for their own sake and for their role in education, leisure and economy;
- The character or appearance of conservations are preserved or enhanced whilst helping them remain vibrant and prosperous;
- The character of historic buildings is safeguarded and manage changes to ensure their special architectural and historic interest is preserved;
- The special interest of sites of the register of historic parks and gardens in Wales are preserved;
- Areas of registered historic Welsh landscapes are conserved.

2.2 Where historic assets are to be affected by a proposed development TAN 24 advises that is for the applicant to provide the local planning authority with sufficient information to allow the assessment of their proposals in respect of designated assets and their settings. TAN24 states that the significance of the asset and the contribution its setting makes to that significance should be considered as part of the assessment process.

2.3 Conservation Principles for the Sustainable Management of the Historic Environment in Wales (2011) & TAN24 state that the significance of an asset derives from an understanding of the associated heritage values, these being evidential value, historical value, aesthetic value and communal value. The significance of an asset also derives from its setting which *'includes the surrounding in which it is understood, experienced and appreciated embracing present and past relationships to the surrounding landscape'* (TAN24 Para 1.25). The immediate and wider

surroundings of an asset can impact upon the associated heritage values and may make a positive, negative or neutral contribution to the significance.

Best Practice Guidance

2.4 Cadw have prepared and published a series of best-practice guidance documents intended to help manage change within the Welsh historic environment in line with conservation philosophies and values set out Conservation Principles. Specifically, the following best practice guidance documents have been consulted as part of the development of this report:

- Heritage Impact Assessment in Wales (May 2017);
- Managing Change to Listed Buildings in Wales (May 2017).

Local Planning Policy

2.5 Local planning policy is presented within the Wrexham Unitary Development Plan.

2.6 Policy EC9 concerns alterations or additions to, and development or redevelopment within the curtilage of, buildings or structures listed as of special architectural or historic interest and requires that development must respect the setting and character of the listed buildings or structures.

2.7 Policy EC7 relates to development proposals within, and in close proximity to, conservation areas. The policy states that the priority will be to preserve and/ or enhance those buildings, structures, streets, trees, open spaces, archaeological remains, views, and other elements which contribute to the unique character of the area. New buildings and alterations or additions to existing buildings in conservation areas, whether listed as of special architectural or historic interest or not, must reflect the design and character of the area as a whole and the form, scale, detailing and materials of existing buildings.

Pre-application Advice

2.8 An initial site visit was undertaken with the LPA Conservation Officer in June 2026 to view the windows and outline the approach to the works. The Conservation Officer was supportive of the repair and replacement strategy presented and welcomed the conservation-led and significance-based approach that has been taken in developing the proposals. It was agreed

replacement of the existing uPVC windows within the building be incorporated into the scope of the works.

Relevant Planning History

2.9 Relevant planning history has been found using Wrexham Council's online planning application search facility and includes the following recent application submissions:

Reference	Application type	Description	Decision
P/2007/1194	Full planning permission	Construction of smoking shelter (in retrospect).	Granted
P/2011/0841	Consent under Tree Preservation Orders	Fell 2 No. Ash Trees (Within A Conservation Area) And Replace With Two Replacement Trees	Granted
P/2017/0731	Listed building consent (Alt/Ext)	Listed Building Consent For Alterations And Refurbishments To Include New Layout, New Staircase And Formation Of 5 No Additional Letting Bedrooms, Construction Of External Paved Area / Beer Garden Adjacent To Rear Entrance And Enclosed Bin Store Around Kitchen Entrance And Alterations To Existing Vehicular Access From High Street	Granted
P/2017/0732	Full planning permission	Alterations And Refurbishments To Include New Layout, New Staircase And Formation Of 5 No Additional Letting Bedrooms, Construction Of External Paved Area / Beer Garden Adjacent To Rear Entrance And Enclosed Bin Store Around Kitchen Entrance And Alterations To Existing Vehicular Access From High Street	Granted
P/2017/0920	Approval of details reserved by a condition	Application For Approval Of Details Reserved By Conditions Imposed Under Planning Permission P/2017/0731: Condition 3 - Details Of Site Meeting Between Council's Conservation Officer	Granted

Reference	Application type	Description	Decision
		And Contractor Condition 4 - Details Of All New Or Replacement Windows And Doors	
P/2017/1057	Approval of details reserved by a condition	Application For Approval Of Details Reserved By Conditions Imposed Under Planning Permission P/2017/0732: Condition 5 - Submission Of Scaled Drawings Fully Detailing All New Or Replacement Doors And Staircases. Condition 7 - Submission Of Painted Finish Colour Of All External Joinery.	Granted
P/2017/1058	Approval of details reserved by a condition	Application For Approval Of Details Reserved By Conditions Imposed Under Listed Building Consent P/2017/0731: Condition 5 - Submission Of Scaled Drawings Fully Detailing All New Or Replacement Doors And Staircases. Condition 7 - Submission Of Painted Finish Colour Of All External Joinery.	Granted
P/2018/0158	Approval of details reserved by a condition	Application For Approval Of Details Reserved By Condition Imposed Under Planning Permission P/2017/0732:- Condition 10 - Submission Of Scheme Of Pavement Crossing To The Site	Granted

2.10 Planning history before 2007 is not available online.

3 UNDERSTANDING THE SITE

Site Location and Description

3.1 The Wynnstay Arms Hotel occupies a prominent corner plot at the junction of High Street and Park Street, within the centre of Ruabon and the Ruabon Conservation Area. The building is prominent within the historic streetscape and is located opposite the Church of St Mary's, a focal point of the historic settlement. Its position, scale and architectural character contribute to its landmark presence within the historic core of the village.

3.2 The building also forms part of the wider historic context associated with the Wynnstay estate, whose influence is evident along Park Street, including the former estate entrance and the adjoining estate workers' cottages.

3.3 To the west of the of the Wynnstay Arms is the church of St Marys Church and its associated churchyard. The church, which is of medieval origins, is the key landmark building within the village and forms the terminus to views from Park Street.

3.4 The existing building is roughly L shaped in form fronting Park Street to the south and High Stret to the west, To the east, the building fronts a large car parking area and the pub's beer garden, beyond which is a public footpath and then St Mary's School. To the north, the site is bound by the 10 High Street and its associated garden.

3.5 The building is constructed in a mix of dark and lighter orange brickwork and local sand stone with slate covered roof.

Historic Assets

3.6 The proposals have the potential to directly affect the significance of the Wynnstay Arms Hotel, a Grade II listed building, by virtue of physical alteration to the building. A copy of the Cadw listing description is included within Appendix 1 of this report.

3.7 In addition, external changes to the building have the potential directly impact the special character and appearance of Ruabon Conservation Area.

The Building

3.8 The Wynnstay Arms is noted to originate from the late 18th century as a coaching inn with the listing description stating that the building probably incorporates earlier work; there is

evidence of earlier work internally where a section of box timber framing survives within an internal partition wall.

3.9 The earliest portion of the extant building comprises the three storey, dark orange brick range on the corner of Park Street and High Street. This phase expresses symmetrical arrangements to both the High Street and Park Street frontages. This composition and the small, multi-pane style of sash windows along with the hierarchy of fenestration are typical of the Georgian period.

3.10 To High Street, the elevation is arranged across three bays; to the ground floor window openings containing six over six panes sashes flank the central, altered entrance which is now set within a painted doorcase with flat pilasters and flat canopy hood. Above the canopy is a rendered, wedge lintel where it is assumed it covers an earlier door head / arch detail Windows to the first floor are vertically aligned and matching in size and scale. To the second floor, the openings remain aligned but are smaller containing three over three pane sash windows. Brickwork is laid in a Flemish bond pattern.

3.11 To the Park Street frontage, a large, octagonal bay window has been added to the centre of the elevation. To the left of the octagonal bay there remains evidence of the earlier pattern of openings where segmental brick arch heads remain (in whole or in part). The bond pattern to the brickwork to this portion of the elevation is Flemish bond, whilst to the right of the octagonal bay, the bond pattern is English garden wall (1:3). Window openings to this elevation have painted, gauged style brick heads. This detail is also present to the ground floor openings on the octagonal bay however the style of window head differs from the surviving segmental brick arch heads visible in the brickwork to the left side of the elevation, from the round arch heads to the first and second floor openings to the octagonal bay and from the painted render wedge lintels to the openings on the High Street frontage although to two of the second floor windows, the gauged brick arches remain discernible.

3.12 An earlier image[1] of the Park Street frontage evidences that the window within the left (southwest) elevation of the octagonal bay at ground floor level was blocked. The image also evidences that the opening to the first floor level of the left bay of the elevation is a later insertion, the original first floor window opening is shown to be aligned with the ground floor opening and the infilled, blind second floor opening. An image[2] looking along Park Street from

[1] https://www.peoplescollection.wales/items/459215
[2] https://www.peoplescollection.wales/items/465745

the east evidences the opposing ground floor opening to the octagonal bay was also blocked. This image also evidences the presence of the earlier first floor structure adjoining the stone range at the southeast end.

3.13 Adjoining to the southeast (right) and fronting Park Street is a roughly coursed stone range dated to 1841. This range is also symmetrically composed with a slightly advanced central bay with pedimented gable flanked by two window bays. The elevation is quoined to the southeast and has a storey band to the first floor.

3.14 To the ground floor of the projecting central bay, which is quoined, is a large, central carriage arch opening which formerly provided access to the rear of the building. To the left bay is a small, three, pane, two-light casement window set under a stone hoodmould. To the left is a door opening which is set under a matching hoodmould. An earlier image of the elevation viewed online[3] shows that the existing door and window to the left bay are more recent with the earlier image indicating these openings were previously blocked. The image also evidences that the hoodmould to the door is a later feature. To the right side, at ground floor are a small, square vent and a timber boarded door, set under a hoodmould. The same earlier images shows these openings as extant.

3.15 To the first floor are three large, six pane over six sliding sashes. The windows are set within quoined surrounds with wedge stone block heads and painted stone sills.

3.16 Adjoining this range at the eastern end is a two storey rubble stone stable block which is aligned perpendicular to Park Street. The stables is noted to be of an earlier, 18th century date.

3.17 To the north, adjoining the 18th century three storey range is a two storey, four window range. To the High Street frontage, the range is constructed of orange brickwork laid in a Flemish bond pattern however the north and east facing elevations are constructed on coursed local stone The fenestration suggests a mid-19th century date and its possible the range is contemporary with the stone range to the southeast with the brickwork to the street frontage however the range may also have replaced earlier buildings. Ordnance Survey (OS) mapping included as Figure 1 within the adopted Ruabon Conservation Area Character Assessment and Management clear depicts this range to the north and suggests it had a rear projection.

