

Peter
Richards
& Co.



PHOTOGRAPHIC SURVEY

**BARN ASSOCIATED WITH PIGEON HOUSE, PIGEON LANE, HAMNER
SY13 3DS**



OVERVIEW

DETAILS

CLIENT	Mr & Mrs Anthony Anson
DATE	June 2021
SITE	Pigeon House, Pigeon Lane, Hamner, Whitchurch, Wrexham SY13 3DS
PROJECT	Photographic Survey
PREPARED BY	Peter Richards MRICS; Peter Richards & Co.

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Appendix 1	Existing Elevations
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I. INTRODUCTION

PURPOSE OF THIS STATEMENT

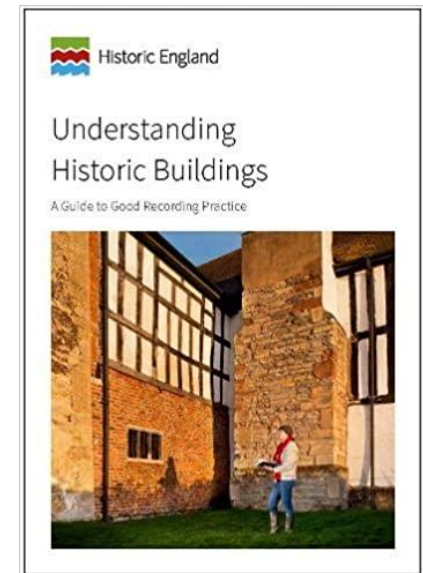
Further to receipt of planning consent for the conversion of traditional outbuilding into holiday accommodation (P/2020/0764), granted on the 5th March 2021, condition No. 4 requires an appropriate photographic survey of the existing building to be carried out and submitted to the Local Planning Authority.

It is acknowledged that the photographic survey should be equivalent to an Historic England Level 1 Photographic Survey; 'Understanding Historic Buildings, 2016 (section 5.5, p.27)'.

Peter Richards and Co. has been instructed by Mr Anson, to undertake a photographic survey which adheres to the guidance afforded by Historic England and Wrexhams' own guidance.

This survey will be submitted to the Local Planning Authority for approval, along with the original high resolution camera files submitted on appropriate digital media.

Subsequently once the photographic survey has been approved by the Local Planning Authority, a copy of the original high resolution camera files and all additional plans and information will be sent on a CD to Mark Walters, Development Control Archaeologist, Clwyd-Powys Archaeological Trust, The Offices, Coed y Dinas, Welshpool, SY21 8RP. Plus, a copy to the Historic Environment Record Officer, Gary Duckers, at the same address.



2. PHOTOGRAPHIC SURVEY - GUIDANCE

GUIDANCE AFFORDED FOR LEVEL 1 SURVEY

Historic England Level 1 Photographic Survey; 'Understanding Historic Buildings, 2016, 5.5, p.27' advise "...it provides a very full visual record, but without a written or drawn survey at a comparable level of detail."

A photographic survey will consist of:

Photography;

1. A general view or views of the building, in its wider setting or landscape.
2. The building's external appearance. Typically a series of oblique views will show all external elevations of the building, and give an overall impression of its size and shape. Where individual elevations include complex historical information it may also be appropriate to take views at right-angles to the plane of the elevation.
3. Further views may be desirable to reflect the original design intentions of the builder or architect, where these are known from documentary sources or can be inferred from the building or its setting.
4. The overall appearance of the principal rooms and circulation areas. The approach will be similar to that outlined in 2.
5. Any external or internal detail, structural or decorative, which is relevant to the building's design, development and use, with scale where appropriate.
6. Any machinery or other plant, or evidence for its former existence.
7. Any dates or other inscriptions; any signage, makers' plates or graffiti which contribute to an understanding of the building. A transcription should be made wherever characters are difficult to interpret.
8. Any building contents which have a significant bearing on the building's history (for example, a cheese press, a malt shovel).
9. Copies of maps, drawings, views and photographs, present in the building and illustrating its development or that of its site. The owner's written consent may be required where copies are to be deposited in an archive.

