

DESIGN & ACCESS **STATEMENT**

(incorporating Heritage Statement)

Proposed Alterations at
Littleoaks Barn, Overton Road,
Penley, Wrexham. LL13 0LU



for

Mr & Mrs R Jones

March 2021_*rev A*

DESIGN AND ACCESS STATEMENT

PROJECT: Proposed alterations to Littleoaks Barn, Overton Road, Penley, Wrexham. LL13 0LU

CLIENT: Mr & Mrs R Jones

LOCAL AUTHORITY: Wrexham County Borough Council

AGENT: Portman Surveyors Ltd

DATE: March 2021_*rev A*

1.0 BACKGROUND

The shippon has been owned by the applicants for several years and they have recently acquired the adjoining barn and now seek to provide a link between the two buildings to provide a single family home.

The applicants have obtained prices for the work and are wanting to undertake the works as soon as possible with enabling works having commenced. At this point Mr Simon Greenland, Planning & Enforcement Officer at Wrexham CBC attended site and asked for works relating to the link cease until formal approval has been obtained.

Given this Portman's have subsequently been asked to submit the necessary applications with this DAS and Heritage Statement provided to clarify the rationale behind the proposal.

2.0 DESIGN PRINCIPLES

The works are detailed on Portmans' Drwg. Nos. A_309_01A-03, 12 & 13 and involve the provision of a frameless glazed link between Barn & Shippon. Further drawing details have been provided by the specialist contractor, Messrs GlassRooms.com in their Drwg. Nos. 301, 032 & 303.

In terms of the materials, these have been purposefully chosen as frameless glazed panels to provide a contemporary appearance commensurate with today's methods while enabling the existing structure to remain fully visible.

The purpose of the link is to provide a secure passageway between the two existing buildings with frameless glazing purposefully specified at a significant cost to the applicants to ensure the structure beyond remain the dominant features.

During the consultation process we have liaised heavily with the LAs' Conservation Officer and at their request have allowed for high level ribbon windows along the North-East elevation to provide natural ventilation. Along with high-quality glazing this ensures there will be no recognised solar gain within the link to allay any concerns this could affect the fabric of the original buildings.

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. However, the renovation will allow for a level threshold to be provided from the barn into the new link.

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

The property fronts onto the highway on a part-elevated site but due to the route of the highway and topography is only visible when approaching from the East. The frameless glazing chosen and general approach means the timber framed barn remains unaltered with the gable to the Shippon still visible through the proposed link extension.

4.3 Design Concept & Impact of the Proposed Development

The proposed extension would be visible when viewing the site from the South with the design having been carefully considered with modern materials to ensure the original buildings being linked remain visible hence any visual impact has been minimised.

5.0 CONCLUSIONS

The applicant has owned the Shippon for some time and has recently acquired the adjoining Barn to provide a single family home.

They therefore understandably seek permission to link the two elements to provide safe & secure access throughout the internal space with a frameless glazed link chosen at considerable expense to them to ensure the original fabric is not only retained but also clearly visible.

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