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Design, Access & Planning Statement

Including

General Outline Specification of Works

For

Extensions, Alterations & Refurbishment of

'ALLINGTON FARM', COX LANE, ROSSETT, WREXHAM LL12 0BH



TO ACCOMPANY PLANNING APPLICATION SUBMITTED BY MR A.NULTY & MS. R.PEARSON

MAY 2018

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The drawings / documents which accompany this application include: -

- ✓ Site Location Plan
- ✓ RedBox Surveys Drawing RBS-17/0956/001 - Topographical Survey
- ✓ RedBox Surveys Drawing RBS-17/0956/002 – Floor Plans
- ✓ RedBox Surveys Drawing RBS-17/0956/003 - Building Elevations
- ✓ Drawing No 18/1209 - 01 Site Layout as Existing
- ✓ Drawing No 18/1209 - 02 Plans & Elevations as Existing.
- ✓ Drawing No 18/1209 - 03 Plans & Elevations as Proposed
- ✓ Drawing No 18/1209 - 04 Ground Floor Plan as Existing – Significance Plan
- ✓ Drawing No 18/1209 - 05 First Floor Plan as Existing – Significance Plan
- ✓ Appendix 1 Pre-app site meeting summary letter from Wrexham County Borough Council dated 29.03.17.
- ✓ Appendix 2 Photographs of the Site
- ✓ Appendix 3 Structural Inspection Report prepared by Cheshire Structural Design Services
- ✓ Appendix 4 JW Conservation Heritage Statement
- ✓ Appendix 5 Nicholson Price Associates Condition Survey Report for the Roof & Windows

This report has been prepared by David Norris Associates with all reasonable skill, care and diligence, within the terms of the agreement with the client. No part of this document may be reproduced without the prior written approval of David Norris Associates.

1 INTRODUCTION & BACKGROUND

- 1.1 This Document has been prepared by David Norris Associates in conjunction with the Heritage Consultant, Jenny Wetton, at the request of Mr. A.Nulty & Ms R.Pearson. This document should be read in conjunction with the Planning & Listed Building Consent application to which it relates. The purpose of the statement is to accompany & support the Planning Application for the Extensions & Refurbishment of the existing Farmhouse to bring back to life the former Residential Dwelling at 'Allington Farm', Cox Lane, Rossett.
- 1.2 This Statement has been prepared to describe the sites location, current use, history & character, explain the planning history of the site, justify the design principles behind the proposals & demonstrate how the proposals comply in the context of relevant national & local planning policy.
- 1.3 A Structural inspection of the Buildings has been carried out by Mr Steve Naylor BEng(Hons) CEng MStructE, of Cheshire Structural Design Services on the 4th December 2017 & a copy of the report is attached for reference as Appendix 3.
- 1.4 This Statement should be read in Conjunction with the accompanying Heritage Impact Statement prepared by Jenny Wetton Conservation, MSc (Arch Cons) IHBC AMA & a copy of the report is attached for reference as Appendix 4
- 1.5 This Statement should also be read in Conjunction with the Condition Survey Report for the Roof & Windows which has been carried out by Nicholson Price Associates Historic Building Surveyors & Consultants a copy of which is attached for reference as Appendix 5.
- 1.6 The Proposal is to extend & fully refurbish 'Allington Farm' Cox Lane, Rossett LL12 0BH to ensure the Buildings on site are conserved. The Listed Building is currently vacant & has been for 5+ years.
- 1.7 The general outline specification of works within this document should be read in conjunction with the latest version of drawings 18/1209/01-03 inclusive together with the Heritage Consultants, Historic Building Surveyors & consultant detailed reports & Structural Engineers Structural condition report.
- 1.8 The general outline specification is based upon a visual inspection of accessible areas of the property and neither the building fabric , or the service installations have been subject to physical testing.

2. APPLICATION SITE & CONTEXT

2.1 Site Location

The property is located close to the villages of Rossett & Gresford set back from the west side of Cox Lane c0.8km East of Marford. Allington Farm, sub-medieval property, has its main frontage onto Cox Lane. The site covers an area of some 1.5 acres and is occupied by the Grade II Listed Period Farmhouse & its Barns & Outbuildings. The site is bound by Cox Lane to the South East & is surrounded by open fields to its other boundaries. A number of Photographs of the site and the existing buildings are attached as Appendix 2.

2.2 Site Use & Description

Allington Farmhouse, Grade II Listed, currently occupies the site together with the attached ancillary stores, cold rooms etc. & Listed Gatehouse Structure, all of which is Grade II Listed, with the remainder of the buildings on site, 2 No Barns, being listed in association within the curtilage of this listed building. The Site Topography is relatively flat. The current application relates to the existing Listed Farmhouse & its attached buildings & which is generally Rendered or painted Brickwork in construction with a natural slate roof all in need of extensive repairs due to the Farmhouse being unoccupied for the last 5+ years.

2.3 Site & Relevant Planning History

It is evident from sight of the original farmhouse building, which is essentially the central core of the existing arrangement of Buildings developed over the years, that it has been modified and extended in the past since its original construction with the addition of various rendered brickwork & timber framed structures surrounding the original building.

No relevant planning history was available on the Wrexham online Planning application search facility.

The applicant has engaged in pre-application discussions over the preliminary proposals on site with both Lorna Goring, Listed Buildings Officer at Wrexham BCC, on Monday 27th March 2017 & Anna Irwin on Thursday 15th March 2018, to initially discuss the options for repair & alteration Including extensions to improve the family accommodation at 'Allington Farmhouse' & the associated buildings. A copy of the initial letter from Lorna Goring is attached for reference as Appendix 1.

During the visit, which was subsequently followed up with a letter dated 29th March 2017, it was confirmed verbally that the proposed design of the building's conversion and extensions would be acceptable in principle and would be appropriate on the site but would depend on the significance of the rooms, their features & the walls & it is important to gain an understanding of how the building has developed over time to assess whether certain walls could be modified for example & that any proposed extensions compliment the Listed Building.

Property Listing

Allington Farm & the Gatehouse have been Grade II listed since 6th March 1996 under listed building numbers is CADW ID 17680 & 17681.

Description

The original, sub-medieval, building was a 2 storey timber framed house. A range was built at the front, probably early C19, and the older building, or part of it, was retained as service accommodation. In the later C19 the timber-framed part was extended and a range of ancillary stores, cold rooms, etc. were added to the rear. Interior Alterations listed c1930.

