

NOTES

Any discrepancies found should be immediately communicated to the designer for further consideration.

Any boundaries shown on the drawing are indicative only and should not be used to signify ownership.

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ADJACENT STRUCTURE SHOWN OUTLINE

BRICKWORK TO GABLE

WELSH SLATE ROOF COVERING

BRICK CORBEL TO EAVES

TIMBER SASH WINDOWS

FACING BRICKWORK

PAINTED BRICK TO ADJACENT BUILDING

TIMBER SASH WINDOWS

CAST IRON RWP

Halls

PAINTED SHOPFRONT

FRONT ELEVATION

SIDE ELEVATION

1:50 Scale bar for guidance only. Do not scale off this drawing



A	Comments	Drawn xx.xx.24
	Rev. Comments	Drawn Date
Agent		
Halls Holdings Ltd		
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Tel: 01743 450700		
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Project		
GENERAL REFURBISHMENT		
OF EXISTING LISTED		
BUILDING		
Site Address		
14 BROAD STREET		
WELSHPOOL		
SY21 7SD		
Client		
HALLS HOLDINGS		
Contact		
GEORGE NUTTER		
georgen@hallsgb.com		
Title		
EXISTING FRONT		
AND SIDE ELEVATIONS		
Drawn by		
GEORGE NUTTER		
georgen@hallsgb.com		
Status		
LISTED BUILDING		
APPLICATION		
Scale		
1:50 @ A3		
Dwg. No.		
12659E-P1		
Rev.		
SEPT 2025		

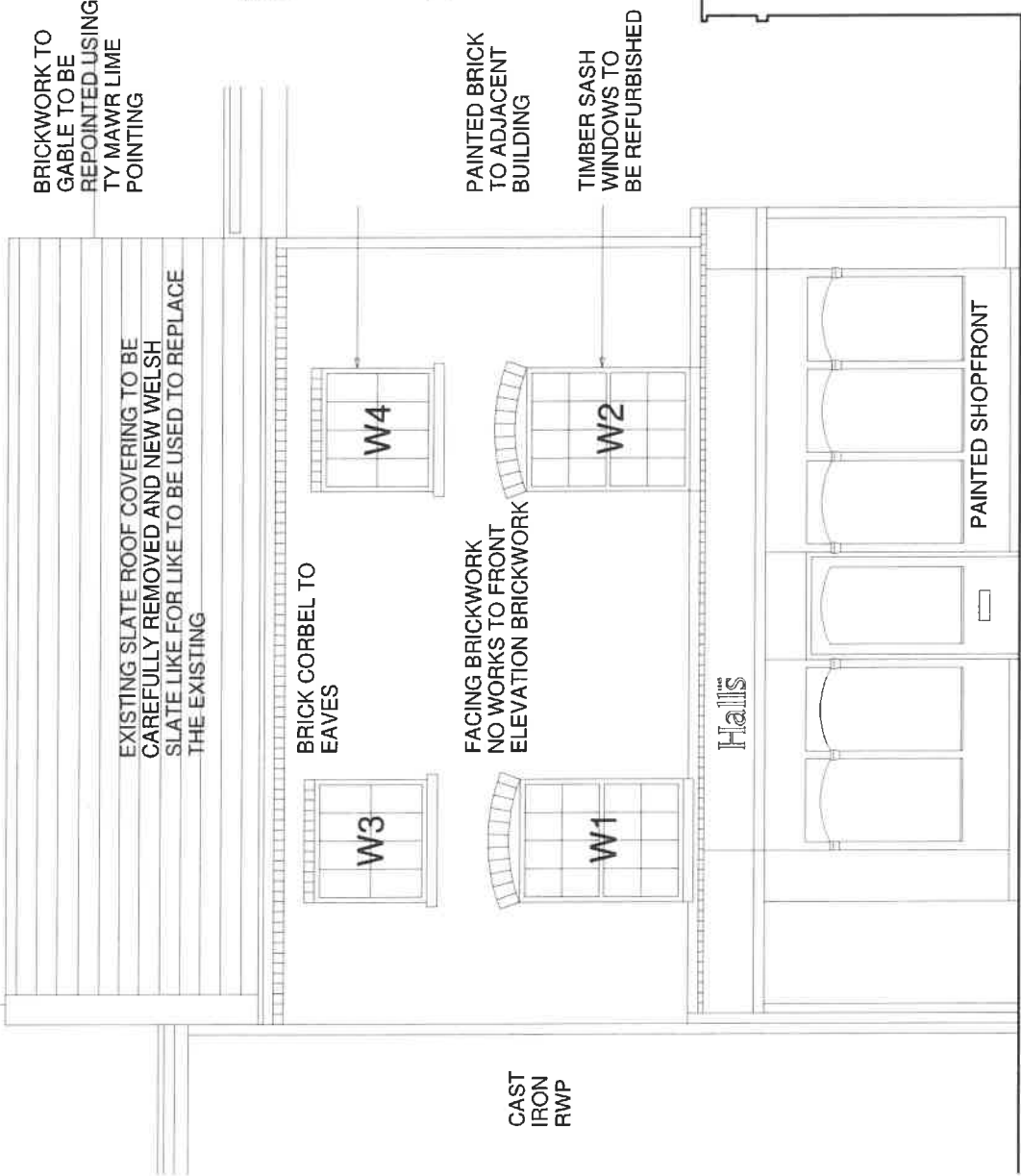
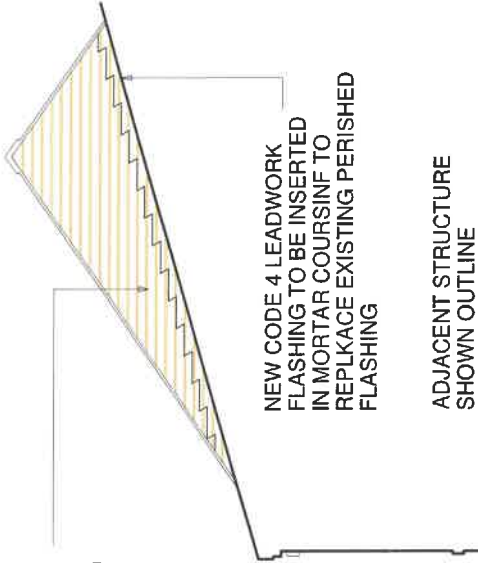
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FRONT ELEVATION