[3] https://www.peoplescollection.wales/items/459215

3.18 To the rear, east elevation, the building has been subject to more significant alterations including a several, single storey extensions including a large addition which provides function room space.

Summary

3.19 The Wynnstay Arms has undergone several phases of development and alteration, which can be roughly summarised chronologically as follows:

3.20 *Earlier origins:* Although the building is principally attributed to the late 18th century, the listing description suggests that it may incorporate earlier fabric. A section of box timber framing survives within an internal partition wall, providing evidence of an earlier building or phase of construction.

3.21 *Late 18th century:* The earliest identified phase of the extant building comprises the three-storey, dark orange brick range occupying the corner of High Street and Park Street. Its symmetrical elevations, Flemish bond brickwork, multi-pane sash windows and hierarchical arrangement of fenestration are characteristic of Georgian architecture. An associated rubble stone stable block, aligned perpendicular to Park Street, is also dated to the 18th century may be contemporary with the three storey range. Interestingly, a section of the Park Street elevations displays brickwork laid in both English garden wall and Flemish bond patterns which may, along with the subtle changes to the window head evidence possible rebuilding.

3.22 *Early to mid-19th century*: The principal brick range was subsequently altered, including the introduction of the large octagonal bay window to the Park Street elevation. Evidence of earlier openings survives in the brickwork, while historic photographs indicate that some openings were blocked and that others were subsequently inserted or modified.

3.23 *1841:* The listing description notes that the two-storey, roughly coursed sandstone range was added to the southeast, fronting Park Street in 1841. Its symmetrical composition incorporates a projecting central bay with a pedimented gable and a large central carriage arch, historically providing access to the rear of the building. The elevation retains stone dressings, quoins, a storey band and first-floor sash windows, although some ground-floor openings have subsequently been altered.

3.24 Mid-19th century: A two-storey range appears to have added to the north of the principal building. Its brick High Street frontage and coursed stone side and rear elevations, together with its fenestration, suggest a mid-19th-century date. It may be contemporary with the 1841

stone range, although it is also possible that it replaced earlier buildings or represents a remodelling.

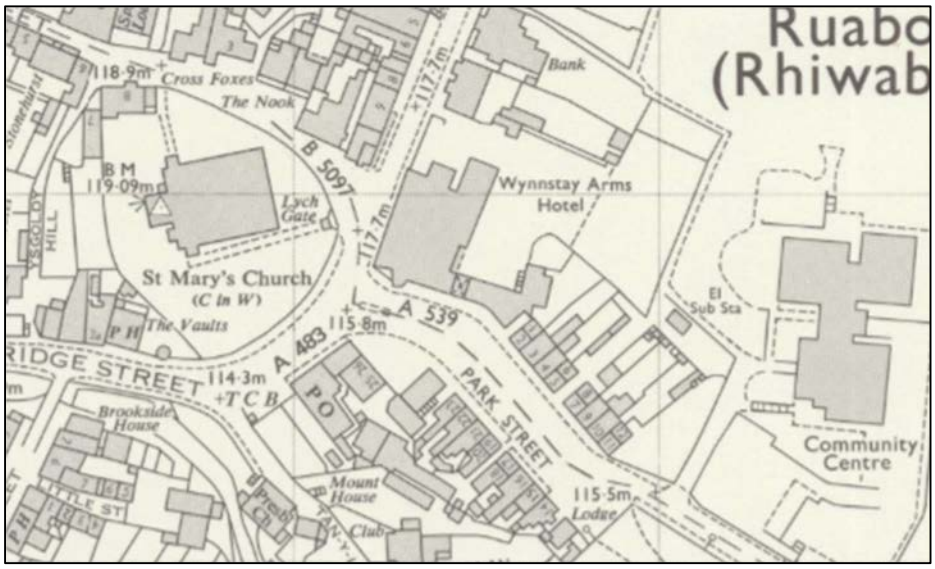
3.25 20th Century: The building experienced further alterations, including the replacement of windows, insertion of new windows into existing openings, formation of new openings and changes to existing entrances in the mid to late 20th century. The rear and eastern elevations have also been subject to more substantial alteration through the addition of several single-storey extensions, including a larger extension providing function room accommodation. OS mapping (Map 2 below) evidences that these additions were extant by 1961.

3.26 Overall, the Wynnstay Arms is a multi-phase building whose development reflects its evolution from an 18th century coaching inn into an expanded hotel complex.

3.27 Its historic character is expressed through the relationship between the principal Georgian brick range, the 1841 sandstone addition and the later northern range, while surviving historic fabric and evidence of former openings illustrate the building's successive phases of alteration.



Map 1 - Extract of the 1872 to 1873 (published 1879) Ordnance Survey Map for Denbighshire, Sheet XXXV (Reproduced with the permission of the National Library of Scotland).



Extract of the Revised 1960 (published 1961) Ordnance Survey National Grid series Map Ref SJ3043-SJ3143 – A/A/* (Reproduced with the permission of the National Library of Scotland).*

4 SIGNIFICANCE

4.1 Conservation Principles for the Sustainable Management of the Historic Environment in Wales (2011) & TAN24 state that the significance of an asset derives from an understanding of the associated heritage values, these being evidential value, historical value, aesthetic value and communal value.

4.2 Cadw (2017) states that:

- evidential value derives from those elements of a historic asset that will provide evidence about human activity including its physical remains or the historic fabric;
- historical value will often connect a particular aspect of past life with the present. Historic values can be represented through associations or can be illustrative;
- aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from an asset;
- communal value derives from the meanings of an asset for the people who relate to it, or for whom it figures in their collective experience or memory.

4.3 The significance of an asset also derives from its setting which *'includes the surrounding in which it is understood, experienced and appreciated embracing present and past relationships to the surrounding landscape'* (TAN24 Para 1.25).

4.4 The description provided below are in proportion to the scale of the works proposed.

Wynnstay Arms Hotel

Evidential Value

4.5 The Wynnstay Arms Hotel has evidential value as a multi-phase historic building that illustrates the development of Ruabon's built environment. Although the principal building is attributed to the late 18th century, with subsequent additions to the north and east, surviving timber framing within an internal partition wall suggests that the building may incorporate fabric from an earlier structure. This provides potential evidence of its origins and the evolution of its plan form. The building also retains evidence of its historic use as an inn and public house, including the former carriage entrance and associated stable block, which illustrate its historic function and accommodation of travellers.

Historical Value

4.6 The building has historic value through its longstanding use as an inn and public house, reflecting the importance of hospitality and travel within Ruabon's historic commercial centre. Its name also establishes a historical association with the Wynnstay family and their nearby estate at Wynnstay Hall, whose influence is evident in the surrounding townscape, particularly along Park Street. The building's relationship with the Church of St Mary's, opposite, further contributes to its historical interest, occupying a prominent position within the historic settlement.

Aesthetic Value

4.7 The building has aesthetic value arising from its scale, architectural character and prominent corner position at the junction of High Street and Park Street. Its successive phases of development are expressed through variations in materials, detailing and architectural form, including the restrained classical character of its fenestration, the canted bay window overlooking High Street, the deep central bay on Park Street and the dated carriage entrance range of 1841. The combination of dark orange brick, sandstone rubble, stone dressings and slate roofs contributes to its architectural interest and reflects its incremental development. Its prominent position and distinctive composition establish it as a landmark building within Ruabon Conservation Area.

Communal Value

4.8 The Wynnstay Arms Hotel has communal value through its longstanding function as an inn and public house, providing a place of hospitality and social interaction within the centre of Ruabon. Its prominent location on the principal historic streets, opposite the parish church, contributes to its role as a recognisable feature of the village and an important component of its historic identity. Its continued association with the Wynnstay name also reinforces its connection to the wider historical development of the settlement and its relationship with the surrounding estate landscape.

Ruabon Conservation Area

4.9 The adopted Conservation Area Assessment notes that the special character and appearance of the area stems from the following elements:

4.10 *Sandstone Boundary Walls:* Sandstone boundary walls are a defining feature within the conservation area. The walling varies in height and incorporates traditional coping styles. Low stone walls with iron railings are particularly evident along High Street and Church Street. Boundary walling provides continuity to street frontages and the consistency in materials adds to the visual cohesion of the area.

4.11 *Local Materials and Vernacular Detail:* The area is characterised by the use of local Cefn sandstone, red Ruabon brick, terracotta detailing and slate roofs. Buildings exhibit a variety of architectural styles and periods, including Georgian properties, traditional stone cottages and 19th- and early 20th-century terraces. This diversity of traditional materials and architectural detailing contributes to the area's distinctive historic character. Terraced Properties and Front Gardens

4.12 *Terraced housing:* Terraces are a prominent feature of the Conservation Area, much of which was constructed by the Wynnstay Estate to accommodate estate workers. These properties create strong, continuous building lines, while their characteristic long, narrow front gardens soften the street scene and contribute to the area's character and appearance.

4.13 *Topography and the River Afon Eitha:* The village occupies rising ground extending from the Afon Eitha towards St Mary's Church, which occupies an elevated position at the centre of the village. This distinctive topography creates a stepped townscape, reflecting the different phases of the village's historic development and creates views through the area which add to the experience and appreciation of its special character and which add to the landmark status of key buildings.

4.14 *Trees and Green Space:* Trees, hedgerows, gardens and open spaces make an important contribution to the character and appearance of the Conservation Area, providing attractive settings to historic buildings and softening the built environment.

4.15 *The Wynnstay Estate:* The historic influence of the nearby Wynnstay Estate is evident throughout the Conservation Area, particularly through the presence of estate workers' cottages, the prominent Wynnstay Arms Hotel, the Estate Gateway on Park Street and features associated with St Mary's Church. These elements reflect the Estate's significant role in the village's historic development.

4.16 *Landmark Buildings:* The conservation area contains several landmark buildings, principally concentrated around the junction of Church Street, High Street and Park Street. Of importance are St Mary's Church and the Wynnstay Arms.

4.17 The Wynnstay Arms makes a positive contribution to the special character and appearance of Ruabon Conservation Area through a combination of its prominent positioning within the historic core, its scale, form, architectural detailing and materials, through its historic and current use and through its association with the Wynnstay Estate. These factors contribute towards the landmark status within the area.