The Exterior of the property is Render, slate roof, brick chimneys, 2 storeys with a range of single storey ancillary buildings attached to rear. Elevation to Cox Lane: Symmetrical 3-window front with central door with ornamental cast iron porch. Ground floor windows are tripartite multipaned casements, upper floor windows are double multipaned casements. Chimneys are at each end of the roof rising from the gable. Return elevations have small multipaned cast-iron windows lighting the attic. Right hand return has an attached lower 2-storey range with a dentil eaves cornice and a door beneath a lean-to porch with slate roof. 2 small casements to upper floor, 2 multipaned casements to ground floor. Left hand return has later C19 range to rear.

Entrance hall with a stair of early C19 character. Rooms generally have 6-panel doors. Rear section has 2 rooms with heavy chamfered and stopped principal beams. A timber framed inner wall is visible on the upper floor. Doors in this section are generally of the plank and latch type, some with shaped strap hinges. Roof not accessible at time of 1995 survey. Group Value with Allington Farm Gatehouse. Listed as a good example of an early C19 house which incorporates part of an earlier timber-framed building.

Allington Farm also has the Listed Gatehouse structure situated on the driveway approaching Allington Farmhouse. The structure has design elements similar to those of the Trevalyn Estate buildings at Marford suggesting historical links with the estate. Probably early C19.

The exterior of the Gatehouse is Painted brick, stone dressings. Symmetrical with central block flanked by lower blocks all with parapets with stone copings concealing roofs. Central arched entrance with stone surround and decorative keystone painted black. Above this is an opening with ogee head and stone cill. Flanking blocks each have blind openings with stone cills and ogee heads. Stone corbels part-way up the outer walls support brick piers beside which are outlets feeding cast iron rainwater goods. Return elevations have plank doors with shaped strap hinges to small storage rooms. Rear elevation to garden as front but lacks rainwater goods. The building is attached to garden walls which run around the farmhouse. The interior Roof structure to the tall central block has been altered C20. It contains a water tank. Group value with Allington Farmhouse. Listed as an unusual example of a gatehouse in picturesque style characteristic of the Trevalyn Estate buildings at Marford.

2.4 Character & Surrounding Area

The Area surrounding the site is of Rural Character. Allington Farm is located within the Green Belt/ Barrier & Special Landscape Area.

2.5 Access & Local Facilities

Vehicular & Pedestrian access is currently available from Cox Lane as shown on the submitted Plans

3. PROPOSED DEVELOPMENT

- 3.1 Having established that Allington Farm holds significant heritage value, it is now necessary to assess the impact of the proposals on the heritage asset and setting of the listed building on site.
- 3.2 The proposals outlined in this planning application are for the extensive modernization, restoration and refurbishment of the Grade II Listed Buildings on site including the Gatehouse structure and construction of the extensions to the building as indicated on the attached drawings. The leading objective of the proposal was to create sympathetic extensions in keeping with the character of the existing building. Where possible the existing fabric is retained with sensitive repairs specified using matching materials. Where new materials or finishes are proposed, these have been selected to preserve or enhance the existing fabric. The extensions proposed replace unsympathetic structures which have negative impact on the setting of the listed building & will improve the family dwelling. The purpose of the proposed work is to bring the Farmhouse upto a suitable standard for modern day living, and in doing so protecting the heritage asset from falling into further disrepair.
- 3.3 In physical and visual mass and volume terms, the proposals will have very limited impact on the listed building by siting the proposed extension in place of existing buildings on site which currently form part of the setting of the listed building on a similar footprint.
- 3.4 The extent of the extensions would not encroach any further physically or visually on the Listed Building than the current situation and the layout of the proposals would mirror what has built up on the site over time, typical of an agricultural farmstead which would have housed a number of different outbuildings constructed at different periods of its history.
- 3.5 In terms of architectural design, the extensions to the listed building, would be in keeping with its form, a characteristic of the existing listed building, whilst providing essential living space, will enhance the site in terms of design quality.
- 3.6 It should be noted that the Farmhouse has not been used for domestic purposes for over 5 years and therefore retains a number of original features. However due to a lack of occupation these features have deteriorated & evident that a significant & comprehensive scheme of repair is now required to ensure the Buildings are fully conserved using materials & techniques appropriate to the Buildings.

4. THE PROPOSAL

4.1 This section explains the design principles of the proposal under the following headings:

Use; Amount; Scale; Layout; Access; Landscaping and Appearance.

Use

The site is currently in use as residential which as previously confirmed has been disused for 5+ years. The existing use which is to be retained would therefore be in keeping with the site in general and would have no detrimental impact on the listed building in the sense of the daily function of the site.

The applicant will be fully restoring and repairing the listed building to its former glory and thus conserving this heritage asset, which would only be possible with the allowance of the extensions & modifications to the building as the minimum proposed to create a viable development for the site owner. This is an opportunity to save a Grade II Listed Building which is in need of repair and restoration and which without this development, would continue to deteriorate and be lost as a heritage asset to the detriment of the listed building itself and the site in general. There is no doubt that the proposals to restore the listed building on site to its former glory would secure its future with a viable residential use. The proposed works to extend the building are required to enable the building to function as a family home and would provide a dwelling of a density comparable with that of a standard family home.

Externally, by demolishing the unsympathetic structures and replacing them with new buildings constructed on the site would represent a considerable enhancement to the setting of the listed building to complement the works proposed on the rest of the site and would bring an architectural sense of unity to the site.

Amount

The proposal involves the removal of the single storey lean-to shed with corrugated roofing & erection of single & two storey extensions & internal alterations to form improved family accommodation. The extended & refurbished dwelling will have the same amount of bedrooms as existing with the introduction of additional bathrooms & en-suites. The Existing Ground Floor Footprint of the Buildings & Gross Internal Floor Areas are as follows :-

Existing Building inc Brick Lean-to Extension (to be demolished) – Footprint = 205m²

Ground Floor Gross Internal Floor Area = 179m²

First Floor Gross Internal Floor Area = 130m²

The proposals include the demolition of the built form comprising the brick lean-to building. The proposed building with extensions has been designed to ensure the development has minimal impact on the green belt and provides a positive contribution as follows :

Proposed Building inc Extensions – Footprint = 226m²

Ground Floor Gross Internal Floor Area = 204m²

First Floor Gross Internal Floor Area = 134m²

Scale

The re-use of the existing dwelling house means that there is no change to the scale of this existing building. Single & Two storey extensions are, however, proposed to the front, side & rear elevations to improve family accommodation. The proposed extensions reflect the scale & form of the existing property with similar eaves & ridge heights all as indicated on the drawing. Ground levels surrounding the property would be reduced as they are currently higher than the internal floor levels in places. The remainder of the site would remain as existing.