SIDE ELEVATION

1:50 Scale bar for guidance only. Do not scale off this drawing



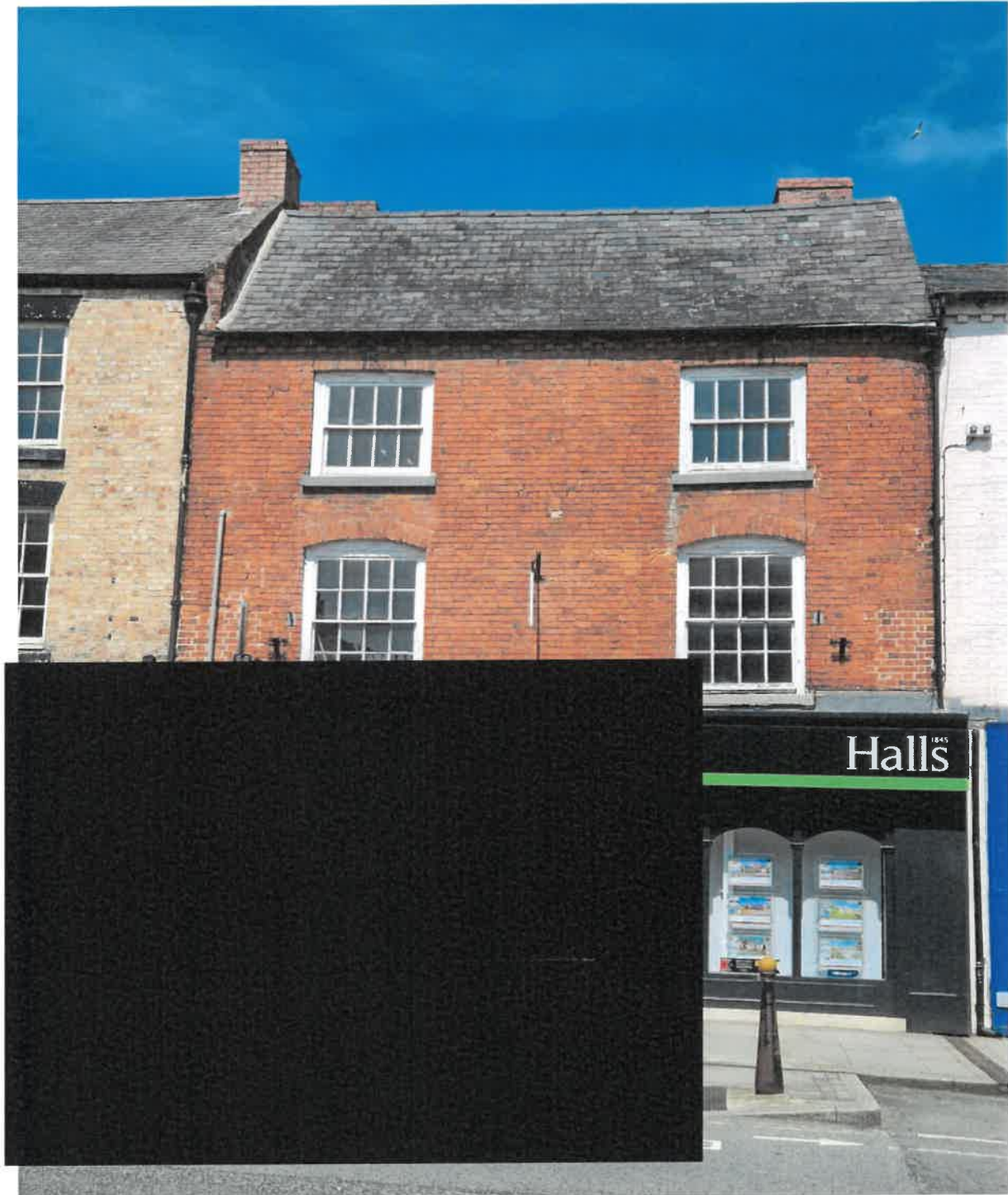
A		Comments	Drawn	xx.xx.24
Rev	Comments			
Agent	Halls Holdings Ltd Halls Holdings House Bowman Way Battelfield Shrewsbury SY4 3DR Tel: 01743 450700 Fax: 01743 443759 web: www.halls.gb.com			
Project	GENERAL REFURBISHMENT OF EXISTING LISTED BUILDING			
Site Address	14 BROAD STREET WELSHPOOL SY21 7SD			
Client	HALLS HOLDINGS			
Contact	GEORGE NUTTER georgen@halls.gb.com			
Title	PROPOSED FRONT AND SIDE ELEVATIONS			
Drawn by	GEORGE NUTTER georgen@halls.gb.com			
Status	LISTED BUILDING APPLICATION			
Scale	1:50 @ A3			
Dep. No.	12859E-P2			
Date	SEPT 2025			
Rev.				

**PROPOSED WINDOW REFURBISHMENT AND REPLACEMENT TOGETHER
WITH RE-ROOFING WORKS AND SOME POINTING AT**

14 BROAD STREET

WELSHPOOL

SY21 7SD



This application seeks Listed Building Consent for the refurbishment of 4 front facing sliding sash windows, replacement casement windows to the passage known as Hopkins Passage, Re-roofing works with traditional Welsh slate together with associated lead flashings, minor re-pointing to small amount of exposed gable wall at 14 Broad Street, Welshpool, SY21 7SD.

The existing sliding sash windows are in reasonable condition and will require some minor refurbishment and any subsequent repairs would be on a like for like basis. Re-painting of the windows will take place to complete the works to these windows.

The windows along Hopkins Passage comprise a mix of poor quality timber casement windows in various states of disrepair.

The building which is at the rear of 14 Broad Street forms a subservient wing hidden along Hopkins Passage.

It is our proposal to replace these sub standard windows with white upvc using residence 9 profile as per the enclosures for reference.

