

Elgan Jones
Casework Officer
The Society for the Protection of Ancient Buildings
37 Spital Square
London
E1 6DY

FAO: Mr John Kerr
Your reference: P/2021/0772
Our reference: 168870

5, Rackery Hall Mews, Rackery Lane, Llay, Wrexham, LL12 0QB

Dear John,

Thank you for consulting the SPAB over the proposals to extend the grade II listed barn to provide additional ground floor living accommodation. Whilst we have not had an opportunity to visit the site, we have reviewed the documentation submitted online and would like to provide the following observations.

Unfortunately, we do not consider the scale, form and design of the new extension to be appropriate in this context. The design of the new extension will mask a significant proportion of the rear elevation and will result in the loss of a substantial amount of the external wall in forming the new opening. This will result in substantial harm to the character and historic fabric of the building.

We also do not consider the design of the new extension to be considered or sympathetic to its historic context. The design, scale and proportion of the new windows and doors are entirely different to its historic context. Furthermore, the shallowness of pitched roof (can slates really be laid on this shallow a pitch?) and lack of detail and annotation provided on the 1:100 scale drawings risks inappropriate finishes being implemented.

We also consider the HIA provided to be brief and lacking in detail. No considerations have been made on the visual impact of an extension of this scale in the context of the former barns which extend behind the ownership boundary.

For the reasons stated above, we **cannot support** the proposals contained within this application. We would strongly encourage the applicant to revisit their approach, design and scale of the extension.

We trust our comments are helpful to you.

Kind regards,

Elgan

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