5 HERITAGE IMPACT ASSESSMENT

Aims of the Proposed Works

5.1 As part of a recent site inspection, each window in the property was assessed in terms of its character, condition, heritage value, and contribution to the overall significance of the listed building. It was apparent that, whilst the principal elevations present a coherent appearance, the windows are of varying ages and levels of significance. Several of the existing windows appear to be relatively modern replacements, whilst others retain historic fabric, including early joinery and historic glass, and therefore possess greater evidential and aesthetic value.

5.2 In general, the site inspection found that the majority of windows are in a reasonable working order. The defects observed are typical of traditional timber sash windows and include localised decay to sills and bottom rails, deterioration of putty, isolated broken glazing, and wear to sash cords. Some distortion and joint movement were also noted to a number of the two-over-two sash windows within the northern brick range.

5.3 The objective of the programme of proposed works to the windows is to improve the thermal and acoustic performance of the building as part of wider measures to enhance energy efficiency and guest comfort, whilst balancing conservation of the buildings special interest.

5.4 To achieve this, the programme of proposed works has adopted conservation-led approach based upon repair and retention wherever possible original / historic windows, supplemented by secondary glazing with replacement of existing windows proposed where 1) the windows are not historic value and where replacement would offer benefits to the energy efficiency of the buildings with out affecting significance and 2) where replacement would offer enhancement removing existing, inappropriately detailed UPVC windows.

5.5 The programme of proposed works comprises:

1) Repair and refurbishment of historic and higher-value windows wherever practicable. Anticipated repairs include the renewal of defective sills, localised replacement of decayed bottom rails and stiles, renewal of missing or failed putty, replacement of broken single-glazed panes, and repair or replacement of sash cords. Such works would be undertaken by an experienced joiner specialising in traditional sash window repair and would seek to maximise retention of historic fabric.

2) Installation of secondary glazing to appropriate windows where this can be accommodated within the depth of the existing reveals. Secondary glazing offers a reversible and minimally intrusive means of improving thermal efficiency and acoustic performance. The proposed systems would be carefully detailed to minimise their visual impact and preserve the appearance and operation of the historic windows.

3) Selective replacement of a limited number of windows identified within the schedule as modern insertions with little or no historic significance. In these instances, replacement is considered capable of sustaining significance and enhancing performance without loss of historic fabric or compromise to architectural character. Proposed replacements would replicate the established character of the building in terms of materials, opening method, glazing pattern and detailing. Any double-glazed units would utilise slim-profile glazing to maintain appropriately fine section sizes and proportions, with true through glazing bars employed throughout. Window GW4 is considered to provide an appropriate precedent for the design and detailing of replacement units.

5.6 In addition, the programme of works also seeks consent to replace existing, non-traditional UPVC windows present within the rear elevations of the building with, traditionally detailed timber windows in order to enhance the character of the building.

Schedule of Proposed works

5.7 The proposed works can be grouped into as following:

a) Repair of 22no existing timber windows.

b) Installation of secondary glazing to 11 no existing timber windows.

c) Replacement of 11no existing modern timber windows with new traditionally detailed timber windows to match incorporating slim-profile double glazing.

d) Replacement of 4no existing UPVC windows with new timber frame windows incorporating slim-profile double glazing.

e) Like for like replacement of 2no existing timber doors.

5.8 The works to each window, as presented within Table 1 below, have been informed by an understanding of the buildings development, the condition of the window and by assessing the

value of each window and their contribution to overall significance, whereby any windows original to the building (including design and glass) are considered to have high value. Where evidence remains of original design. The table also includes an assessment of the effect of the proposed works upon the significance of the Wynnstay Arms in line with Cadw best practice guidance.

5.9 The table should be read in conjunction with the drawings and details prepared by Frederic Robinson and the Window Survey included as Appendix 2 of the report. General best practice methodologies for refurbishment are included within Appendix 3.

Window Ref	Location	Description of Existing Feature	Value and contribution to significance	Proposed Works	Effect
Ground Floor					
GW-01	NW elevation to High Street.	The window is mid-19th century in character comprising of a two-over-two pane vertical sliding sash with no sash horns present which indicates toward an earlier date and that the window is original to this phase of works rather than a later insertion. Fine moulded glazing bars internally. Also, evidence of vertical sliding shutters.	The window is of high value contributing to the character of the building. The design continuity with GW02 – GW04 and FW01 – FW04 help to define this range as a later addition within the evolution of the building. Historic value stems from mid-19th century origin with evidential value in illustrating window design and construction of the period.	Minor repair and general refurbishment to ensure good working order and to address minor maintenance defects. Installation of secondary glazing system.	Repair retains historic fabric and appearance. Secondary glazing should improve thermal performance with limited external visual effect and the works would have a neutral effect on significance.
GW-02	NW elevation to High Street.	The window is mid-19th century in character comprising of a two-over-two pane vertical sliding sash. No sash horns present which indicate towards an earlier date and that the window is original rather than a later insertion. Fine moulded glazing bars internally. Also, evidence of vertical sliding shutters.	The window is of high value contributing to the character of the building. The design continuity with GW01, GW03& GW04 and FW01 – FW04 help to define this range as a later addition within the evolution of the building. Historic value stems from mid-19th century origin with evidential value in illustrating window design and construction of the period. Some previous repair to external sill.	Minor repair and refurbishment to ensure good working order and to address minor maintenance defects. Installation of secondary glazing system.	Repair retains historic fabric and appearance. Secondary glazing should improve thermal performance with limited external visual effect and the works would have a neutral effect on significance.

Window Ref	Location	Description of Existing Feature	Value and contribution to significance	Proposed Works	Effect
GW-03	NW elevation to High Street.	The window is mid-19th century in character comprising of a two-over-two pane vertical sliding sash. No sash horns present which indicates toward an earlier date and that the window is original to this phase of development rather than a later insertion. Fine moulded glazing bars internally. Also, evidence of vertical sliding shutters.	The window is of high value contributing to the character of the building. The design continuity with GW01, GW02 & GW04 and FW01 – FW04 define this range a later addition within the evolution of the building. Historic value stems from mid-19th century origin with evidential value in illustrating window design and construction of the period. Some previous repair to external sill.	Minor repair and refurbishment as needed to ensure good working order and to address minor maintenance defects. Installation of secondary glazing system.	Repair retains historic fabric and appearance. Secondary glazing should improve thermal performance with limited external visual effect and the works would have a neutral effect on significance.
GW-04	NW elevation to High Street.	The window is modern but accurately replicates the mid-19th century character of the surrounding windows and comprises of a two-over-two pane vertical sliding sash. Slim-profile double units have been installed. Also, evidence of vertical sliding shutters.	The window is of medium value having an aesthetic value and contributing to the character of the building maintain the design continuity with GW01, GW02 & GW03 and FW01 – FW04.	Minor repair and refurbishment as needed to ensure good working order and to address minor maintenance defects.	Repair and refurbishment will retain the existing character while addressing defects and improving operation and the works would have a neutral effect on significance.
GW-05	NW elevation to High Street.	A six-over -six pane vertical sliding sash window of late 18th to early 19th century character. No sash horns which indicate the window is original rather than a later replica window. Fine moulded glazing bars. Some previous repairs to the external sill noted.	The window is of high value, possible from adjacent brickwork that opening has been altered in proportion, however. Window is of historic and architectural interest likely relating to the late 18th century phase of building noted in the listing description.	Minor repair and refurbishment as needed to ensure good working order and to address minor maintenance defects.	Repair retains historic fabric and appearance. Secondary glazing should improve thermal performance with limited external visual effect.
GW-06	NW elevation	Six-over-six pane sliding sash window.	The window is of low value overall but has some	Replace on a like for like basis but	Replacement is intended to

Window Ref	Location	Description of Existing Feature	Value and contribution to significance	Proposed Works	Effect
	to High Street.	Whilst of a traditional design, the window is a modern insertion, evidenced by the glazing bar profile and the sash frame. As with GW05, adjacent brickwork may indicate that the opening has been altered in proportion at an earlier date.	aesthetic value presenting a traditional design which contributes to the character of the principal street frontage of the building, assessed as being the most important elevation to the overall significance.	incorporating slim-profile insulated glazing to provide improved thermal efficiency and performance whilst conserving the external character and appearance of the building.	improve condition and thermal performance while retaining or reinstating the traditional external character.
GW-07	SW elevation to Park Street.	Six-over-six pane sliding sash window. Whilst of a traditional design, the window is a modern insertion, evidenced by the glazing bar profile and the sash frame.	The window is of low value overall but has some aesthetic value presenting a traditional design which contributes to the character of the principal street frontage of the building, assessed as being the most important elevation to the overall significance. Evidence of earlier infilled opening to the right where segmental brick arch head remains.	Replace like for like basis but incorporating slim-profile insulated glazing to provide improved thermal efficiency and performance whilst conserving the external character and appearance of the building.	Replacement is intended to improve condition and thermal performance while retaining or reinstating the traditional external character. The works would have a neutral effect on significance.
GW-08	NW elevation of the octagonal bay.	Six-over-six pane sliding sash window. Whilst of a traditional design, the window is a modern insertion. This evidenced by the glazing bar profile and the sash frame and an earlier image of the elevation confirms the original window opening was previously infilled with brick.	The window is of low value overall but has some high aesthetic value forming part of the three storey, octagonal brick bay window. The window forms part of the architectural detailing on the bay, a key feature of the elevation which adds to its landmark status in the conservation area.	Minor repair and refurbishment as needed to ensure good working order and to address minor maintenance defects.	Repair and refurbishment will retain the existing character while addressing minor defects and improving operation. The works would have a neutral effect on significance.
GW-09	SW elevation of the octagonal bay.	Tripartite sash window with six-over-six pane central light flanked by two, narrow, two-over-two pane sashes. Wide mullions with simple bead	The window is of low value overall but has some high aesthetic value forming part of the three storey, octagonal brick bay window. As with GW08, the window forms part of the architectural detailing on the bay, a key	Minor repair and refurbishment as needed to ensure good working order and to address minor maintenance defects.	Repair and refurbishment will retain the existing character while addressing minor defects and improving operation, The

Window Ref	Location	Description of Existing Feature	Value and contribution to significance	Proposed Works	Effect
		moulding. The window is a modern replacement within the original opening. This is evidenced by the glazing bar profile, mullion profile, and sash frames.	feature of the elevation which adds to its landmark status in the conservation area.		works would have a neutral effect on significance.
GW-10	E elevation of octagonal bay.	Six-over-six pane sliding sash window. Window is not original but is earlier than GW08 and GW09. Bottom sash has been renewed more recently than the top sash which has chunkier glazing bars.	The window is of low value overall but does retain an earlier top sash. The window if of high aesthetic value in forming part of the three storey, octagonal brick bay window. The window forms part of the architectural detailing on the bay, a key feature of the elevation which adds to its landmark status in the conservation area.	Repair and refurbishment as needed to ensure good working order and to address minor maintenance defects.	Repair and refurbishment will retain the existing character while addressing minor defects and improving operation. The works would have a neutral effect on significance.
GW-11	SW elevation onto Park Street.	A six-over-six pane vertical sliding sash. The window includes sash horns so not an original late 18th century sash. Top sash appears earlier with possible replacement of the bottom sash more recently.	The window is of low to medium value having some historic value alongside aesthetic value presenting a traditional design which contributes to the character of the principal street frontage of the building, assessed as being the most important elevation to the overall significance.	Repair and refurbishment as needed to ensure good working order and to address minor maintenance defects. Installation of secondary glazing system.	Repair retains historic fabric and appearance. Secondary glazing should improve thermal performance with limited external visual effect and the works would have a neutral effect on significance.
GW-12	SW elevation onto Park Street.	Side hung opening, two-light timber casement with 3 panes per light located within the 19th century stone range. Window is a later insertion to an early opening. Some warping to the right opening light is evident and the casement does not fully close.	The window is of low value; earlier images of the elevation evidence that the casement was inserted more recently in an opening which is have been previously infilled and not therefore historic.	Replace on a like for like basis but incorporating slim-profile insulated glazing to provide improved thermal efficiency and performance whilst conserving the external character and appearance of the building.	Replacement is intended to improve condition and thermal performance while retaining the traditional external character of the elevation. The works would have a neutral effect on significance.