The proposed extensions to the Farmhouse are modest in order to preserve the visual character of the site and minimise any impact on the heritage asset. The extension's ridge heights will be subservient to the existing farmhouse which creates definition between old and new, keeping the heritage of the site.

Layout

The site layout has been dictated by the location of the existing buildings on site & therefore remains the same with the introduction of a new rear access to the front part of the property. Private amenity space remains as existing & is provided to the front, side & rear of the dwelling.

The extensions to the Farmhouse are located in place of either existing structure to be demolished or infill extensions to maintain the layout of the site & to keep any encroachment into the green belt to a minimum thus reducing any impact to the appearance of the listed building or heritage value of the site. The new Rear single storey infill extension has been designed to maximize site potential & to improve family accommodation with far reaching views across the open countryside to the North West of the site.

In terms of internal layout, the ground floor of the proposal will create improved family accommodation to both the front & rear aspect of the buildings & comprising Entrance Hallway, Kitchen, Lounge, Orangery, rear Porch with Wc to the front part of the dwelling facing Cox Lane with first floor accommodation comprising two bedrooms, one with master en-suite and a family bathroom. Both parts of the building are accessed via separate staircases, one of which is original & will be fully refurbished. To the rear part at Ground Floor will comprise Porch (accessed from the side) Entrance Hallway, Wc Cloaks, Snug, Library area, Kitchen/Family Room & sitting room with First floor accommodation comprising 3 Bedrooms one with master en-suite & a family bathroom. Both parts of the property will benefit from the converted brick building where the Utility will be located & external stores.

Access

The existing access off Cox Lane will be retained into the site together with the pedestrian gated access & existing on-site parking spaces will be provided for the dwelling.

Landscaping

Any Landscaping works will be minimal to retain the rural character of the Farmhouse setting with a small area of paved patio to be provided to the rear and the existing parking areas & access paths from Cox Lane to be retained & fully reinstated with any concrete hard-standing replaced with materials more sympathetic to the rural setting.

Appearance

The elevations of Allington Farm would be retained as existing and fully refurbished to enhance the appearance. The new extensions have been designed to reflect the character and appearance of the existing property. The house would have a painted lime render finish and natural welsh slate roof to match. Existing elevations with Facing brickwork would also be retained & made good. This would also include restoration works to the Gatehouse. The Proposed Orangery Structure to the side of the property would be constructed in materials as listed together with the introduction of a feature glazed oak framed end wall as shown on the elevations drawing.

The design principle behind the proposed extensions to the listed building was to create additional living accommodation in keeping with the existing scale and building mass of the buildings on site, creating in effect dwellings for the family with the construction of extensions which will create a flow of living space whilst preserving the history and visual qualities of the heritage site. The proposals also include the restoration and refurbishment of the listed building to enhance the appearance of the site in general.

5. SUMMARY & CONCLUSION

This statement has supported the proposals for the restoration, conversion and extension to Allington Farm which is a Grade II listed building, a significant part and example of the area's heritage. Unfortunately, due to its deteriorating use over the past years, the building is in need of substantial repair and restoration. The pre-application enquiry was previously requested with Wrexham Council and during both site visits with the listed building & conservation officers, the proposals received a positive response.

The proposed scheme seeks to repair and refurbish the existing listed buildings incorporating works to extend and convert the building in order to create a viable use for the building which will ensure its regular upkeep and repair. The proposals would prove beneficial to the historical heritage asset of the Allington farm site through the introduction of extensions on a similar footprint and of similar size and volume to the existing & have been designed to be sensitive to the existing form, character and appearance of the existing building & surrounding buildings.

The extensions to the listed building are of limited size on the site and there will be no detrimental impact on the openness or visual qualities of the countryside as a result. The form, bulk & general design of the proposals are in keeping with the character of the site and will complement the buildings on site. The proposed materials for the build & build style will respect the existing rural site, particularly through the conversion & refurbishment of the listed building to rejuvenate and bring back into viable use the heritage asset on site, alongside the redevelopment of the remainder of the site. The curtilage of the proposed residential conversion would be set within the existing site so as not to adversely affect the character of the open countryside.

The reasoning behind the proposals was to provide a long term family home, preserve and enhance the setting of the listed building, and to preserve as much of the building's character and fabric through sensible and modest alterations and extensions. As such, we feel there would be no adverse impact on the character and appearance of this heritage asset and there would be less than substantial harm on its setting.

The proposals represent an opportunity to rescue this deteriorating building from further decay and the works proposed have been evidenced to be the minimum possible works required to enable a viable development on the site.

As such, the application should be approved by the local planning authority as part of the regeneration of the 'Allington Farm' site.

6. GENERAL OUTLINE SPECIFICATION OF WORKS

ROOFS

The detailed form, structure and materials of the historic roofs are to be retained & repaired or replaced as necessary, and the presumption will be in favour of their retention where possible.

Where possible the slates are to be carefully removed from the existing roof & reused, otherwise new Welsh slates to match will be required. Insulation will be placed between or below rafters & the construction of the new roof will comply with current Building Regulation requirements for strength, stability, weather tightness, ventilation & insulation.

ROOF COVERINGS

Original Natural Welsh Slate covers all parts of roof which are to be either retained & repaired or renewed to match existing. Breather felt will be introduced under new battens to prevent damage to the existing & new rafters through condensation. Apply multi-foil insulation to the underside of the rafters (no harm to heritage asset as these are non-permanent materials that can be cut away)

Their replacement by modern substitute materials is unacceptable. A wide range of natural slates is readily available, but they do vary widely in quality and appearance. Make sure that replacement slates are a good match in terms of colour, size, thickness and texture. Look at several samples for approval including weathering characteristics, durability and life expectancy as the original material.

Although simple temporary repairs are relatively easy to execute, slating is a specialist activity and not all contractors have the necessary skills or experience. The National Federation of Roofing Contractors (NFRC) operates an accreditation scheme and encourages the training of its members in practical conservation skills and the ability to specify works to historic roofs. To find local roofers on the NFRC Heritage register, contact the NFRC (www.nfrc.co.uk).

Any decorative features such as cresting, decorated ridge or hip tiles, finials etc. should be retained and repaired as necessary. Leadwork to gutters, flat roofs, flashings and weatherings should be carefully specified in terms of its thickness, sheet size and jointing to ensure durability.

CHIMNEY STACKS

Chimney stacks are to be retained, even if no longer in use, particularly where they form part of the original structure or contribute to the roofscape.