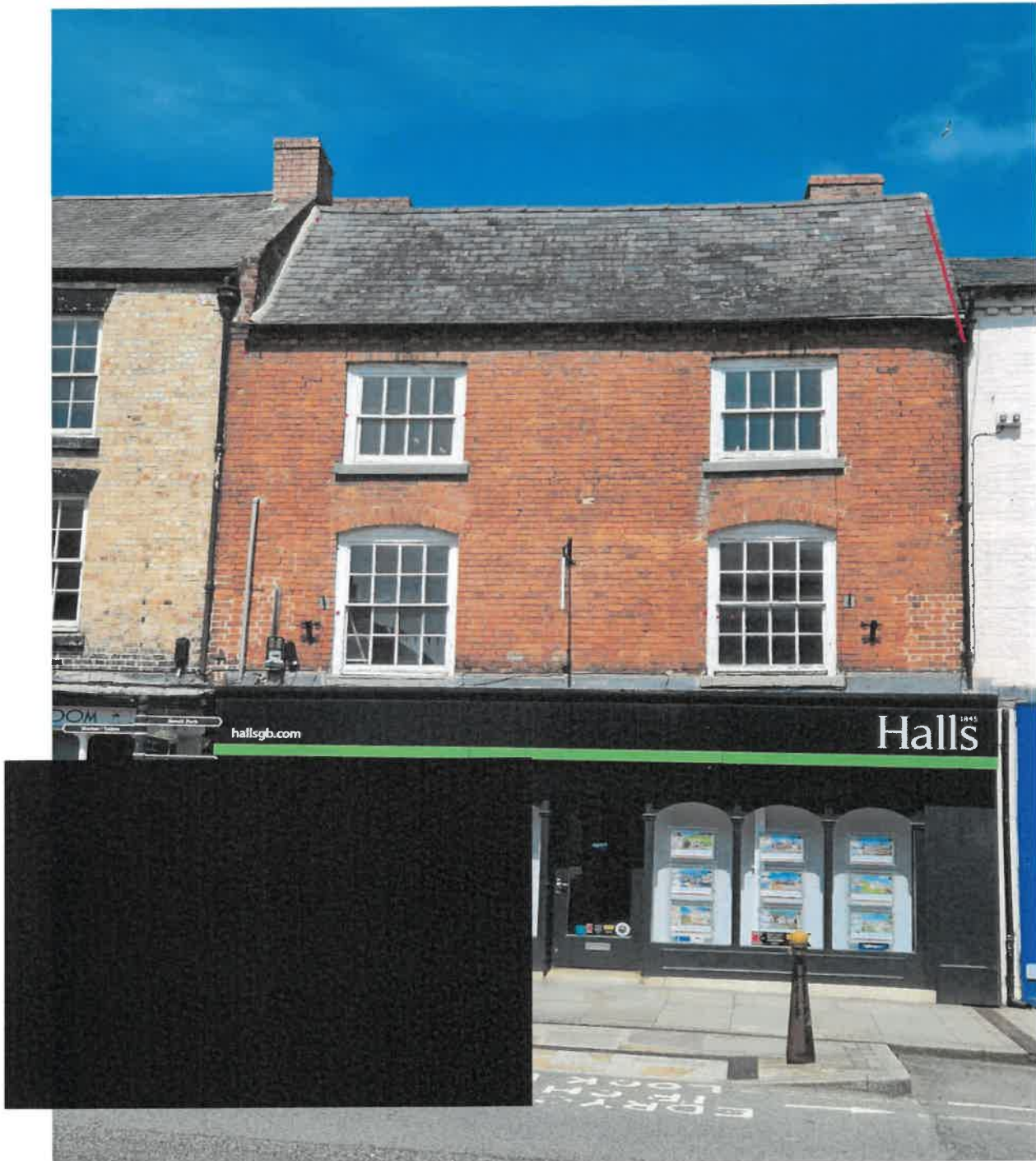
The replacement will not impact the main body of the listed building but will enhance the general aesthetic of Hopkins Passage and provide energy efficiency benefits to the out rigger structure as a whole.

The building has suffered water ingress to the existing roof and requires full removal and replacement with Welsh slate to match the existing. Associated works will comprise lead flashings to the front elevations and grp valley gutters to the adjoining outrigger structure.

The application building adjoins Coral Bookmakers next door and a very small area of brickwork gable is showing signs of mortar failure.

Our proposal is to rake out the mortar joints using hand tools (no electric tools to be

used) and replace the mortar with a suitable match from Ty Mawr Lime Limited.



4No. Sash windows to front elevation to be fully refurbished. No replacement timber works are envisaged.

Existing roof covering removed and replaced with like for like Welsh Slate.



Casement timber windows to Hopkins Passage to be replaced as part of the works.

These are a mix of styles and some in poor condition.

It is proposed to replace the casement windows with white upvc in Residence 9 conservation style as per the enclosures.



Rear elevation showing the poor nature of the existing roof which is to be fully replaced with Welsh Slate like for like as part of the proposed works.