Window Ref	Location	Description of Existing Feature	Value and contribution to significance	Proposed Works	Effect
DG-01	NW elevation onto High Street.	A four, panel painted timber door with glazed fanlight over. The door has been subject to previous change including later doorcase and canopy over. The door leaf is in a poor state. Panel details have been lost (no bird tooth detail to top and bottom of door lower panels) and it has had numerous repairs	The door is of low to medium value having an aesthetic value in contributing to the architectural character of the High Street elevation.	Replace on a like for like basis. The existing has been subject to previous repairs and is now considered to be beyond reasonable repair. The existing fanlight over is also proposed for replacement with a new slim profile double glazed panel.	Replacement is intended to improve condition and thermal performance while retaining or reinstating the traditional external character. The works would have a neutral effect on significance.
DG-02	SW elevation onto Park Street.	Double, timber boarded doors. The doors are later replacements and do not seal shut properly which is attributed to minor warping. The frame may be an earlier addition but is rotten at the base where the frame sits on the top step. Splashback from rain on the steps has led to decay at low level.	The door is of low value and represents a later insertion to an earlier opening which is shown an earlier image to have previously infilled.	Replace on a like for like replacement of the existing doors with splice repairs to the base of the existing frame to address rotten sections.	Replacement is intended to improve condition and thermal performance while retaining or reinstating the traditional external character.
First Floor					
FW-01	NW elevation onto High Street	The window is mid-19th century in character comprising of a two-over-two pane vertical sliding sash. No sash horns are present which indicates toward an earlier date and that the window is original to this phase rather than a later insertion. Fine moulded glazing bars internally.	The window is of high value contributing to the character of the building. The design continuity with GW01 – GW04 and FW02 – FW04 define this range a later addition within the evolution of the building. Historic value stems from mid-19th century origin with evidential value in illustrating window design and construction of the period.	Minor repair and refurbishment to ensure good working order and to address minor maintenance defects. Installation of secondary glazing system.	Repair retains historic fabric and appearance. Secondary glazing should improve thermal performance with limited external visual effect, subject to suitable internal reveals.
FW-02	NW elevation	The window is mid-19th century in	The window is of high value contributing to the	Minor repair and refurbishment to	Repair retains historic fabric

Window Ref	Location	Description of Existing Feature	Value and contribution to significance	Proposed Works	Effect
	onto High Street	character comprising of a two-over-two pane vertical sliding sash. No sash horns are present which indicates toward an earlier date and that the window is original to this phase rather than a later insertion. Fine moulded glazing bars internally.	character of the building. The design continuity with GW01 – GW04 and FW01, FW03 & FW04 define this range a later addition within the evolution of the building. Historic value stems from mid-19th century origin with evidential value in illustrating window design and construction of the period.	ensure good working order and to address minor maintenance defects. Installation of secondary glazing system.	and appearance. Secondary glazing should improve thermal performance with limited external visual effect and the works would have a neutral effect upon significance.
FW-03	NW elevation onto High Street	The window is mid-19th century in character comprising of a two-over-two pane vertical sliding sash. No sash horns are present which indicates toward an earlier date and that the window is original to this phase rather than a later insertion. Fine moulded glazing bars internally.	The window is of medium to high value contributing to the character of the building. The design continuity with GW01 – GW04 and FW01, FW02 & FW04 define this range a later addition within the evolution of the building. Historic value stems from mid-19th century origin with evidential value in illustrating window design and construction of the period.	Minor repair and refurbishment to ensure good working order and to address minor maintenance defects. Installation of secondary glazing system.	Repair retains historic fabric and appearance. Secondary glazing should improve thermal performance with limited external visual effect and the works would have a neutral effect upon significance.
FW-04	NW elevation onto High Street	The window is mid-19th century in character comprising of a two-over-two pane vertical sliding sash. No sash horns are present which indicates toward an earlier date and that the window is original to this phase rather than a later insertion. Fine moulded glazing bars internally.	The window is of medium to high value contributing to the character of the building. The design continuity with GW01 – GW04 and FW01 – FW03 define this range a later addition within the evolution of the building. Historic value stems from mid-19th century origin with evidential value in illustrating window design and construction of the period.	Minor repair and refurbishment to ensure good working order and to address minor maintenance defects. Installation of secondary glazing system.	Repair retains historic fabric and appearance. Secondary glazing should improve thermal performance with limited external visual effect and the works would have a neutral effect upon significance.
FW-05	NW elevation onto High Street	Six-over-six pane vertical sliding sash window. Not original but likely to be mid to late 19th century. Evidence in the brickwork adjacent to the	The window is of medium value, having aesthetic and historic value contributing to the character of the building in its traditional design and its appearance.	Minor repair and refurbishment as needed to ensure good working order and to address minor maintenance defects.	Repair retains historic fabric and appearance and the works would have a neutral effect upon significance.

Window Ref	Location	Description of Existing Feature	Value and contribution to significance	Proposed Works	Effect
		opening that the size of the opening may have been subject to previous change, wedge lintel probably later also.			
FW-06	NW elevation onto High Street	Six-over-six pane vertical sliding sash window. Not original but likely to be mid to late 19th century. Evidence in the brickwork adjacent that the size of the opening may have been subject to previous change, wedge lintel probably later also.	The window is of medium value, having some historic value as an earlier replacement and aesthetic value contributing to the character of the building in its traditional design and its appearance.	Minor repair and refurbishment as needed to ensure good working order and to address minor maintenance defects.	Repair retains historic fabric and appearance and the works would have a neutral effect upon significance.
FW-07	NW elevation onto High Street.	Six-over-six pane sliding sash window. Whilst of a traditional design, the window is a modern insertion, evidenced by the glazing bar profile and the sash frame.	The window is of low value overall but has some aesthetic value presenting a traditional design which contributes to the character of the principal street frontage of the building, assessed as being the most important elevation to the overall significance.	Replacement on a like for like basis but incorporating slim-profile insulated glazing to provide improved thermal efficiency and performance whilst conserving the external character and appearance of the building.	Replacement is intended to improve thermal performance while retaining the traditional external character. The works would have a neutral effect upon significance.
FW-08	SW elevation onto Park Street.	Six-over-six pane sliding sash window. Early photograph shows the window is a later insertion to the elevation. The window head comprises gauged brickwork. The window presents a traditional design overall.	The window is of low value as a later insertion into the elevation overall but has some aesthetic value presenting a traditional design which contributes to the character of the principal street frontage of the building, assessed as being the most important elevation to the overall significance.	Replace on a like for like basis but incorporating slim-profile insulated glazing to provide improved thermal efficiency and performance whilst conserving the external character and appearance of the building.	Replacement is intended to improve condition and thermal performance while retaining the traditional external character of the elevation. The works would have no effect significance.
FW-10	SW elevation of the octagonal bay fronting Park Street.	Tripartite sash window with six-over-six pane central light flanked by two, narrow, two-over-two pane sashes. Wide mullions with simple bead	The window is of high value in terms of its historic interest as an original window fitting and in its aesthetic value where it forms part of the architectural detailing on the bay, a key feature of the elevation which adds	Minor repair and refurbishment to ensure good working order and to address minor maintenance defects. Installation of secondary glazing system to the internal reveal.	Repair retains historic fabric and appearance. Secondary glazing should improve thermal performance with limited external visual

Window Ref	Location	Description of Existing Feature	Value and contribution to significance	Proposed Works	Effect
		moulding. The window appears to be original with no sash horns to suggest it is a later replacement. Internally, glazing bar moulds also evidence as early date.	to its landmark status in the conservation area. Some minor deterioration to the sills and bottom rail was noted.		effect and the works would have neutral effect on significance.
FW-12	SW elevation onto Park Street.	Six-over-six pane vertical sliding sash window. Not original but likely to be mid to late 19th century. Infilled internally behind stud walling.	The window is of medium value, having some historic value as later but traditionally detailed window and aesthetic value where it forms part of the architectural detailing on the bay, a key feature of the elevation which adds to its landmark status in the conservation area.	Minor repair and refurbishment to ensure good working order and to address minor maintenance defects.	Repair and refurbishment retain the existing fabric and character while addressing defects and improving operation; the effect on significance would be neutral.
FW-13	SW elevation of the 1841 stone range onto Park Street.	Six-over-six pane sliding sash window located within the 19th century stone addition to the original building. Whilst of a traditional design, the window is a modern insertion, evidenced by the glazing bar profile and the sash frame.	The window is of low value overall but has some aesthetic value presenting a traditional design which contributes to the character of the principal street frontage of this phase of the building's development.	Replace on a like for like basis but incorporating slim-profile insulated glazing to provide improved thermal efficiency and performance whilst conserving the external character and appearance of the building.	Replacement is intended to improve condition and thermal performance while retaining or reinstating the traditional external character. The works would have a neutral effect on significance.
FW-14	SW elevation of the 1841 stone range onto Park Street.	Six-over-six pane sliding sash window located within the 19th century stone addition to the original building. Whilst of a traditional design, the window is a modern insertion, evidenced by the glazing bar profile and the sash frame.	The window is of low value overall but has some aesthetic value presenting a traditional design which contributes to the character of the principal street frontage of this phase of the building's development.	Replace on a like for like basis but incorporating slim-profile insulated glazing to provide improved thermal efficiency and performance whilst conserving the external character and appearance of the building.	Replacement is intended to improve condition and thermal performance while retaining or reinstating the traditional external character. The works would have a neutral effect on significance.