Chimney pots should generally be retained in position and replaced where missing. Surviving eighteenth and nineteenth century pots can be of historic interest in their own right, and should be carefully retained and repaired.

MASONRY

The original facing materials with which the building was constructed should remain exposed. Recladding in general including pebble and spar-dashing, the rendering of brickwork and the painting of brick, stone, terracotta or composite stone will not normally be permitted. Repairs to brickwork should accurately match the bond, colour, texture, dimensions and pointing of the original brickwork. Any features such as rubbed brick arches or decorative mouldings should be retained, and where necessary repaired or reinstated.

Rake out existing pointing and replace any spalling bricks with reclaimed stocks to match and repoint with lime mortar mix. Generally remove any blown render & replace with new lime mortar mix render as specification.

EXTERNAL DECORATIVE FEATURES

Original decorative features (and later features which add to the architectural or historic interest of the building) should be retained. The Council will encourage the reinstatement of missing architectural features, where there is clear evidence of their original appearance. Features such as porches, parapets, balconies, verandahs and architectural mouldings are important, and their original form should be respected. Carved details in stone or timber, moulded brickwork and terracotta, statuary, murals, mosaics, ornamental ironwork should be retained. Where decorative features require repairs, these should be carried out by suitably skilled conservators and/or craftsmen.

EXTERNAL WALLS

Generally Rendered Brickwork is in Poor Condition & also the Facing Brickwork. Investigate condition of all lintels above all openings & repair as necessary. Refer also to Structural Report for extent of repair works.

The full extent & methodology of repairs will only be realised upon removal of render & the same applies internally for the removal of the plaster finishes throughout. Allow to carefully investigate cracking & movement by careful removal of render & plaster. In crack locations it may be necessary to bond stainless steel bars into the bed joints of the background masonry using resin to provide a tie between the sections. In locations over existing window openings & subject to inspection it may be necessary to replace the existing lintels. Structural Engineer to carry out further investigatory work upon exposure of above.

Internal Lining of the existing external walls will be the introduction of Ty-Mawr product 'Thermaboard' Insulation Panel lining which will provide excellent thermal & acoustic properties & eliminate thermal bridging .

LIME RENDERING

Re-rendering with hard cement-based render is one of the principal causes of decay in historic masonry, and can cause irreversible damage to external wall surfaces. Cement-based renders are less porous than those made with lime, and can trap moisture in the wall or drive it elsewhere, thereby accelerating decay. Repairs to renders should normally be based on the mix and appearance of the original work. Traditional renders were almost always based on lime which had been slaked to a putty. These renders are more vapour permeable than modern cement-based renders, but can be equally durable. The choice of aggregate is critical in achieving a suitable mortar. The Council may require details of proposed render mixes to ensure that they are appropriate for the circumstances. See below typical mixes which are to be confirmed.

There is a concern regarding the make-up of the existing render. Therefore samples of render are to be removed to determine if cementitious or lime make-up. Background masonry to be adequately repaired using a Cheshire brick or stock brick to match & lime mortar to match, & then the whole rendered area of building will be re-rendered using a pigmented breathable lime render. Avoid using lime when temperatures are expected to drop to 41°F(5°C) or less. New render is easily damaged by frost, even several weeks after it has been applied. Tap the surface of the existing lime render and listen for a hollow sound. This will indicate that it has become detached from the underlying building material. Hack off loose render back to a straight edge using a bolster chisel and a lump hammer. Undercut the edges to provide a key for the new render, leaving the lower edge square cut.

Rake out the joints of brick and brush away any loose material. On timber-framed buildings it may be necessary to install a sheet of expanded non-ferrous metal mesh lathing to support the new render. Once the background material has been prepared, thoroughly wet the area and apply the first coat of render to a thickness of just under half an inch (10–12mm) using a plasterer's trowel. Ensure that enough pressure is applied to get the mortar into all of the cracks and crevices to achieve good adhesion, but do not overwork the surface at this stage as this will draw lime to the surface, depleting the layer beneath, which can cause it to fail.

Protect the new work against drying out too quickly and from heavy rain and frost by putting up a screen of hessian or plastic. Spray the surface regularly in dry weather as new render will shrink and crack if it dries out too quickly. As the render begins to stiffen up, work over the area with a wooden float as this helps to counteract shrinkage. Scratch the surface to provide a key for the next layer. Hair is sometimes mixed into lime render or plaster for the undercoats to help bind the materials together and control shrinkage.

Allow the first coat to begin to set firm before applying the next coat. On average, this can take a minimum of two weeks, depending on the render mix and time of year. As a rough guide, each coat should be hard enough to resist indentation from a knuckle, but soft enough to scratch with a fingernail. Dampen the surface and add a second coat of render just under half an inch (10–12mm) thick in the same way as the first. Depending on the depth of the original render, repeat this process with a thinner third coat. Scrape the surface level with a straight edge, such as a length of timber, and smooth the final coat with a wooden float, making sure that you do not overwork the surface.

When patching roughcast render, the final coat should be very slightly wetter than before and flicked on evenly with a trowel or shortened coal shovel. Make sure that the aggregate is the same size in the new and existing roughcast render. Specialist suppliers of lime products will be able to recommend an appropriate render mix to suit the building.

Whenever extensive patching or replacement is proposed it is essential to carefully record the location and dimensions of any features, such as raised render bands and decorative features, quoins (cornerstones) and scribing, to ensure that they are accurately reinstated. Do not bell the render out over the heads of openings as this is a modern detail, which looks out of place on an historic building.

POINTING

Pointing can significantly affect the appearance and durability of masonry. Poorly done it can damage masonry beyond repair and ruin it for ever. Repointing should be restricted to those areas where the existing pointing is substantially decayed; wholesale repointing is rarely necessary. The old mortar should be carefully cut out with hand tools as the use of mechanical cutters or disc grinders can be highly damaging. Repair mortars should normally be based on the mix and appearance of the original work. Mortar should always be weaker and more permeable than the masonry in which it is placed. The joint finish should match the original and weather struck and ribbon pointing should be avoided. The Council may require details of proposed mortar mixes to ensure that they are appropriate for the circumstances. Sample panels of pointing work may also be necessary to establish an agreed standard of work. Any change in the character of the existing pointing may require listed building consent. Allow to carefully remove any existing remnants of the lime paint system & using a non-abrasive methods. Allow to carefully remove cementitious mortar pointing. Allow to repoint using a hydraulic lime mortar.

A test panel or panels of new pointing work using lime mortars is recommended & required for inspection and approval (in a discrete location) prior to any work proceeding. The panel will set the standard reference to compare the work carried out on site.

