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Heritage Impact Statement



Statement prepared for:

Ms Gill Jones

Springfield Farm,
Marford,
Wrexham,
LL12 8TD

Statement required for:

Proposed conversion of the existing Grade II listed barn to commercial offices for use in conjunction with existing agricultural operation on site.

Explaining Objectives

Our client's main objective with this project is to develop the building to its full potential whilst maintaining the visual impression. The purpose of this application is to create a superior layout for the barn to accommodate commercial offices.

The current barn is to be converted to provide the client with commercial offices and storage space. With the knowledge that the Springfield barn & cottage is a Grade II listed building; the main goal is to ensure the barn is in suitable condition for its intended purpose. The conversion will vastly improve the appearance of the structure and will be sympathetic to the original building.

To enable this building to be fit for purpose the openings are required to be altered for access and internal layout. It is appreciated that altering openings can adjust the character of the existing structure. However, the existing openings are in poor condition and are not currently thermally efficient. New double-glazed softwood windows are proposed to be installed within the existing openings to not only improve appearance but also efficiency, safety and general effectiveness of the property. These windows have been designed to match the existing style of window seen on the barn.

Springfield cottage, which is linked to the barn, is believed to be an earlier building remodelled in the Trevalyn Estate during the 19th Century, according to Marford Conservation Area Assessment and Management plan (2012). The objective to this section of work is to provide reasons for why this conversion is necessary.

Understanding Significance

Springfield barn & cottage was listed in July 1962; establishing its importance within the local area. Springfield cottage is a two-story Grade II listed building that is understood to be an earlier building remodeled in the Trevalyn Estate style during the 19th century. The cottage comprises pebbledash render and is directly adjacent to the pavement and enclosed within sandstone low level walls. The roadside elevation displays gabled and hipped slate roofs. The cottage boasts a range of traditional ogee arched windows with multi paned cast iron windows with Gothic styled glazing patterns.



1. Springfield Cottage

Springfield barn is directly attached to the rear of the cottage and therefore is also considered a listed building. The cottage is one of a group of cottages built in Cottage Orne style for the Trevalyn Estate during its time under stewardship of John Boydell. The buildings surrounding the site were completed by 1820. It is believed that some materials used for these buildings originated from a pipe cottage constructed by Julius Flowers in 1814. The barn attached is a farm building with a continuous roof line that possibly represents the remodeling of an earlier building. Extensions to the build were carried out in the 20th Century.

The barn is constructed from brickwork with sand and cement textured render applied to match the existing cottage. Gable roof structures can be found on front and side elevations of the barn with an extended and continuous roof line to single storey element at the rear of the barn. The roof finishes comprise of slate coverings with a simple ridge tile finish.

The barn includes a single ogee arched window that is still in good condition. There are also two openings within the building that appear to have been windows to a similar style but have been blocked up. The other windows and doors included within the buildings are traditional barn style. The existing windows are proposed to be replaced as they are in poor condition. The single ogee arched window to the rear of the building is to remain and it reflects the original character of the building and matched the style of windows to the cottage. The windows to the cottage are of a gothic style. The Gothic style was a conscious movement that began in England to revive gothic forms; starting in the second half of the Eighteenth Century and continuing throughout the Nineteenth Century. Studying the information taken during our survey only 2 of the windows on the barn appear to match the style of the existing cottage which we aim to retain. All other windows are of simplistic design typical of an agricultural unit, this style of window is to be replicated as illustrated by our planning drawings and window details which support our application.



2. Existing blocked up windows

There are two separate access points to this site; one which leads to the rear of the property and one that leads to the for-mentioned Cottage to the front. The entrance to the rear provides main access to the barn, farm and surrounding curtilage. This access provides parking and easy open access onto the property and is set back from the road. The other access point is a private gated entry point to the front of the cottage. From here the front door and front garden to the cottage can be accessed. This is to separate the barn from the cottage, to keep the cottage as a private property. Both accesses comprise low level stone walls.

There are many attractive features on the existing cottage which were recognised and therefore established the importance of its listing. The reason for designation is because it is an early C19 former Trevalyn Estate cottage in distinctive picturesque style.



3. Springfield Barn

Although fenestration within the gable end of the barn as noted on the photograph above would suggest this section of the building did have some form of first floor, this was not present during our survey, this assumption is further supported with the inclusion of a first floor opening internally to gain access from one section of the barn to another.

Only one section of first floor remains as noted on the existing plans which is accessed by means of a ladder fixed to the wall, this isn't an original feature in the barn. There is no staircase present within the barn due to modifications that have occurred over a number of years.

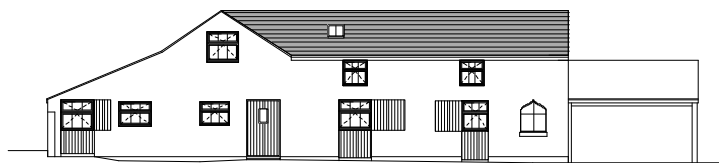
Identifying Proposed Changes including Assessing the Impact and Reasoning

The main objective of this application is to convert the barn into offices. To carry this out successfully the barn is to be made fit for purpose and safe for working conditions. The main change we are proposing to the exterior of the building is the windows and doors. We are intending to remove the existing damaged and thin windows and install new slimline double-glazed windows within the existing openings. As depicted below on image 4, we are proposing windows to match the style of the existing windows within the barn, this is to be sympathetic to the structure and ensure the character differences between domestic and what was agricultural remains. What's left of the existing windows is not attractive with sections of the glazing boarded up, this does provide the barn with an unattractive appearance, one that can be rectified with the installation of new windows as proposed. We have also indicated doors to the front elevation to be partly blocked up to accommodate new windows.