Window Ref	Location	Description of Existing Feature	Value and contribution to significance	Proposed Works	Effect
FW-15	SW elevation of the 1841 stone range onto Park Street.	Six-over-six pane sliding sash window located within the 19th century stone addition to the original building. Whilst of a traditional design, the window is a modern insertion, evidenced by the glazing bar profile and the sash frame.	The window is of low value overall but has some aesthetic value presenting a traditional design which contributes to the character of the principal street frontage of this phase of the building's development.	Replace on a like for like basis but incorporating slim-profile insulated glazing to provide improved thermal efficiency and performance whilst conserving the external character and appearance of the building.	Replacement is intended to improve condition and thermal performance while retaining or reinstating the traditional external character. The works would have a neutral effect on significance.
FW-16	SE side elevation of the 1841 stone range onto Park Street.	Six-over-six pane sliding sash window located within the 19th century stone addition to the original building. Whilst of a traditional design, the window is a modern insertion to the elevation with a photograph evidencing the elevation was previously enclosed by a former first floor structure/	The window is of low value overall but has some aesthetic value presenting a traditional design which contributes to the character of the elevation.	Replace on a like for like basis but incorporating slim-profile insulated glazing to provide improved thermal efficiency and performance whilst conserving the external character and appearance of the building.	Replacement is intended to improve condition and thermal performance while retaining or reinstating the traditional external character. The works would have a neutral effect on significance.
FW-17	NE, rear elevation of the 1841 range.	Six-over-six large pane vertical sliding sash with margin lights. Moulded external frame. Exposed sash frame and lack of glazing bars suggests it is an original window of likely late 18th date – possible window has been reused.	The window is of medium value, having historic value as an early window and holds aesthetic value in its style which is distinct and the only the example of this type of window in the building.	Repair and refurbishment as needed to ensure good working order and to address minor maintenance defects.	Repair and refurbishment retain the existing fabric and character while addressing defects and improving operation. The works would have a neutral effect on significance.
FW-24	NE elevation of a rear projection.	Existing unauthorized PVC window with secondary glazing internally.	The window is not of heritage value.	Replace with new timber sash window incorporating slim-profile double glazing to traditional details. Please refer to	The works will have a modest, beneficial effect on significance through replacing an unsympathetically

Window Ref	Location	Description of Existing Feature	Value and contribution to significance	Proposed Works	Effect
				drawing: Dwg: 010 – New Window Types	detailed modern window with a sympathetically detailed timber window in keeping with the character of the building.
FW-25	SE rear elevation of the mid-19th century brick range.	Existing unauthorized PVC window with secondary glazing internally.	The window is not of heritage value.	Replace with new timber sash window incorporating slim-profile double glazing to traditional details. Please refer to drawing: Dwg: 010 – New Window Types	The works will have a modest, beneficial effect on significance through replacing an unsympathetically detailed modern window with a sympathetically detailed timber window in keeping with the character of the building.
FW-26	SE rear elevation of the mid-19th century brick range.	Existing unauthorized PVC window with secondary glazing internally.	The window is not of heritage value.	Replace with new timber sash window incorporating slim-profile double glazing to traditional details. Please refer to drawing: Dwg: 010 – New Window Types	The works will have a modest, beneficial effect on significance through replacing an unsympathetically detailed modern window with a sympathetically detailed timber window in keeping with the character of the building.
FW-27	SE rear elevation of the mid-19th century brick range.	Existing unauthorized PVC window with secondary glazing internally.	The window is not of heritage value.	Replace with new timber sash window incorporating slim-profile double glazing to traditional details. Please refer to drawing: Dwg: 010 – New Window Types	The works will have a modest, beneficial effect on significance through replacing an unsympathetically detailed modern window with a sympathetically detailed timber window in keeping with the character of the building.

Window Ref	Location	Description of Existing Feature	Value and contribution to significance	Proposed Works	Effect
FW-28	NE side elevation of the stable block.	Small, six pane side hung opening casement window to the first floor, side elevation of the stable block. The stable block is noted to be of 18th century date and the window is historic but not anticipated to original.	The window of medium value having historic value and aesthetic value where the style and size evidence the ancillary status of the building. .	Repair and refurbishment as needed to ensure good working order and to address minor maintenance defects.	Repair and refurbishment retains the existing fabric and character of the window while addressing defects and improving operation. The works would have a neutral effect on significance.
Second Floor					
SW-01	NW elevation onto High Street/	Three-over-three pane sliding sash window. Likely late 18th century in date, retaining fine glazing bars.	The window is of high value having historic value as an original window and aesthetic value in its design and scale reflecting the hierarchy of fenestration displayed to the late 18th century range.	Minor repair and refurbishment to ensure good working order and to address minor maintenance defects. Install secondary glazing system to existing window reveal.	Repair retains historic fabric and appearance. Secondary glazing should improve the thermal performance with limited external visual effect. The works would have no effect on significance.
SW-02	NW elevation onto High Street.	Three-over-three pane sliding sash window. Modern replacement evidenced by glazing bar profile and sash frame.	The window is of low value overall but has some aesthetic value contributing to composition of the west elevation onto High Street which displays a characteristic symmetrical arrangement and hierarchy typical of the Georgian period.	Consider replacement on a like for like basis but incorporating slim-profile insulated glazing to provide improved thermal efficiency and performance whilst conserving the external character and appearance of the building.	Replacement is intended to improve condition and thermal performance while retaining or reinstating the traditional external character; careful detailing is required to limit heritage impact.
SW-03	NW elevation onto High Street.	Three-over-three pane sliding sash window. Modern replacement evidenced by glazing bar profile and sash frame.	The window is of low value overall but has some aesthetic value contributing to composition of the west elevation onto High Street which displays a characteristic symmetrical arrangement and hierarchy typical of the Georgian period.	Replace on a like for like basis but incorporating slim-profile insulated glazing to provide improved thermal efficiency and performance whilst conserving the external character	Replacement is intended to improve condition and thermal performance while retaining or reinstating the traditional external

Window Ref	Location	Description of Existing Feature	Value and contribution to significance	Proposed Works	Effect
				and appearance of the building.	character. The works would have a neutral effect on significance.
SW-05	SW elevation of the octagonal bay.	Three-over-six pane sliding sash window. Likely late 18th century in date, retains fine glazing bars, and has exposed sash box frame.	The window is of high value having historic value as an original / early window and aesthetic value in its design and position forming part of the canted bay window which is a prominent landmark feature of the building.	Repair and refurbishment as needed to ensure good working order and to address minor maintenance defects.	Repair and refurbishment retain the existing fabric and character while addressing defects and improving operation; the effect on significance should be limited and beneficial.
SW-07		Three-over-three pane sliding sash window. Likely late 18th century in date, retaining fine glazing bars.	The window is of high value having historic value as an original window and aesthetic value in its design and scale reflecting the hierarchy of fenestration displayed to the late 18th century range.	Minor repair and refurbishment to ensure good working order and to address minor maintenance defects. Install secondary glazing system to existing window reveal.	Repair retains historic fabric and appearance. Secondary glazing should improve the thermal performance with limited external visual effect. The works would have no effect on significance.

6 DESIGN AND ACCESS

6.1 *Character:* The proposed works will largely maintain the visual appearance, massing and architectural style of the existing building with the existing, timber windows to be replaced on a like for like basis in terms of style, material and finish. Minor, modest improvement to the character of the building would result through the replacement of 4 no UPVC windows with mew, timber windows. These replacement windows would better reflect the traditional character and appearance of the Wynnstay Arms.

6.2 *Access:* The proposed works would not affect the current access arrangements into or through the Wynnstay Arms.

6.3 Movement: The proposed works would not the current connectivity of the Wynnstay Arms within the local area.

6.4 *Environmental Sustainability:* The proposed works seek to improve the energy efficiency of the building through improving the thermal efficiency the of existing windows. The approach to this has been significance led with secondary glazing solutions to be employed where the existing windows are 1) of medium or high value whether through their historic or architectural or value or both and 2) capable of accommodating secondary glazing sensitively to the interior. Where replacement windows have been proposed, these are to include slim-profile double glazing. In addition, the applicant will look to ensure that contractors undertaking the works sustainably source the timber to be used for the replacement windows and doors.

6.5 *Community Safety:* The works would maintain the current surveillance enjoyed by the building with no new openings proposed and no existing openings to be infilled or altered.

7 CONCLUSION

7.1 This assessment has been prepared in accordance with Welsh Government and Cadw guidance and has considered the significance of the Wynnstay Arms Hotel and Ruabon Conservation Area, together with the effects of the proposed works to 37 existing windows and two existing doors within the building.

7.2 The principal aim of the works is to ensure the building is maintained in a sound condition which supports its long-term conservation and to improve the thermal and acoustic performance of the building and enhance guest comfort, while conserving its special architectural and historic interest. The proposals adopt a conservation-led approach based on the repair and retention of historic fabric wherever practicable, the sensitive, selective installation of secondary glazing, the informed replacement of modern windows with traditionally detailed timber units, and the replacement of unsympathetic uPVC windows.

7.3 The assessment identifies that the proposed repairs and secondary glazing, and the replacement of modern timber windows and doors on a like-for-like basis, would have a neutral effect on the significance of the listed building and the character and appearance of the conservation area. The replacement of existing uPVC windows with appropriately detailed timber sash windows would remove unsympathetic modern features and result in a limited beneficial effect. The proposed works represent a proportionate and carefully considered response to the condition, significance and performance of the existing windows and doors. Subject to implementation in accordance with the submitted drawings and details, the works would sustain the significance of the heritage assets while securing appropriate improvements to the building's continued use and performance.

7.4 Overall, the proposals would conserve the special architectural and historic interest of the Grade II listed Wynnstay Arms Hotel and conserve the character and appearance of Ruabon Conservation Area. The proposed works therefore accord with Policies EC9 and EC7 of the Wrexham Unitary Development Plan, which respectively require development affecting listed buildings to respect their setting and character and development within conservation areas to preserve or enhance the elements that contribute to their special character.

