

DESIGN & ACCESS **STATEMENT**

(incorporating Heritage Statement)

Proposed Replacement External Doors at
Little Oaks Barn, Overton Road,
Penley, Wrexham. LL13 0LU



for

DESIGN AND ACCESS STATEMENT

PROJECT: Proposed Replacement External Doors at Little Oaks Barn, Overton Road, Penley, Wrexham. LL13 0LU

CLIENT:

LOCAL AUTHORITY: Wrexham County Borough Council

AGENT: Portman Surveyors Ltd

DATE: January 2022_*rev B_060823*

1.0 BACKGROUND

The Little Oaks Barn is a private dwelling with the adjacent Corner Barn being acquired by the same owners.

Portman's have recently assisted in obtaining Planning and Listed Building Consent for a largely frameless glazed link between the two to alter to a single dwelling. The LA references were P/2021/0332 & P/2021/0331 respectively and involved liaising heavily with both CADW and Kathryn Moore, the Conservation Officer at Wrexham CBC. During this process we advised the latter of the proposed replacement of the timber French windows and they advised we seek approval through a separate LBC.

Given this Portman's have subsequently been asked to submit the necessary Listed Building Consent application with this DAS and Heritage Statement provided to clarify the works.

2.0 DESIGN PRINCIPLES

The works are detailed on Portmans' Drwg. Nos. A_309_01, 03, 13 & 14 and replacing a set of timber French windows & sidelights with a triple unit set of bi-fold doors.

In terms of the materials, these have been replicated as painted timber to match the existing, all formed within the original aperture and with a reduced number of units means there is less framework.

The existing unit has reached the end of its useful life and the owner seek to replace while also increasing the natural light and views from within to their private garden to the North.

Prior to submission we have liaised heavily with the LAs' Conservation Officer during the previous, aforementioned applications and now submit this Listed Building Consent in full accordance with their advice.

3.0 ACCESS

Due to the nature of the works it is not considered the access requirements of The Disability Discrimination Act (DDA) 2005 or Approved Document Part M of the Building Regulations apply to the original dwelling.

4.0 HERITAGE STATEMENT

4.1 Heritage assets and its Setting

The site is located within Penley with its listing detailed as follows (source CADW Heritage Bill):

History

(Shippon) A late C19 Gredington estate farm building shown on the 1900 Ordnance Survey.

(Barn) A C17 barn, probably originally 3 bays but later extended to 5 bays. It was converted to a shippon in the latter half of the C19 by the Gredington estate, when the front was entirely rebuilt, contemporary with the stable and shippon.

Exterior

(Shippon) A lofted stable and shippon of brick with blue-brick segmental-headed openings, and slate roof. It has large replacement double doors, in an original opening, to the R, then a split door and window to the L. The loft has 3 openings, the R-hand open, the central retaining some original glazing bars and the L-hand with boarded shutter under a wooden lintel. A lean-to against the L gable end has a split door. Set slightly back to the R is the lower shippon. It has a split boarded door flanked by steel-framed hopper windows under lintels. Its gable end has a boarded door for the feeding passage to the R. The rear has 2 windows similar to the front and the stable has a single window on the L side.

(Barn) A brick-fronted farm building under a slate roof. It has split doors with strap hinges R and L of centre, both under blue-brick segmental heads, flanked by steel-framed hopper windows under wooden lintels, the R-hand of which was also originally a doorway. Gabled dormers to the centre and R have shutters. The L gable end is timber- framed, with weatherboards and loft doorway, but in poor condition. It has an inserted door on the R side. Against the R gable end is an added lean-to, above which is a weatherboarded gable. The rear is also timber- framed, but in poor condition. To the L of centre is evidence of the former wagon bay, with a mortise suggesting a former porch canopy.

Interior

(Barn) The older part retains 2 queen-post trusses. Another queen-post truss has been reconstructed, and a 4th truss is of sawn timber.

Reasons for Designation

(Shippon) Listed as a well-preserved C19 farm building and as part of a strong farm group.

(Barn) Listed, notwithstanding its condition, as one of the few surviving early farm buildings in the district, and as part of a strong C19 farm group.

4.2 Assessment of Significance

While the property fronts onto the highway on a part-elevated site the French windows to be replaced face onto the private garden and will be largely concealed from the public highway. The opening is formed within a single storey lean-to and is assumed to have been formed when the barn was first converted into a dwelling in 2009. This creates a coach-sized aperture infilled with clerestorey glazing above the doors themselves following the pitch line above.

The overall elevation has limited openings as shown below in Photo 1 with the request alteration utilising the existing sized opening with no requirements to alter the aperture.



PHOTO 1: North elevation of dwelling with glazed opening in background

4.3 Design Concept & Impact of the Proposed Development

The replacement doors would be to a bi-fold design set within the existing aperture. The materials are to match existing to be painted timber and with less frames the glazing will be maximised.

5.0 CONCLUSIONS

The existing French windows to the rear (North) elevation are reaching the end of their useful life and the applicant seeks to replace them with matching materials albeit with a bi-fold design to allow more natural light and for the doors to be fully opened in good weather.

The Conservation Officer has previously been made aware of this request and while they advised the principle was acceptable it would necessitate a Listed Building Consent application.

Given the above this Design and Access Statement is to be read in conjunction with the LBC application duly submitted to Wrexham County Borough Council.