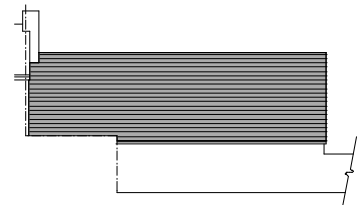
Finished floor level throughout the existing barn is currently concrete slab. It is the intention to ensure suitable flooring is installed and is at the same level throughout the building. To achieve this, existing concrete floor slab is to be grubbed up, new floor construction will comprise of 75mm screed with under floor heating installed within to manufacturers specification. Allow for slab edge board to the perimeter of each room to prevent cold bridging. Lay 1000 gauge isolation layer directly below screed. 100mm thick Celotex tuff-R GA4000 rigid polyisocyanurate foam insulation with 1200G visqueen DPM below, all joints to have 300mm minimum overlap and be securely taped. 100mm thick

concrete slab, allow for 1000mm wide A193 mesh to perimeter of slab. 50mm sand blinding on 150mm minimum well consolidated hardcore. Contractor to ensure new floor construction does not undermine existing foundations present. By providing a new floor will enable the levels to be continued through. Having steps in a property of this age can be a feature of its period. But with modern lifestyle, level floor through will be far superior and will also allow any wheelchair uses easier access into the build.

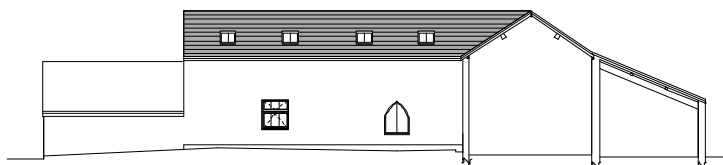
Existing external walls to be treated with Pavatex Pavadry panels or similar BBA approved product. Panels must be mounted onto dry, flat, level walls. If the surface is bare or uneven, the walls must first be plastered and levelled with a breathable lime plaster, because cold air gaps between the wall and the wood fibre may cause interstitial condensation. Any cement based plaster or oil based paints on the walls must first be removed before the walls are levelled with lime plaster. If applying onto solid or uneven walls please seek our advice for the optimum application method. The boards are bonded to the wall using a lime bonding coat called Baunit RK70 and the boards should be fitted with the hardboard side facing into the room. Airtightness will be provided by the lime levelling coat and lime bonding coat so long as they are at least 8 mm thick. Airtightness tape must also be used at junctions and where the window and door frame meets the reveal. Begin fitting the Pavadry boards in the bottom corner of the wall, with a straight edge butted tightly up to the adjacent wall. These straight edges at the perimeter of the room must be sealed to the adjacent floor and side walls with an expanding foam tape called Iso Bloco to prevent any thermal bypass. The second row should begin with the cut-off piece from the previous row so that the boards form a brickwork pattern. The vertical joints must be staggered by a minimum of 200mm so as not to weaken the strength of the system. To avoid thermal bridging, insulate in between the floor joists next to the external walls with 50mm Pavaflex flexible insulation. Also to maintain the airtightness of the wall, either tape or plaster around the junction where the joists enter the wall. The panels can be cut with normal timber cutting tools e.g. a circular saw or hand saw.



Front Elevation 1:100



Part Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

4. Proposed Elevations

Other Internal alterations are to comprise the additions of new block walls to divide rooms to provide further structural stability, it will also avoid the need for significant steelwork within the building to support the first-floor joists. Offices to the ground floor are to be incorporated with female and male toilet facilities, kitchen and lobby. Internal openings and doors are to be installed for privacy within the offices. Wall to ground floor is to be partly removed to accommodate for new internal grade door, apart from this, existing walls are to remain as existing, with the addition of insulation and finishing's.

These alterations will not only make the building more attractive but will also make it safe and suitable for use. The building is currently only suitable for use as a barn, which is no longer required for the area. Maintaining the features of this listed building is vital to this building. Nevertheless, the alterations to this opening are required (and are of such a minor scale) in order for this building to work as a whole.

New rooflight windows are to be installed to provide lighting to the first floor. During our survey of the barn it was noted that there is a lack of natural lighting to the first floor of the barn. Rooflights will be necessary for healthy working conditions within the proposed offices. The rooflights proposed are to be of a conservation style to match existing and to the approval of the Local Authority.

The existing roof will remain as existing with the addition of rooflights and repair where needed. As a listed building, alterations such as this can be seen as negative. However, the building is currently not suitable for office work without further natural lighting.

Existing floor joists to barn are to be checked for adequacy. If existing floor joists are deemed inadequate, joists to be removed and replaced with new. If existing joists are deemed adequate, new joists to be installed for the remainder of the first-floor level. Floor boarding is to comprise 22mm thick tongued and grooved Weyroc board on floor joists set at 400 centres. We are proposing to install a new staircase in the position indicated on floor plans, which is safe and compliant with current building regulations.

A new staircase is proposed as being installed which will be of softwood construction. This addition is required to make the first floor accessible from the ground floor of the proposed offices. Allowing the footprint to be maximized the renovation of the building can then be facilitated.

Conclusion

The works that are to be done on this building will enhance the appearance and reinstate the unique features throughout. Doing this work will allow this area of the site to become a functional use again without detracting from the original building.

As previously stated; the existing barn is not in keeping with the existing style and can be seen as detracting the overall appearance of the building.

It is our intention to retain all of the features of the existing barn and ensure there is minimal impact on the building.

All works proposed only enhance the appearance of the existing structure and ensure it can be used again. We believe this will enable Wrexham Council to look favourably on this application as a conversion to the barn is of minor importance compared to the main cottage.

*Document Prepared by:
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