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9 APPENDICES

Appendix 1: Copy of Cade Listing Description

Appendix 2: Window Survey

Appendix 3: Site Photographs

Appendix 1: Copy of Cade Listing Description

Full Report for Listed Buildings

The list description is not intended to be a complete inventory of what is listed: it is principally intended to aid identification. By law, the definition of a listed building includes the entire building and (i) any structure or object that is fixed to the said building and ancillary to it and (ii) any other structure or object that forms part of the land and has done so since before 1 July 1948, and was within the curtilage of the building, and ancillary to it, on the date on which said building was first included in the list, or on 1 January 1969, whichever was later.

Summary Description

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
1625		II	Designated	07/06/1963	

Name of Property	Address
Wynnstay Arms PH	

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Wrexham	Ruabon		Ruabon	330338	343785

Street Side	Location
N	Situated on the corner of Park Street and High Street opposite St. Mary's Church.

Description

Broad Class	Period
Commercial	

History

Late C18 coaching inn probably incorporating earlierwork and enlarged in 1841, now a public house and hotel.

Exterior

3-storey Park Street elevation with deep central octagonal bay and 1-window to either side. Dark orange brick in flemish bond, slate roof, brick chimneys, painted stone dressings and stone plinth. Small-pane sash windows. Central bay has hipped roof and tripartite sashes to ground and first floors; the side faces have blocked openings with painted, round-arched, heads to 1st floor and blind Diocletian openingsto 2nd floor flanking a 9-pane sash in an earlier opening. Tothe right an earlier range in English garden wall bond, with similar fenestration and dressings. Attached to the right is asymmetrical 2-storey, 3-window, range dated 1841 with central arched carriage entrance. Roughly coursed sandstone rubble with dressed stone quoins, stringcourse and a slate roof. Central bay advanced and pedimented incorporating a dated roundel. To the left a window with a hoodmould, to right altered opening with hoodmould, upper windows are 12-pane sashes. Attached to the rear is a rubble stable block of C18 date with squared quoins, windows in stone architraves and a pediment, substantially altered. The symmetrical High Street elevation has an ornate C18 or early C19 wrought iron bracket attached to corner with hanging signboard; central entrance, similar fenestration and dressings.

Interior

Substantially remodelled but some elements of plan form survive on upper floors.

Reason for designation

Listed for special interest as a prominently sited C18 and C19 coaching inn.

Group value with an important group of buildings on Park Street and Church Street.

Sources

- E Hubbard, Clwyd, (1986) p.271.,

Cadw : Full Report for Listed Buildings [Records 1 of 1]

Appendix 2: Window Survey

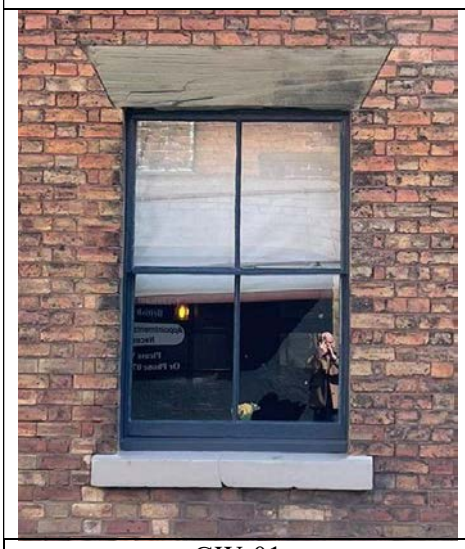
Wynnstay Arms, Ruabon: Window Survey

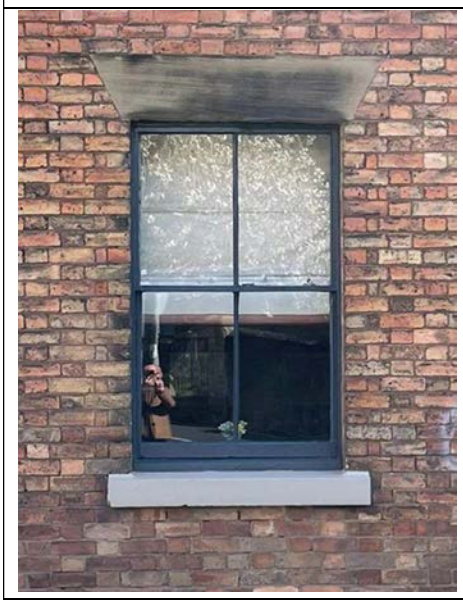
For the proposed repair, refurbishment or replacement of the existing windows and doors.

Ground Floor:



(L to R) GW-01 to 03 & FW-01 to 03

	Description	Proposed Works
	The window is mid-19th century in character comprising of a two-over-two pane vertical sliding sash. No sash horns present which indicate towards an earlier date and that the window is original rather than a later insertion. Fine moulded glazing bars internally. Some evidence of previous change noted internally. The window is of medium to high value contributing to the character of the building. The design continuity with GW02 – GW04 and FW01 – FW04 define this range a later addition within the evolution of the building. Historic value stems from mid-19th century origin with evidential value in illustrating window design and construction of the period.	Repair and refurbishment as needed to ensure good working order and to address minor maintenance defects. Installation of secondary glazing system.
GW-01	Ground Floor.	

	Description	Proposed Works
	The window is mid-19th century in character comprising of a two-over-two pane vertical sliding sash. No sash horns present which indicate towards an earlier date and that the window is original rather than a later insertion. Fine moulded glazing bars internally. The window is of medium to high value contributing to the character of the building. The design continuity with GW01, GW03& GW04 and FW01 – FW04 define this range a later addition within the evolution of the building. Historic value stems from mid-19th century origin with evidential value in illustrating window design and construction of the period. Some previous repair to external sill.	Repair and refurbishment as needed to ensure good working order and to address minor maintenance defects. Installation of secondary glazing system.
GW-02	Ground Floor.	

	Description	Proposed Works
	The window is mid-19th century in character comprising of a two-over-two pane vertical sliding sash. No sash horns present which indicate towards an earlier date and that the window is original rather than a later insertion. Fine moulded glazing bars internally. The window is of medium to high value contributing to the character of the building. The design continuity with GW01, GW02 & GW04 and FW01 – FW04 define this range a later addition within the evolution of the building. Historic value stems from mid-19th century origin with evidential value in illustrating window design and construction of the period.	Repair and refurbishment as needed to ensure good working order and to address minor maintenance defects. Installation of secondary glazing system.
GW-03	Ground Floor.	

	Description	Proposed Works
	The window is modern but accurately replicates the mid-19th century character of the surrounding windows and comprises of a two-over-two pane vertical sliding sash. Slim-profile double units have been installed. The window is of medium value having an aesthetic value and contributing to the character of the building maintain the design continuity with GW01, GW02 & GW03 and FW01 – FW04.	Repair and refurbishment as needed to ensure good working order and to address minor maintenance defects.
GW-04	Ground Floor.	

	Description	Proposed Works
	A six-over -six pane vertical sliding sash window of late 18th to early 19th century character. No sash horns which indicate the window is original rather than a later replica window. Fine moulded glazing bars. Some previous repairs to the external sill noted. The window is of medium – high value, possible from adjacent brickwork that opening has been altered in proportion. Window is of historic and architectural interest likely relating to the late 18th century phase of building noted in the listing description.	Repair and refurbishment as needed to ensure good working order and to address minor maintenance defects. Installation of secondary glazing system – may not be necessary in view of the location within the building within entrance hall.
GW-05	Ground Floor.	

	Description	Proposed Works
	Six-over-six pane sliding sash window. Whilst of a traditional design, the window is a modern insertion, evidenced by the glazing bar profile and the sash frame. As with GW05, adjacent brickwork may indicate that the opening has been altered in proportion at an earlier date. The window is of low value overall but has some aesthetic value presenting a traditional design which contributes to the character of the principal street frontage of the building, assessed as being the most important elevation to the overall significance.	Consider replacement on a like for like basis but incorporating slim-profile insulated glazing to provide improved thermal efficiency and performance whilst conserving the external character and appearance of the building.
GW-06	Ground Floor.	

	Description	Proposed Works
	Six-over-six pane sliding sash window. Whilst of a traditional design, the window is a modern insertion, evidenced by the glazing bar profile and the sash frame. The window is of low value overall but has some aesthetic value presenting a traditional design which contributes to the character of the principal street frontage of the building, assessed as being the most important elevation to the overall significance. Evidence of earlier infilled opening to the right where segmental brick arch head remains.	Consider replacement on a like for like basis but incorporating slim-profile insulated glazing to provide improved thermal efficiency and performance whilst conserving the external character and appearance of the building.
GW-07	Ground Floor.	



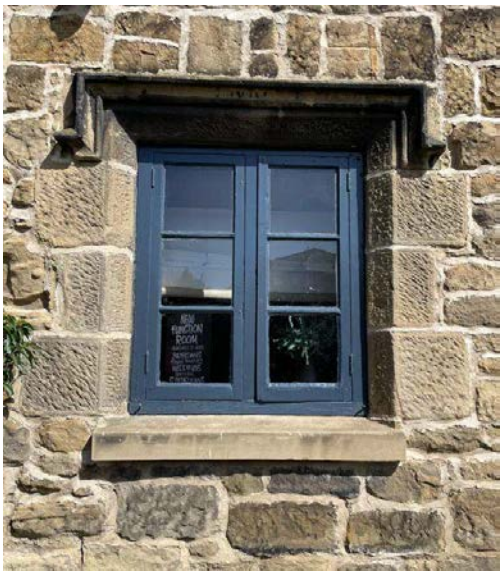
(L to Right) GW-08, GW-09 & GW-10

	Description	Proposed Works
	Six-over-six pane sliding sash window. Whilst of a traditional design, the window is a modern insertion, evidenced by the glazing bar profile and the sash frame. The window is of low value overall but has some high aesthetic value forming part of the three storey, canted brick bay window. The window forms part of the architectural detailing on the bay, a key feature of the elevation which adds to its landmark status in the conservation area.	Whilst a like for like replacement could be considered, given prominent location of the window on a key architectural feature, repair and refurbishment is suggested to ensure good working order. If replaced, minor alterations to the proportions to include slim-profile double glazed units may be more noticeable as the window forms part of an important, wider composition. Maintaining design continuity is important. No scope internally for independent secondary glazing system.
GW-08	Ground Floor.	