2. PHOTOGRAPHIC SURVEY - GUIDANCE

GUIDANCE AFFORDED FOR LEVEL 1 SURVEY

Written Account

- 1 The precise location of the building as an address and in the form of a National Grid reference.
- 2 A note of any statutory designation (that is listing, scheduling, Register of Historic Parks and Gardens, conservation area). Information on statutory designations can be found on the Historic England website. Non-statutory designations (local lists) may be added.
- 3 The date when the record was made, the name(s) of the recorder(s) and the location of any archive material.
- 4 A summary statement (when no more detailed account is intended) describing the building's type or purpose, historically and at present, its materials and possible date(s) so far as these are apparent from a superficial inspection.

Drawing

Either;

- 1 Sketched plan, section, elevation or detail drawings (when no more thorough drawn record is made). Sketches may be roughly dimensioned.

Or

- 2 Measured plans (to scale or fully dimensioned) as existing. These may extend to all floors, or they may be restricted to one or a selection. The latter option may be appropriate, for example, in a town-centre building where an upper floor has been little altered. Buildings with a repetitive structure may also be planned on one floor, but a note or a sketch plan should be made to indicate the arrangement of other floors. Plans should show the form and location of any structural features of historic significance, such as blocked doorways, windows and fireplaces, masonry joints, ceiling beams and other changes in floor and ceiling levels, and any evidence for fixtures of significance.

3. GENERAL VIEWS OF THE PROPERTY



3. GENERAL VIEWS OF THE PROPERTY



4. EXTERNAL APPEARANCE



North East Elevation



Eastern Elevation

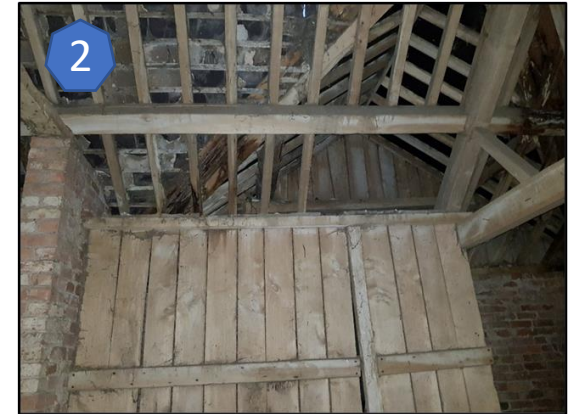
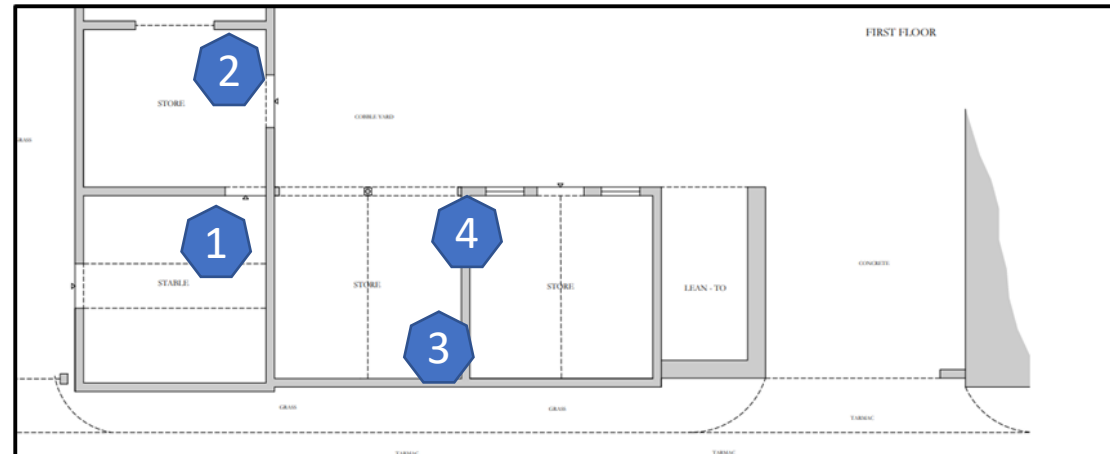
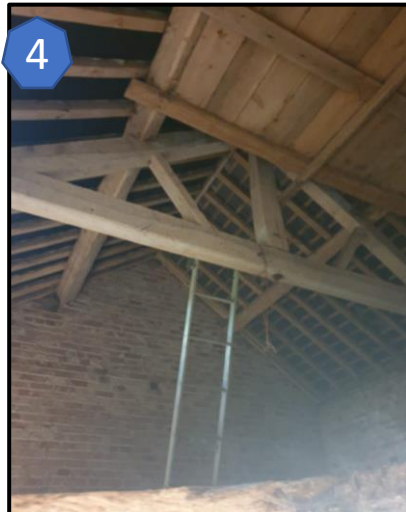