Where brickwork is in need of repointing, cut out existing crumbling or cracked mortar pointing using appropriate & relevant tools & the prepared wall is then washed out to remove soil, dust & debris. Use Lime Mortar as specified for the brickwork & avoid excessive water content. Lime Mortar is to be compacted into clean, damp joints & works will not be finished for another 12 hours & will also need to be protected with plastic sheet against rapid drying. Finish joints by initially trimming off the surplus mortar with a small trowel or key. If the mortar is the right consistency, stains are not left on the masonry. Surface of mortar is to match the existing style such as double struck or jointed with appropriate tool or it can be given a weathered finish by washing with mist fine spray or by tamping with the bristle ends of the churn brush, further compacting the joint. Brushing should never be applied across the mortar as this leave unsightly drag marks. Wet sponging should never be used as this leaves lime deposits on the bricks which become obvious as the work dries out. Replacement pointing mortars must be weaker than the masonry, perform against the weathering stresses on the wall in question and match the original un-weathered

mortars in overall appearance and in particular characteristics. The style of the joint is critical as it must blend in with the bonding pattern (or arrangement of the bricks). Permeability is of particular importance, as well as the mechanical properties of strength, flexibility, adhesion and durability. Don't specify the mixing of extremely complicated mortar, but make sure the aggregates are well-graded, with at least 50% of sharp, angular sand. Mortar Mixes as follows are indicative only. The conditions & requirements will vary from site to site and mortar mixes must be adjusted to suit variations. Adjustments to mixes must always be made to match, as closely as possible, the consistency & texture of the original, unweathered mortar with the type and condition of bricks and the degree of exposure;

Typical Red Victorian Brickwork – NHL2 Lime 1 Part, Soft Sand $\frac{3}{4}$ Part & Sharp Sand $\frac{3}{4}$ Part. This mix can be mixed in a concrete mixer the night before, left overnight and then mixed again the following morning for 10-15mins to allow the fatty lime to bind to the sands.

Weak Chalk Masonry – Lime Putty 1 Part, Soft Sand $\frac{1}{2}$ Part, Sharp Sand 1 Part, Limestone $\frac{1}{2}$ part & Brick powder $\frac{1}{2}$ part.

Malmstone, Soft Brick or Flint – NHL 2 Lime 1 part, Soft Sand 1 part, Sharp Sand 1 part & Limestone $\frac{1}{2}$ part.

EXTERNAL PAINTING

Painting the outside of a listed building requires consent where this affects the special architectural or historic character of the building. Previously unpainted surfaces should not normally be painted over. Cement based masonry paint should never be used.

The Clients choice of new Colour for the lime rendering will be from the Ty-Mawr Pigment range & is specified as colour ref: Burnt Umber for the external walls where specified & the extg/new window colour is specified as ref: Olive. These powder pigments can be added to Ty-Mawr Limewash & casein paints as well as the wall glaze (internal washes) & the silicate fixative (external) by combining pigments or varying the quantity of pigment used. As a rough guide 1 litre of pigment is usually added per 20 litre bucket of limewash.

EXTERNAL CLEANING

Masonry surfaces can easily be damaged by inappropriate cleaning, and in many cases it is best to leave them undisturbed. External cleaning of buildings with water and brushes does not normally require listed building consent. All the same, cleaning with water can lead to saturation of the walls and outbreaks of dry rot in built-in timbers. Other methods of cleaning the brickwork may be appropriate but can have a marked effect on the character of the building and will generally require listed building consent. Therefore cleaning methods are to be carefully specified and appropriate for the circumstances. Where proprietary methods are to be used a method statement should be submitted for approval. Cleaning should only be carried out by specialist firms and under close supervision.

DOOR AND WINDOW OPENINGS

Door and window openings should retain their original size, proportions and detailing, including historic cill and lintel details. The depth to which window frames are set back from the face of the building is a significant historical feature which should be maintained.

EXTERNAL DOORS (refer to Condition Report & Door Schedule)

Original and historic doors should be retained, together with any associated features such as doorcases, surrounds, fanlights and door furniture. Doorways which become redundant should be maintained as dummy doors where they contribute to the architecture or historic interest of the building. Where historic doors are beyond repair they should be carefully reproduced to match the original design, re-using the original mouldings and decorative features if possible. Modern mass-produced doors are almost always inappropriate, and painted doors should not be replaced with stained or varnished doors.

WINDOWS (refer to Condition Report & Window Schedule)

Original and historic windows should be retained, or where beyond repair, they should be replaced with purpose-made copies. These should accurately match the dimensions, details, materials and finish of the original windows. It is often proposed to replace existing windows in order to return to a more consistent or historic window pattern. Such proposals will be judged according to the historic value and condition of the existing windows and the evidence for the preferred glazing pattern. Decorative elements associated with windows such as shutters, blinds, hoods and cill-guards should be retained and repaired. Historic glass, whether decorative or plain, should be retained, and carefully protected from damage during building works. The installation of double glazed units is usually incompatible with the retention of historic windows types due to the thicker glazing bars required. Secondary glazing is more likely to be acceptable, although this too may be damaging to the fabric and appearance of some interiors. Listed building consent for such works will normally only be granted where these can be carried out without damaging the external appearance of the building or the integrity of historic interiors.

Allow to carefully examine the condition of the timber windows & repair on a like for like basis using materials to match. New timber sashes & casements will be provided pre-glazed with slim-line double glazed units. The single glazed timber windows to the front & side elevations will be repaired on a like for like basis. Sympathetic and careful repair should be carried where it can & where rot has been detected within a frame it is important to identify the source of moisture and promote the drying out of the timber. Where possible the window should be repaired by removing the affected sections and splicing in new timber sections by specialist joiner. Replacement windows where the original or traditional windows have been identified as being beyond repair. Like for like much match the design, detailing, proportions, materials, finishes and method of opening of the existing window so that the special character of the building and the area is conserved. Justification for replacement will be required.

To all windows, refurbish by removing decoration and inspect. Either replace window to match or Replace deteriorated material as necessary with new sections of material to match existing. Provide primer, undercoat and two full coats of external quality gloss paint to timber. Repair cracked or broken panes of glass, and where applicable repair beading and lead frames to panes. Ease and adjust. Allow to replace broken panes or generally replace glass with say 10mm heritage units supplied by The Original Glass Company Ltd

<https://www.thinsealedunits.co.uk>

Allow to carefully remove to determine the condition of the back of the window linings where applicable & which are in contact with the masonry. Allow to reinstate isolating the timber elements from the masonry using pvc dpc.