	Description	Proposed Works
	Tripartite sash window with six-over-six pane central light flanked by two, narrow, two-over-two pane sashes. Wide mullions with simple bead molding. The window is a modern replacement within the original opening. This is evidenced by the glazing bar profile, mullion profile, and sash frames. As with GW08, the window forms part of the architectural detailing on the bay, a key feature of the elevation which adds to its landmark status in the conservation area.	Whilst a like for like replacement could be considered, given prominent location of the window on a key architectural feature, repair and refurbishment is suggested to ensure good working order. If replaced, minor alterations to the proportions to include slim-profile double glazed units may be more noticeable as the window forms part of an important, wider composition. Maintaining design continuity is important. No scope internally for independent secondary glazing system.
GW-09	Ground Floor.	

	Description	Proposed Works
	Six-over-six pane sliding sash window. Window is not original but is earlier than GW08 and GW09. Bottom sash has been renewed more recently than the top sash which has chunkier G bars. The window is of medium value having a greater historic value alongside the high aesthetic value in forming part of the three storey, canted brick bay window. The window forms part of the architectural detailing on the bay, a key feature of the elevation which adds to its landmark status in the conservation area.	Repair and refurbishment as needed to ensure good working order and to address minor maintenance defects. No scope internally for independent secondary glazing system.
GW-10	Ground Floor.	

	Description	Proposed Works
	A six-over-six pane vertical sliding sash. The window includes sash horns so not an original late 18th century sash. Top sash appears earlier with possible replacement of the bottom sash more recently. The window is of low to medium value having some historic value alongside aesthetic value presenting a traditional design which contributes to the character of the principal street frontage of the building, assessed as being the most important elevation to the overall significance.	Repair and refurbishment as needed to ensure good working order and to address minor maintenance defects. Installation of secondary glazing system.
GW-11	Ground Floor.	

	Description	Proposed Works
	Side hung opening, two-light timber casement with 3 panes per light located within the 19th century stone range to the east fronting Park Street. Window is a later insertion to an early opening. Some warping to the right opening light is evident and the casement does not fully close.	Consider replacement on a like for like basis but incorporating slim-profile insulated glazing to provide improved thermal efficiency and performance whilst conserving the external character and appearance of the building.
GW-12	Ground Floor.	

First Floor:



GW -01 to 03 & FW-01 to 03

	Description	Proposed Works
	The window is mid-19th century in character comprising of a two-over-two pane vertical sliding sash. No sash horns present which indicate towards an earlier date and that the window is original rather than a later insertion. Fine moulded glazing bars internally. The window is of medium to high value contributing to the character of the building. The design continuity with GW01 – GW04 and FW02 – FW04 define this range a later addition within the evolution of the building. Historic value stems from mid-19th century origin with evidential value in illustrating window design and construction of the period.	Repair and refurbishment as needed to ensure good working order and to address minor maintenance defects. Installation of secondary glazing system.
FW-01	First Floor.	

	Description	Proposed Works
	The window is mid-19th century in character comprising of a two-over-two pane vertical sliding sash. No sash horns present which indicate towards an earlier date and that the window is original rather than a later insertion. Fine moulded glazing bars internally. The window is of medium to high value contributing to the character of the building. The design continuity with GW01 – GW04 and FW01, FW03 & FW04 define this range a later addition within the evolution of the building. Historic value stems from mid-19th century origin with evidential value in illustrating window design and construction of the period.	Repair and refurbishment as needed to ensure good working order and to address minor maintenance defects. Installation of secondary glazing system.
FW-02	First Floor.	

	Description	Proposed Works
	The window is mid-19th century in character comprising of a two-over-two pane vertical sliding sash. No sash horns present which indicate towards an earlier date and that the window is original rather than a later insertion. Fine moulded glazing bars internally. The window is of medium to high value contributing to the character of the building. The design continuity with GW01 – GW04 and FW01, FW02 & FW04 define this range a later addition within the evolution of the building. Historic value stems from mid-19th century origin with evidential value in illustrating window design and construction of the period.	Repair and refurbishment as needed to ensure good working order and to address minor maintenance defects. Installation of secondary glazing system.
FW-03	First Floor.	

	Description	Proposed Works
	The window is mid-19th century in character comprising of a two-over-two pane vertical sliding sash. No sash horns present which indicate towards an earlier date and that the window is original rather than a later insertion. Fine moulded glazing bars internally. The window is of medium to high value contributing to the character of the building. The design continuity with GW01 – GW04 and FW01 – FW03 define this range a later addition within the evolution of the building. Historic value stems from mid-19th century origin with evidential value in illustrating window design and construction of the period.	Repair and refurbishment as needed to ensure good working order and to address minor maintenance defects. Installation of secondary glazing system.
FW-04	First Floor.	



GW-05&06, FW-06, 07 & 08, SW-01, 02 & 03

	Description	Proposed Works
	Six-over-six pane vertical sliding sash window. Not original but likely to be mid to late 19th century. Evidence in the brickwork adjacent that the size of the opening may have been subject to previous change, wedge lintel probably later also. The window is of low to medium value, having aesthetic and historic value contributing to the character of the building in its traditional design and its appearance.	Repair and refurbishment as needed to ensure good working order and to address minor maintenance defects. Installation of secondary glazing system – existing reveal capable of accommodating secondary glazing system but it may not be considered necessary in view of the location of the window to the first-floor landing area.
FW-05	First Floor.	

	Description	Proposed Works
	Six-over-six pane vertical sliding sash window. Not original but likely to be mid to late 19th century. Evidence in the brickwork adjacent that the size of the opening may have been subject to previous change, wedge lintel probably later also. The window is of low to medium value, having aesthetic and historic value contributing to the character of the building in its traditional design and its appearance.	Repair and refurbishment as needed to ensure good working order and to address minor maintenance defects. Installation of secondary glazing system – existing reveal capable of accommodating secondary glazing system but it may not be considered necessary in view of the location of the window to the first-floor landing area.
FW-06	First Floor.	

	Description	Proposed Works
	Six-over-six pane sliding sash window. Whilst of a traditional design, the window is a modern insertion, evidenced by the glazing bar profile and the sash frame. The window is of low value overall but has some aesthetic value presenting a traditional design which contributes to the character of the principal street frontage of the building, assessed as being the most important elevation to the overall significance.	Consider replacement on a like for like basis but incorporating slim-profile insulated glazing to provide improved thermal efficiency and performance whilst conserving the external character and appearance of the building.
FW-07	First Floor.	

	Description	Proposed Works
	Six-over-six pane sliding sash window. Possible alteration to proportions of the opening previously when looking at adjacent brickwork however the opening retains gauged brick head detail, painted to mimic wedge lintel. Whilst of a traditional design, the window is a modern insertion, evidenced by the glazing bar profile and the sash frame. The window is of low value overall but has some aesthetic value presenting a traditional design which contributes to the character of the principal street frontage of the building, assessed as being the most important elevation to the overall significance.	Consider replacement on a like for like basis but incorporating slim-profile insulated glazing to provide improved thermal efficiency and performance whilst conserving the external character and appearance of the building.
FW-08	First Floor.	

	Description	Proposed Works
	Description: Tripartite sash window with six-over-six pane central light flanked by two, narrow, two-over-two pane sashes. Wide mullions with simple bead moulding. The window appears to be original with no sash horns to suggest it is a later replacement. Internally, G bar moulds also evidence as early date. The window is of medium to high value in terms of its historic interest as an original window fitting and in its aesthetic value where it forms part of the architectural detailing on the bay, a key feature of the elevation which adds to its landmark status in the conservation area. Some minor deterioration to the sills and bottom rail was noted.	Proposed works: Repair and refurbishment as needed to ensure good working order and to address minor maintenance defects. Consider installing secondary glazing system if the internal reveals are capable of accommodating an independent system.
FW-10	First Floor.	

	Description	Proposed Works
	Six-over-six pane vertical sliding sash window. Not original but likely to be mid to late 19th century. Infilled internally behind stud walling. The window is of low to medium value, having some historic value as later but traditionally detailed window and aesthetic value where it forms part of the architectural detailing on the bay, a key feature of the elevation which adds to its landmark status in the conservation area.	Repair and refurbishment as needed to ensure good working order and to address minor maintenance defects.
FW-12	First Floor.	



GW-12, FW-13, FW-14 & SW-15

	Description	Proposed Works
	Six-over-six pane sliding sash window located within the 19th century east addition to the original building. Whilst of a traditional design, the window is a modern insertion, evidenced by the glazing bar profile and the sash frame. The window is of low value overall but has some aesthetic value presenting a traditional design which contributes to the character of the principal street frontage of the building, assessed as being the most important elevation to the overall significance.	Consider replacement on a like for like basis but incorporating slim-profile insulated glazing to provide improved thermal efficiency and performance whilst conserving the external character and appearance of the building.
FW- 13	First Floor.	

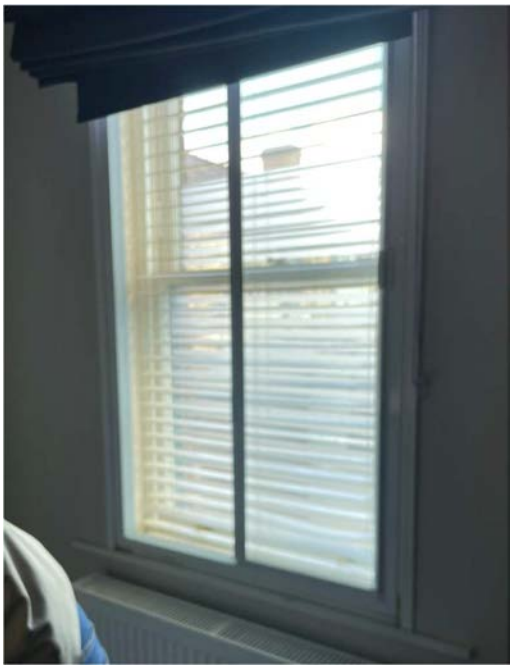
	Description	Proposed Works

	Six-over-six pane sliding sash window located within the 19th century east addition to the original building. Whilst of a traditional design, the window is a modern insertion, evidenced by the glazing bar profile and the sash frame. The window is of low value overall but has some aesthetic value presenting a traditional design which contributes to the character of the principal street frontage of the building, assessed as being the most important elevation to the overall significance.	Consider replacement on a like for like basis but incorporating slim-profile insulated glazing to provide improved thermal efficiency and performance whilst conserving the external character and appearance of the building.
FW-14	First Floor.	

	Description	Proposed Works
	Six-over-six pane sliding sash window located within the 19th century east addition to the original building. Whilst of a traditional design, the window is a modern insertion, evidenced by the glazing bar profile and the sash frame. The window is of low value overall but has some aesthetic value presenting a traditional design which contributes to the character of the principal street frontage of the building, assessed as being the most important elevation to the overall significance.	Consider replacement on a like for like basis but incorporating slim-profile insulated glazing to provide improved thermal efficiency and performance whilst conserving the external character and appearance of the building.
FW-15	First Floor.	