Western Elevation

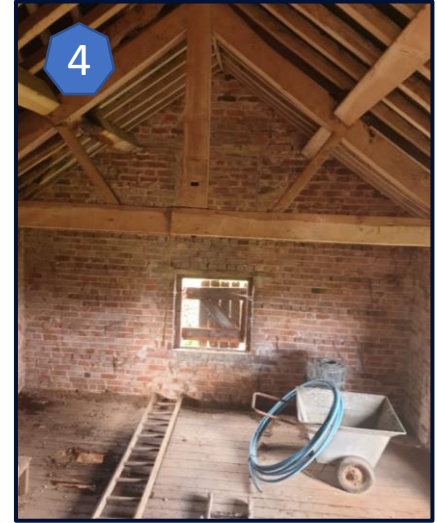
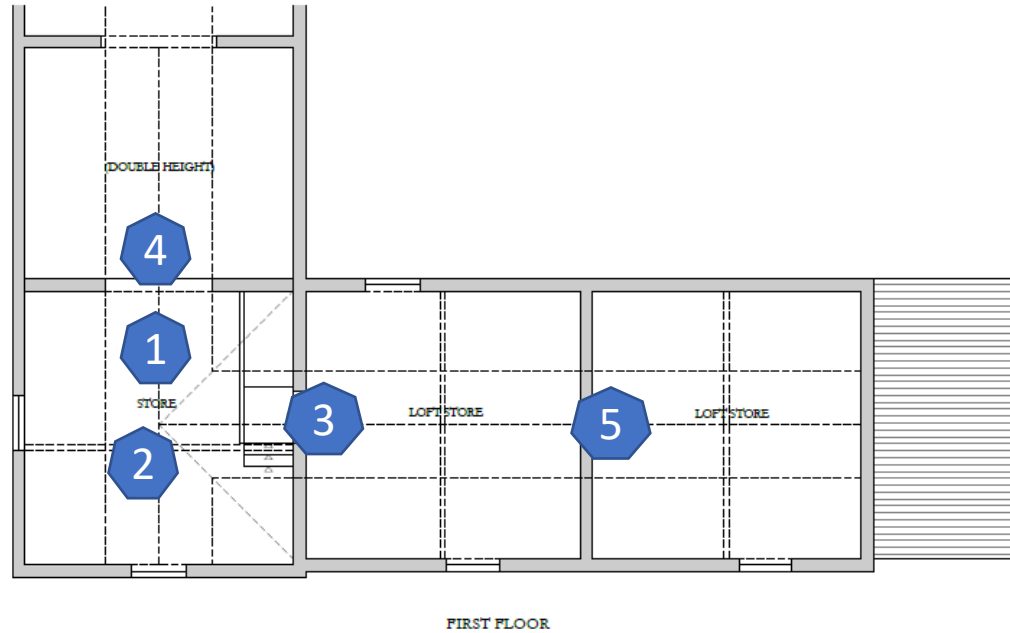


Southern Elevation

5. INTERNAL LAYOUT – GROUND FLOOR



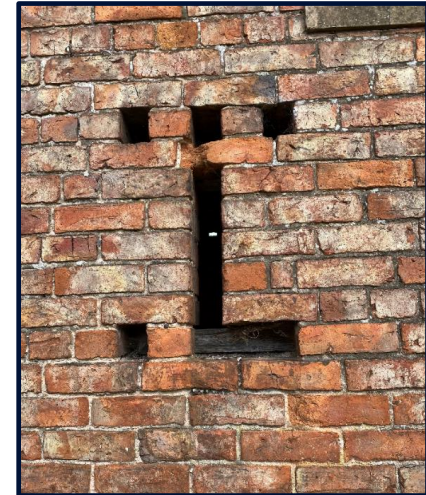
5. INTERNAL LAYOUT – FIRST FLOOR



6. EXTERNAL DETAILS



Stable Door and openings



Ventilation Slits

6. INTERNAL DETAILS



6. EVIDENCE OF BUILDINGS FORMER USE



It is evident from the above images that the barns former existence were for housing livestock

