

Fron Uchaf
Chirk
Wrexham
LL14 5AL

WREXHAM COUNTY
BOROUGH COUNCIL

22 SEP 2023

PLANNING DEPARTMENT

Design Access / Heritage Statement for Application to Replace Roof on Fron Uchaf Farmhouse

Fron Uchaf Farmhouse is listed as a fine example of an early 19th Century Farmhouse built around 1800 – 1840. It was listed in July 1998, with a concrete tiled roof. (listing record attached). These concrete tiles are now around 50 years old and with an expected life of 40 – 50 years are starting to breakdown and become porous. The ridge tiles, installed at the same time are also now starting to breakdown. The batons towards the verges of the gable ends are starting to rot due to water ingress through the tiles/pointing, the pointing could be redone but the timber behind is starting to rot and needs replacing. There are areas where, due to water ingress timber supports have rotted, water has penetrated the rubble stone wall and damp patches have appeared inside the house, causing mould patches to appear. Our roofer (Aaron Ellis Thomas) has advised a reroof is now necessary to protect the integrity of the building.

The objective is to replace these tiles with a cost effective but more traditional alternative which enhances the historical significance of the building in the most sustainable way.

Research would suggest Fron Uchaf Farmhouse would have originally had a slate roof so the proposal is to use slate as it also has a longer life span than the current concrete tiles. New imported slate is readily available and cheaper than Welsh Slate but our roofer (Aaron Ellis Thomas) who has experience working on listed buildings, has sourced a sufficient quantity in one batch of Welsh slate (picture attached, sample to be provided). Second hand Welsh slate, whilst more expensive than new imported slate appears to provide the most sustainable and carbon friendly solution. Slate will enhance the character of the building and restore it to its original condition. Additionally a number of the out buildings on the site (as marked on the attached map) are already slate so the whole area would be visually enhanced if slate was used on the main building.

Existing tiles, batons and felt will be removed and replaced.

The felt used when the roof was redone 50 years ago has become brittle and is breaking down, in addition to which it is not breathable, adding to the possible build up of condensation etc. In order to meet regulations our roofer has recommended the use of Tyvek breathable membrane in place of the 1F felt.

Existing ridge tiles will be removed and reused where possible.

The attic area is all flat, there are no sloping ceilings to any of the upper rooms. The attic floor is insulated but this will be brought up to the current standard of 270mm if this is not currently being met.

Being private property and with its own drive and no close neighbours access for materials to be delivered and scaffolding erected is not an issue.

Roofer will arrange erection of scaffolding to allow access to roof.

Waste will be disposed of by skip or resold where possible.

The attic area has been inspected periodically over the last 2/3 weeks and there are no bats present which would suggest, were there any present, they have left for the year but as it is a possibility they may return early next year it would make sense to do the reroof as soon as possible.