EXTERNAL WORKS - PAVED AREAS

It is proposed to reduce all external levels a minimum 150mm surrounding the property to ensure the external levels are below internal finished floor levels where currently above & causing damp penetration. A gravel border will also be introduced over Ty-Mawr land drain detail to perimeter using Glapor SG 600 recycled foamed glass gravel etc. Carefully excavate ground levels to the perimeter of the Buildings & clear from site. Areas of historic paving or path edging should be carefully repaired & replaced with like for like products. Any natural stone steps, paving's and kerbs should not be replaced by artificial substitutes or by inappropriate alternatives.

Provide new foul drainage installation to the new kitchens & bathrooms as shown on plan. Connect into existing foul drainage system or new system as specification with minimum falls of 1:40 to be confirmed by contractor. All works to comply to Part H of Building Regulations.

All existing downpipes to be retained or replaced with new cast iron (black) with connection into existing surface water drain with minimum fall of 1:100. Clear and inspect all gutters and repair as required. Gutter clearing to become part of bi-annual maintenance program.

EXTERNAL SERVICES AND FITTINGS

Pipes, ducts and cables should always be carefully routed and located in the least obtrusive locations. External services or fittings will require listed building consent where they affect the character of a listed building. These include satellite dishes, burglar alarms, meter boxes, security cameras, light fittings, flues and trunking. The Council will need to be satisfied that such additions are necessary, and have been designed and located to minimise their impact.

INTERIORS

Consent must be obtained for all internal alterations which affect the special architectural or historic character of the listed building. Proposals are for the refurbishment of all features of interest identified separately confirming their retention. Such features may include chimney pieces, plasterwork, panelling, doors and door surrounds, staircases and balustrades. These should always be fully protected from damage during the course of any works on site.

FIXTURES & FITTINGS

Where shown provide new kitchen suite with space saving dishwasher, electric oven, 4 hob top, extractor hood. Space to be left under work tops for washing machine and fridge. All to be approved by client. Where shown provide new bathroom suites to include bath with shower above, whb's and toilets all to be approved by client.

Any object or structure which is fixed to the listed building is treated as part of the listed building and normally cannot be removed without consent. Examples may include door and window furniture, chimneypieces and grates or fixed furniture which forms part of the decorative ensemble. In all cases, if these fixtures and fittings contribute to the architectural or historic interest of the building, they should be retained.

PARTITIONS

Original lath and plaster partitions are an important element in historic interiors and should normally be retained. They may also be important structurally and they should not be altered without a full understanding of their significance in the structure of the building. New partitions, if acceptable, should be scribed around any ornamental plaster mouldings or skirting's.

Using hand tools only, remove all existing areas of failed plaster to expose laths/substrate. Repair/replace un-machined laths and loose stone and mortar as required. Re-plaster using suitable lime based materials consisting of base coats of 2N° 9mm thick hydraulic lime NHL2 with 1N° 3mm top coat of fat lime top coat plaster. Decorate with 2N° coats of a suitable breathable paint.

Identify any existing Timber stud partitioning in poor condition and beyond retention or where shown to be removed for the scheme. Carefully remove wall using hand tools only and salvage sound laths for re-use. New partition walls to comply with current Building Regulations (fire and sound) for partition walls between separate occupancies. Exact specification of works to be determined following consultation with LA Listed Buildings Officer and Building Control.

STAIRCASES

Staircases are frequently the most important feature of an interior, and their form, position and detailing should always be respected. The extension or relocation of historic staircases will in most cases be unacceptable. Secondary staircases may also be of interest and should normally be retained.

The main staircase in the entrance hallway is to be comprehensively repaired - all broken or badly worn steps replaced with new wood, any damaged or cracked risers also to be replaced and the body of the staircase to be strengthened and stabilized by gluing wood blocks and wedges to the underside as necessary. All works to be undertaken by Suitably qualified Joinery specialist contractor familiar with methods for heritage buildings.

The proposed staircase will be constructed using high quality joinery materials by a specialist contractor to details as agreed with the planning department & will generally comprise; Oak Staircase with Oak components i.e. Spindles, Newels, Capping's & Handrails. The Proposed Stair is shown as a winder flight with tapered treads radiating from the newel posts to comply with current Building Regulations.

CHIMNEY PIECES

The fireplace is frequently the visual focus of a room and should always be retained. Chimneypieces may also have historic grates and firebacks. These should be retained. Even if the chimneypiece itself is missing, the chimneybreast is an important feature and should not be removed. Historic fireplaces are particularly vulnerable to theft and it is recommended that they should be photographed, measured, adequately insured and protected from theft or accidental damage during building works. If historic fireplaces are removed or stolen from listed buildings the Council may insist on their replacement with facsimile reproductions or suitable historic replacements of proven legitimate provenance.

Repair damage to existing fireplaces to be retained & any surround or mantel piece within room. Remove existing fireplaces not required & replace with new and re-instate open fireplace. Works to be undertaken by HETAS approved contractor and to comply with Part J Building Regulations. Provide new flue liners within chimneys to be retained, designed and installed by HETAS approved contractor and in accordance with Part J Building Regulations. Repair any hearths to be retained as required by client & designed and installed by HETAS approved contractor and in accordance with Part J Building Regulations. Refurbish any other fireplaces in rooms for retention as feature only. HETAS approved contractor to seal off chimney in accordance with Part J Building Regulations.

PLASTERWORK

Decorative cornices, ceilings and wall decorations should be retained in situ. In some cases, where they are badly damaged, they may be replaced in facsimile, but an approximate copy will not be acceptable. Plain mouldings can also be important and should not be removed or altered without good reason. Where removal is unavoidable, they should generally be replaced in facsimile. Plain plasterwork to ceilings and walls should not be stripped out. It is frequently capable of an indefinitely extended life, and unless it is damaged, it should be retained. Original lime plaster should be repaired using matching materials. Gypsum based plasters lack the durability of traditional lime plasters.

Within all rooms & stairwell, lath and plaster to ceilings and sloping ceilings has generally failed. Remove all existing areas of failed plaster to expose laths/substrate. Repair/replace un-machined laths as required. Re-plaster using suitable lime based materials consisting of base coats of 2N° 9mm thick hydraulic lime NHL2 with 1N° 3mm top coat of fat lime top coat plaster. Decorate with 2N° coats of a suitable breathable paint.

All stud walls and ceilings are covered with plasterboard. The majority of the masonry walls are original lime plaster and the underside of the staircase is lathe and lime plaster. All partition stud walls and ceilings to be stripped, stud work and ceilings to be recovered with new chestnut lathes and lime plastered (base coat with hair and course sand, second coat with fine sand and finish coat with pure lime). The under side of the staircase has to be stripped to allow access for repairs then it is to be reinstated with new lathe and plaster. The masonry walls are to be patch repaired with lime where there is any loose or blown plaster.

