

Sarah Hill

From: Nick.Davies@gov.wales
Sent: 07 November 2022 17:58
To: Sarah Hill
Subject: RE: Applications P/2022/0710 (Full) & P/2022/0711 (LBC) - Springfield Farm

Hi Sarah

I'm content with the amendments put forward by the agent. I think the issue with the timber window cill is borderline so feel what the applicant is proposing is just about acceptable. I'd therefore be happy now for consent to be granted but let me know if you need to discuss further.

Thanks

Nick



Nick Davies BSc MA MRICS IHBC

Arolygydd Adeiladau Hanesyddol / [Inspector of Historic Buildings](#)

Gwasanaeth Amgylchedd Hanesyddol (Cadw) / [Historic Environment Service \(Cadw\)](#)

Llywodraeth Cymru / [Welsh Government](#)

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e-bost: nick.davies@llyw.cymru

e-mail: nick.davies@gov.wales

From: Sarah Hill <Sarah.Hill@wrexham.gov.uk>
Sent: 03 November 2022 15:22
To: Davies, Nick (ETC - CST - Cadw - Historic Environment) <Nick.Davies@gov.wales>
Subject: RE: Applications P/2022/0710 (Full) & P/2022/0711 (LBC) - Springfield Farm

Hi Nick,

Further to your recent comments on this application, the agent has now amended the details and provided additional information in the form of the attachments and comments below.

The GF proposal has now been altered to a limecrete floor system as noted on the HIA and the supplied product sheet.

The wall treatment has also been altered to ensure the system installed is breathable and preserves the building in a positive manner see amended HIA and product sheet.

The existing widows and openings are not supplied with a masonry sills sloping downwards to disperse water, to add this masonry sill to the openings would be costly and in my view doesn't preserve the character of the existing opening as can be seen on the photos supplied on the link, with this in mind I feel a timber sill should be favourable ensuring the new windows can disperse water effectively, another option but less appealing

aesthetically would be to add a lead sill to allow the water to disperse from the opening effectively. Our preference would be to retain the timber sill treatment proposed. The style of casement has been altered from storm casement to flush as recommended.

The windows within the original door openings have been simplified to single pane windows, which are openable to allow ventilation into the served rooms to comply with Building Regulations.

Please can you assess the amendments and provide comments.

Many thanks

Sarah.

Sarah Hill

Swyddog Cynllunio/Planning Officer
Cynllunio a Rheoleiddio/Planning and Regulatory

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From: Nick.Davies@gov.wales <Nick.Davies@gov.wales>

Sent: 26 October 2022 16:07

To: Sarah Hill <Sarah.Hill@wrexham.gov.uk>

Subject: RE: Applications P/2022/0710 (Full) & P/2022/0711 (LBC) - Springfield Farm

Hi Sarah

Your attachments included one photograph of the gable end of the barn showing its three windows, partially boarded over, so not really a complete record of the existing fenestration. It did provide a reminder though that traditional hopper-head windows like this don't usually have a wooden cill but rely on the base of the masonry opening sloping downwards to disperse water. Any opening lights are flush with the frame and not storm-proofed. The drawing you included suggests the application hasn't taken proper notice of the existing / traditional detail / arrangement.

Happy to discuss further.

Nick

From: Sarah Hill <Sarah.Hill@wrexham.gov.uk>

Sent: 26 October 2022 14:05

To: Davies, Nick (ETC - CST - Cadw - Historic Environment) <Nick.Davies@gov.wales>

Subject: RE: Applications P/2022/0710 (Full) & P/2022/0711 (LBC) - Springfield Farm

Hi Nick,

Thank you for your email.

I'm sorry I thought I had forwarded the window details. Please find them attached. Do these alter your comments at all?

Thanks

Sarah.

Sarah Hill

Swyddog Cynllunio/Planning Officer

Cynllunio a Rheoleiddio/Planning and Regulatory

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From: Nick.Davies@gov.wales <Nick.Davies@gov.wales>

Sent: 26 October 2022 12:53

To: Sarah Hill <Sarah.Hill@wrexham.gov.uk>

Subject: RE: Applications P/2022/0710 (Full) & P/2022/0711 (LBC) - Springfield Farm

Hi Sarah

I don't think the modern concrete floor has been justified. Kathryn was asking for a limecrete floor and I can't see why that's not possible.

The dry lining seems acceptable but would be compromised if finished with a modern plasterboard and gypsum plaster skim. So it would need to be clear that only lime mortar could be used with it to maintain breathability.

I'm not convinced by the fenestration to be honest. It seems Kathryn asked for details of the existing windows but have these been provided? I couldn't find the details in the drawings or photographs. The proposals involve the same treatment for existing windows and for doorways that are to become window openings. It creates a uniformity that isn't really appropriate. The window openings should obviously retain their character as original window openings but the treatment of the altered door openings should really have a different treatment. If the door opening is to appear as a stable door with the top door open, there would never have been a traditional window treatment in that opening and the upper half should have a simpler, perhaps just clear glass treatment. This would maintain the difference between original window openings and original door openings.

I hope that helps but let me know if you need to discuss further.

Regards

Nick



Nick Davies BSc MA MRICS IHBC

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e-bost: nick.davies@llyw.cymru

e-mail: nick.davies@gov.wales

From: Sarah Hill <Sarah.Hill@wrexham.gov.uk>

Sent: 25 October 2022 08:14

To: Davies, Nick (ETC - CST - Cadw - Historic Environment) <Nick.Davies@gov.wales>

Subject: Applications P/2022/0710 (Full) & P/2022/0711 (LBC) - Springfield Farm

Hi Nick,

I've been advised by Matthew Philips that you may be able to assist with some details provided for a current Listed Building/Full application I have at Springfield Farm, Marford Hill, Marford, LL12 8TD. The proposal is for the conversion of an agricultural building to offices.

Before going on maternity leave our Conservation Officer commented on the application. I have attached her comments for information.

I have now received amended plans, an amended HIS, amended Design and Access Statement and further information from the applicant's agent (see attached). I am satisfied with their explanation regarding the first floor plans, the need for a staircase, the need to use blockwork and the new proposed window treatments. However, I would like advice as to the suitability of the installation of a new concrete floor and the breathable product proposed for the internal walls.

Any plans can be viewed on our website [Search applications \(wrexham.gov.uk\)](http://wrexham.gov.uk)

I look forward to hearing from you.

Regards

Sarah.

Sarah Hill

Swyddog Cynllunio/Planning Officer
Cynllunio a Rheoleiddio/Planning and Regulatory

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