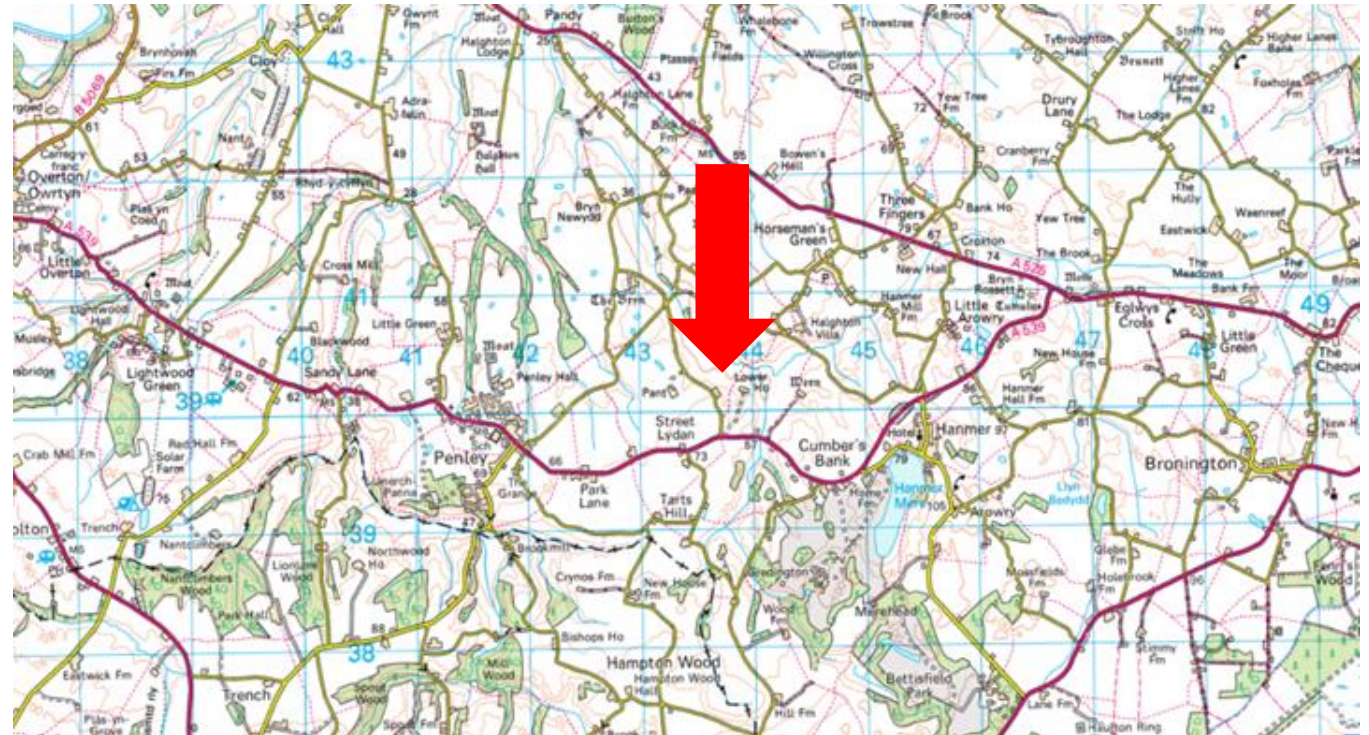
7. WRITTEN ACCOUNT

LOCATION

The proposed site is located within the rural villages of Penley and Hamner off Pigeon Lane. The postal address is;