JOINERY

Repair before replace is the general principle & sympathetic & careful repair, particularly of original doors & door frames, should always be the first consideration. Experienced joiner to repair doors as scheduled to conserve the character and historic fabric of the building. Like for like replacement maybe the alternative where it is considered the original and traditional doors are beyond the repair of a skilled joiner. The design, detailing, proportions and finishes of the door should match so the character of the building and area is conserved. If the door is to be replaced then it is important that the design, detailing, proportions and finish are appropriate to the architectural style.

Original panelling, doors, window shutters, window and door architraves, skirting boards, dados and picture rails should be retained, or if missing, reinstated. Historic shelving, cupboards, bed recesses or linen stores should also be retained where these are of importance.

To all other internal doors refurbish by stripping back doors and frames to bare wood. Repair deteriorated timber as necessary to match existing. Ease and adjust and where required provide replacement door furniture to match existing or as client requirements. Provide primer, undercoat and two full coats of external quality gloss paint.

To ornate ceiling joists/beams within rooms strip back timber to bare wood. Inspect all timbers and replace sections as required to match existing. Provide primer, undercoat and two full coats of gloss paint or as required finish by client. Limewash has been mentioned as a proposed finish to the exposed beams in Rooms G4 & G5.

Within rooms strip back skirting boards to bare wood and inspect. Make repairs as required and provide new skirting to match existing. Provide primer, undercoat and two full coats of gloss paint or finish as required by client.

FLOOR FINISHES

Carefully excavate ground within the Buildings to remove solid ground floor construction, prepare ground to allow any necessary underpinning & New ground floor construction described elsewhere (Ty Mawr Limecrete Floors). Existing suspended timber floors retained & repaired inc introduction of insulation between floor joists.

Historic floor finishes such as, stone flags and old boarded floors, especially early wide oak or elm boards, should be maintained and repaired. Where new floor boards are needed they should match the width, thickness and materials of the original boards. The laying and relaying of stone flagged floors can be highly damaging to the historic appearance of old floors. Where this cannot be avoided the original floor should be carefully recorded before work commences, and re-laid to the original pattern.

Ground Floor Structure. Carefully lift existing floor finishes throughout at ground floor & store any undamaged flags/tiles safely for re-use as required. Carefully remove existing failed raised timber floor structure in Room G2 & store any sound timber floorboards for re-use. Carry out necessary repair works to the existing floor joists as recommended by structural engineers report. Throughout ground floor provide Ty-Mawr Sublime insulated limecrete floor throughout the ground floor as detailed on drawing. Ty-Mawr lime screed to incorporate underfloor heating system on geogrid with 40mm cork board insulation. Other proprietary limecrete ground floor systems are available and can be used subject to approval.

First Floor Structure exposed butt jointed timber floor boards are uneven with various falls across each room. Some areas of floor boards have been previously replaced. Carefully remove floorboards and refurbish as necessary. Inspect floor structure beneath for structural integrity and repair as necessary. Treat all timbers against beetle infestation if necessary and re-instate sound floorboards with matching reclaimed floorboards to be provided by contractor. Pack under floor boards to provide level finish if necessary. Provide two coats of lacquer, colour to approval.

Allow to carefully introduce Insulation between Floor Joists at both Ground & First Floor level. At ground level it will also be necessary to introduce ventilation to the basement void area to comply with the current Building Regulations.

INTERNAL SERVICES

The installation of new services such as modern heating systems, rewiring, security systems, smoke detectors, air conditioning and computer ducting, must be carried out in a way which does least damage to the fabric and appearance of historic interiors. Proposals for the introduction of new kitchens, bathrooms and toilets are shown clearly & also the routing of all sanitary pipework without causing damage to the historic fabric. The Property will be re-wired & allowance made to provide new electrical installation throughout back to new distribution board with separate meter all as detailed by specialist appointed contractor. All works to be undertaken by qualified electrician and to comply to Part P of Building Regulations and the latest edition of the IEE Wiring Regulations.

Proposals are to provide Kerosene Central Heating Boilers designed by specialist contractor to supply the new dwellings & the spacing heating on ground floor will be via a new underfloor heating system and hotwater with radiators throughout at first floor level inc towel rails to bathrooms & en-suites. Position, specification and installation to be carried out by suitably qualified electrician and to comply to Part P of Building Regulations and the latest edition of the IEE Wiring Regulations.

Provide separate new water connections with sub-meters and stop tap to each room as recommended by specialist designer of system. Current supply to be confirmed & adequacy for new development. Remove redundant range, associated plumbing and flue within rooms where shown and make good

Provide telephone points within rooms as required by Client. Provide interconnected mains operated smoke and heat detectors as required by Building Regulations. Provide mechanical extract fans to rooms as required. Within kitchen provide minimum extract rate of 30L/s, and to bathrooms provide minimum extract rate of 15L/s.

Commissioning certificates are to be provided for both mechanical & electrical installation at completion.

BUILDING REGULATIONS

In exercising responsibilities under the Building Regulations, In some cases the strict application of the Building Regulations may be incompatible with the sensitive repair or adaptation of the listed building. Where this is the case a joint site visit or meeting should be requested with the Building Control Officer, and the Listed Building Officer to seek a solution which provides a building which is safe and tolerable to use, and which retains its historical and architectural character. Works should be carried out sensitively, and should relate sympathetically to the historic character of the building.

Detailed drawings to show, for example how doors are to be upgraded for fire protection, or how floors are to be upgraded for sound insulation will be provided upon request. The proposals will conform to the requirements of the current Building Regulations and Environmental Health regulations, so that any difficulties can be identified and resolved at an early stage. Failure to do so may result in costly delays.