	Description	Proposed Works
	Six-over-six pane sliding sash window located within the 19th century east addition to the original building. Whilst of a traditional design, the window is a modern insertion, evidenced by the glazing bar profile and the sash frame. This elevation previously shown enclosed on earlier images. The window is of low value overall but has some aesthetic value presenting a traditional design which contributes to the character of the principal street frontage of the building, assessed as being the most important elevation to the overall significance.	Consider replacement on a like for like basis but incorporating slim-profile insulated glazing to provide improved thermal efficiency and performance whilst conserving the external character and appearance of the building.
FW-16	First Floor.	

	Description	Proposed Works
	Six-over-six large pane vertical sliding sash with margin lights. Moulded external frame. Exposed sash frame and lack of glazing bars suggests it is an original window of likely late 18th date – possible window has been reused. The window is of medium value, having historic value as an early window and is of aesthetic value in style which is distinct and only the example of this type of window in the building.	Repair and refurbishment as needed to ensure good working order and to address minor maintenance defects.
FW-17	First Floor.	

	Description	Proposed Works
	Existing unauthorized PVC window with secondary glazing internally.	Replace with sash. Ultra-thin double glazing to traditional details with new secondary glazing internally. Please refer to drawing: Dwg: 010 – New Window Types
FW-24	First Floor.	

	Description	Proposed Works
No Pic available (limited view lines available externally)	Existing unauthorized PVC double glazed window.	Replace with sash. Ultra-thin double glazing to traditional details. Please refer to drawing: Dwg: 010 – New Window Types
FW-25	First Floor.	

	Description	Proposed Works
No Pic available (limited view lines available externally)	Existing unauthorized PVC double glazed window.	Replace with casement window. Ultra-thin double glazing to traditional details. Please refer to drawing: Dwg: 010 – New Window Types
FW-26	First Floor.	

	Description	Proposed Works
	Existing unauthorized PVC double glazed window.	Replace with casement window. Ultra-thin double glazing to traditional details. Please refer to drawing: Dwg: 010 – New Window Types
FW-27	First Floor.	

	Description	Proposed Works
	Small, six pane side hung opening casement window to the second floor. Early in date. The window of medium value having historic value and aesthetic value where the style and size evidence the status of the second-floor space and likely service function.	Repair and refurbishment as needed to ensure good working order and to address minor maintenance defects.
FW-28	First Floor.	

Second Floor



Second Floor (LtoR) – SW-01, SW-02 & SW-03

	Description	Proposed Works
	Three-over-three pane sliding sash window. Likely late 18th century in date, retains fine glazing bars. The window is of medium value having historic value as original window and aesthetic value in its design and scale reflecting the hierarchy of fenestration displayed to the late 18th century range.	Repair and refurbishment as needed to ensure good working order and to address minor maintenance defects. Install secondary glazing system to existing window reveal.
SW-01	First Floor.	

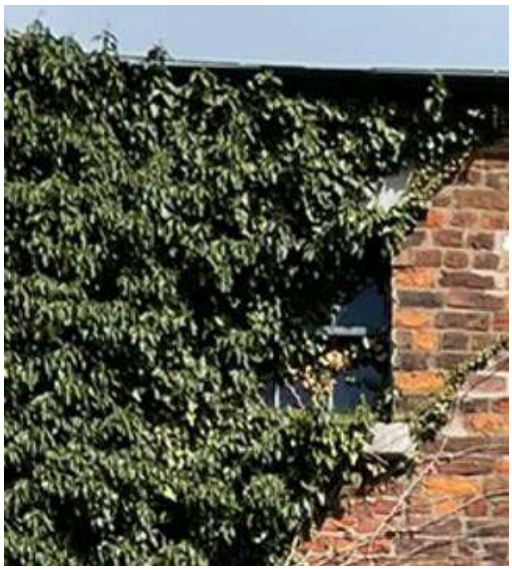
	Description	Proposed Works

	Three-over-three pane sliding sash window. Modern replacement evidenced by glazing bar profile and sash frame. The window is of low value overall but has some aesthetic value contributing to composition of the west elevation onto High Street which displays a characteristic symmetrical arrangement typical of the Georgian period.	Consider replacement on a like for like basis but incorporating slim-profile insulated glazing to provide improved thermal efficiency and performance whilst conserving the external character and appearance of the building.
SW-02	Second Floor.	

	Description	Proposed Works
	Three-over-three pane sliding sash window. Modern replacement evidenced by glazing bar profile and sash frame. The window is of low value overall but has some aesthetic value contributing to composition of the west elevation onto High Street which displays a characteristic symmetrical arrangement typical of the Georgian period.	Consider replacement on a like for like basis but incorporating slim-profile insulated glazing to provide improved thermal efficiency and performance whilst conserving the external character and appearance of the building.
SW-03	Second Floor.	



SW-04 (Blank), TW-05 & TW-06 (Blank)

	Description	Proposed Works
	Three-over-six pane sliding sash window. Likely late 18th century in date, retains fine glazing bars, and has exposed sash box frame. The window is of medium to high value having historic value as original / early window and aesthetic value in its design and position forming part of the canted bay window which is a prominent landmark feature of the building.	Repair and refurbishment as needed to ensure good working order and to address minor maintenance defects.
SW-07	Second Floor.	

Existing Door Survey:

'For the proposed repair, refurbishment or replacement of the existing'

	Description	Proposed Works
	Four, panel painted timber door with glazed fanlight over. Door has been subject to previous change including later doorcase and canopy over. The door leaf is in a poor state. Panel details have been lost (no bird tooth detail to top and bottom of door lower panels) and it has had numerous repairs	Like for like replacement. The existing has been subject to previous repairs and is now considered to be beyond reasonable repair. The existing fanlight over is also proposed for replacement with a new slim profile double glazed panel.
DG-01	Ground Floor.	

	Description	Proposed Works
	Double, timber boarded doors. The doors are later replacements and do not seal shut properly which is attributed to minor warping. The frame may be an earlier addition but is rotten at the base where the frame sits on the top step. Splashback from rain on the steps has led to decay at low level.	Replace on a like for like replacement of the existing doors with splice repairs to the base of the existing frame to address rotten sections.
DG-02	Ground Floor.	

Appendix 3: General Sash Window Refurbishment Methodologies

Flaking paint/excess paint layers should be carefully removed prior to repainting. This would preserve and protect the timber from further deterioration and environmental impacts.

Loose and defective areas of areas of paint, putty, and previous filler etc should be removed, but full stripping of paint should be avoided. Stripping the essential areas of paint can be completed using an organic solvent stripper, although care should be taken to clean the timber down thoroughly after stripping. Precautions should be taken with the stripping of windows with lead-based paint, where only wet abrasive paper should be used when rubbing down old paintwork. The more commonly available alkyd-based primers are not suitable for use on most hardwoods; thus, a metal-based primer should be used for the windows.

If localised pockets of decay to the windows are detected in their early stages, but the structural integrity of the window remains sound, the defective areas can be scraped out and the remaining, sound, timber treated, filled with appropriate filler and, where appropriate, painted. The treatment can take the form of a timber preservative when using standard modern paints, but this is not suitable with all paint types. It is advisable to impregnate timber with raw linseed oil, for example, if using a linseed oil paint.

In the course of the re-painting, built-up paint should be removed to ensure windows operate smoothly, and missing or damaged putty should be replaced.

The following methodologies will be followed only where minor defect is identified during refurbishment and repair intervention is necessary:

Putty Repair

The old/deteriorated putty should be removed using methods to soften the putty (such as application of non-caustic solvent paint stripper or through use of a putty lamp to heat and soften old putty beading) above. On removal the exposed timber should be checked for any rot, and if found, replace the timber with splice repair. All panes should be checked for cracks. Clean and dust the rebate and given it a thin coat of primer before applying the new putty. This should be carried out in linseed oil putty. Putty should be decorated within a day or two after application to avoid it drying out or shrinking. The paint should be taken slightly over the border, between glass and putty, covering about 1 mm of the glass, to ensure that the joint is waterproofed. Putty thinned with a few drops of raw linseed oil or natural turpentine can be used to seal minor cracks in old putty.

Splice repairs to sills / stiles.

The sills and stiles appeared to be in a good condition generally however these areas are prone to deterioration as a result of water lying on the surface for longer than other elements. Where decay is more significant, the appointed contractor may recommend localised splice repair of the affected sections. The new sections should be made of durable wood which is compatible with the existing fabric of the sash window. New sections should be thoroughly primed, painted and an undercoat base applied, and, where appropriate, incorporate a details such as a drip detail.

To avoid removing the whole window, the outside half of the sill alone can be replaced where the rot is concentrated to the exterior however the appointed contractor will need to advise on appropriate approach,

The minimum amount of existing timber should be removed as is necessary and avoid unnecessary trimming of the original / existing timber. The new section of timber should be fitted with the grain orientated to match the existing. Spliced repairs should be created at a splay, so moisture is directed towards the outer face of the timber and that moisture does not lie on the repair joint. If not already present, a step can be introduced at the junction between the sill and bottom rail for additional stability.

The new section of wood can be fixed with screws from the inner face if needed. The rebate at the base of the sill should be filled with lime mortar or mastic formed from burnt sand and boiled linseed oil.

Re-glazing where broken panes

Where the new glass panes are required to replace broken, missing or cracked panes, new single glazed panes of glass will be inserted.

Putty securing the affected panes should be removed using one of the following options:

- Applying non-caustic solvent paint strippers (applied in accordance with manufacturer's instructions) and cover with polyethylene film to prevent drying out. Up to 24 hours curing time may be required to soften the putty sufficiently to enable it to be removed by careful scraping. Further applications may be required to treat the full thickness of putty.

- Old putty may also be softened by heating, using a proprietary 'putty lamp,' which produces a focused, linear beam of infrared radiation which heats and softens the putty but largely passes through the glass.

- Other methods of softening include the application of household bleach or a mixture of potassium carbonate and quicklime in a 1:3 ratio (by weight). The timber should be checked for any rot, and if found, replace the timber with splice repair.

The rebate must be cleaned, dusted and given a thin coat of primer, before new linseed-oil bedding putty is applied. The glass pane can then be pressed into place and fastened with fixings that replicate the original system.

Re-putty of the joint between the frame and the glass should follow advice noted in the Methodology for putty repairs.