Pigeon House,
Pigeon Lane,
Hamner,
Whitchurch
Wrexham
SY13 3DS

The National Grid Reference is;
SJ 43659 40127

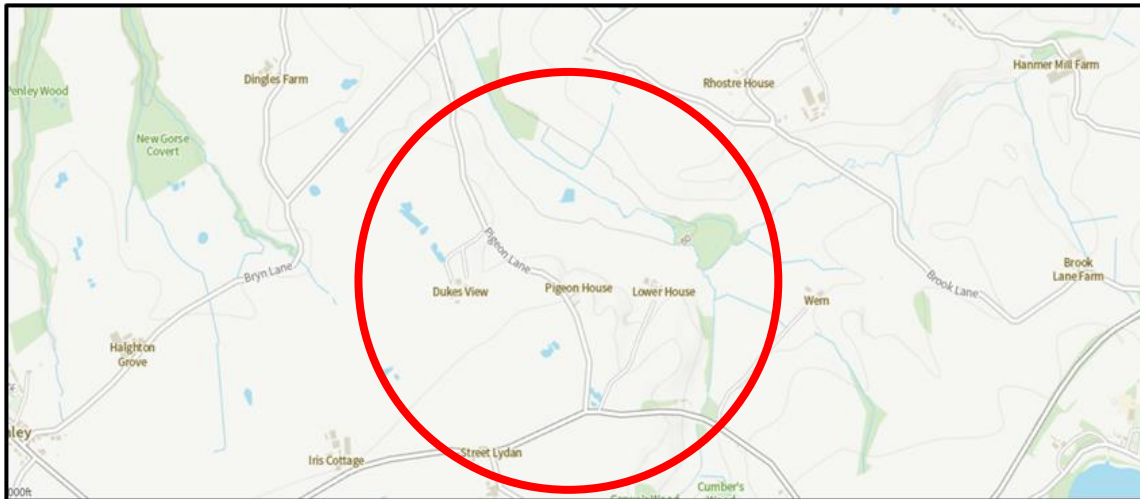


7. WRITTEN ACCOUNT

SCHEDULED ANCIENT MONUMENTS

Pigeon House has no statutory designation, although it is acknowledged that due to the age of the property it would be classed as a non-designated heritage asset.

In addition there are no recorded schedule ancient monuments within 500 meters of the site.



HISTORIC ENVIRONMENT RECORDS

Research undertaken into records held by Historic Wales does not have any records of this property.

ARCHIVE MATERIAL

Utilising 'Old-maps.com' the earliest OS map available dates back to 1854 (see below) which illustrates the presence of Pigeon House, with the relationship of the outbuildings and the farmhouse seeming remaining the same as originally constructed.



8. RECORDING

Photos

The photographic level 1 survey has been undertaken by Peter Richards MRICS, who is a chartered surveyor and member of the RICS planning & development faculty.

It is acknowledged that it is requested that an archaeological consultancy be appointed to record the condition of the property, but as PR & Co Ltd have successfully undertook Level 1 Photographic Surveys for similar planning projects, following the guidance provided by English Heritage, the applicants have engaged them to prepare a comparable survey for Pigeon House.

The photos were taken on 26th of May 2021 and the weather conditions were fine and dry.

Plans

An accurate measured survey was carried out by Sean Pemble Architecture and is represented in existing plans (presented in the appendices);

D.N 101 Elevations as Existing

D.N- 102 Plans as Existing

8. SUMMARY

Pigeon House was historically a farmstead and continues to be used in a similar manor. Pre-dating 1854, the subject barn is close to 200 years old and is rightly recognised as a non-designated heritage asset.

The photographic survey undertaken has been undertaken in accordance with the Historic England's historic guidance and provides an accurate record before conversion works commence in accordance with planning consent P/2020/0764.



PETER RICHARDS & CO. PROPERTY CONSULTING

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APPENDIX I – EXISTING ELEVATIONS

FOR PLANNING



Elevations as existing

1:100 @ A3

*Please ensure all dimensions are confirmed
on site prior to construction, do not scale!*

PIGEON HOUSE - FARM BUILDING, HANMER
FOR MR & MRS ANSON

S. Pemble RIBA
AUG. MMXX

APPENDIX 2 – EXISTING FLOOR PLANS