STRUCTURAL ALTERATIONS

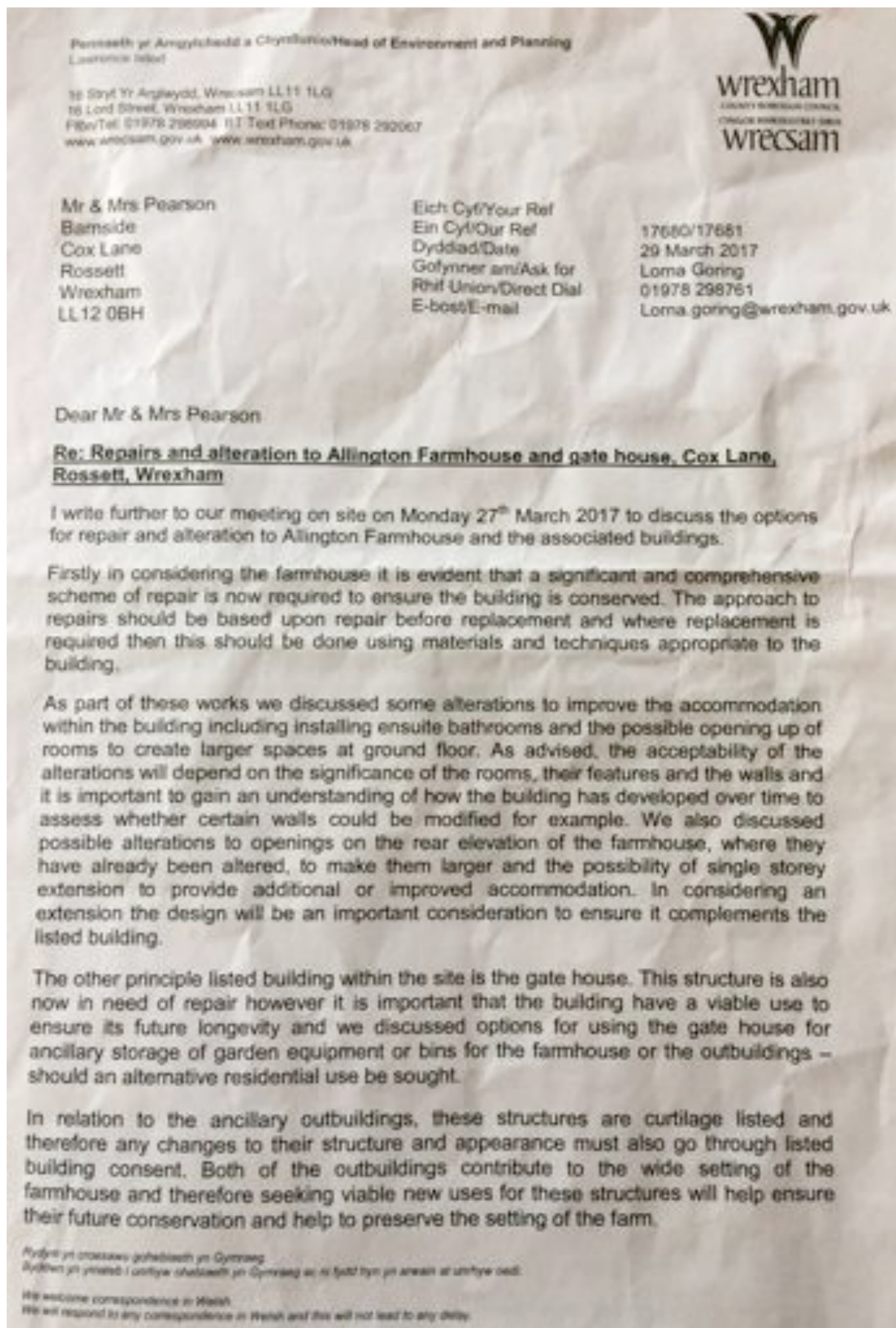
Alterations to the historic fabric of the listed building will be carried out in strict accordance with the Structural Engineers detailed design & recommendations. The original structure of floors and roofs are will be of considerable interest and should always be maintained and repaired. Ensure that the techniques used and the sequence of works are appropriate. Proposals for structural alterations to listed buildings, such as underpinning, rebuilding, floor strengthening and replacement of structural members, should will be supported by a detailed assessment.

DAMP AND TIMBER DECAY

Regular maintenance is the key to the long-term survival of the historic building fabric. Failure to prevent water ingress including leaks from gutters, downpipes and internal services, and poor ventilation of hidden voids can lead to the presence of dry rot. Proposals for dry rot eradication should always be discussed with the Council, and in some cases may require listed building consent. Wholesale stripping out of the affected areas combined with the intensive use of chemical fungicides can be highly damaging to historic interiors, and may not be effective in the long term. Consideration should therefore always be given to the root causes of the problem, such as poor maintenance, and the need for future monitoring. The eradication of decay is best achieved by environmental control. The elimination of sources of dampness can successfully treat dry/wet rots and Beetle infestations. Historic timber should never be removed unless its structural integrity has been affected beyond repair.

DAVID NORRIS ASSOCIATES Architectural & Building Consultants
February 2018

APPENDIX 1 – Pre-App Correspondence



We discussed change of use of the red brick barn to provide residential accommodation. This building appears to be in a reasonable condition and there is perhaps more scope to use this building for residential purposes without detrimentally impacting upon the future occupation of the farmhouse or the amenity levels currently enjoyed by Barnside; this would be subject to detailed design however. It is important that a scheme for change of use is designed to fit the building, utilising existing openings for light and retaining important architectural and historical features such as roof timber, decorative brickwork etc and that any interventions such as rooflights or new internal openings are minimised and designed to have least impact on the historic fabric. Careful consideration as to the provision of private amenity space, parking and turning and outside storage will be needed to meet planning requirements.

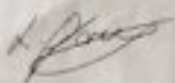
In terms of outside storage we discussed the shared use of the former milking parlour building. This building is much older than the red brick building is possibly contemporary with the extension to the front of the farmhouse. Again extensive repair is now required.

It was suggested you consider employing an architect or conservation consultant to help you develop an overall plan/strategy for the buildings on site including a schedule of repairs and details of any alterations and extensions and I have enclosed copies of the lists we hold for architects and consultants who have worked on historic buildings within the County Borough. As advised on site we cannot recommend any company or individual included on the lists and you should not feel obliged to contact any company or individual included.

Lastly I have included copies of the listing descriptions for both the farmhouse and the gate house for your records as well as copies of the early Ordnance Survey maps for the site – it is interesting to note the changes to the farmyard complex – Barnside and the red brick building to the front of the site appear to replace earlier structures and were built sometime after 1912.

I would be happy to meet again to discuss any proposals or repairs with you or your consultant/architect as they develop and If you require any further advice or assistance in the meantime please do not hesitate to contact the office.

Yours Faithfully



For Head of Environment & Planning
Enc

APPENDIX 2 – Photographs of the Site





'Allington Farm', Cox Lane, Rossett

February 2018



'Allington Farm', Cox Lane, Rossett

February 2018





'Allington Farm', Cox Lane, Rossett

February 2018



'Allington Farm', Cox Lane, Rossett

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APPENDIX 3 – Structural Inspection Report