

Photographic Survey Report

**Knolton Farm, Oswestry Road, Overton
Wrexham LL13 0LG**

Planning Reference: OVE P/2020/0198



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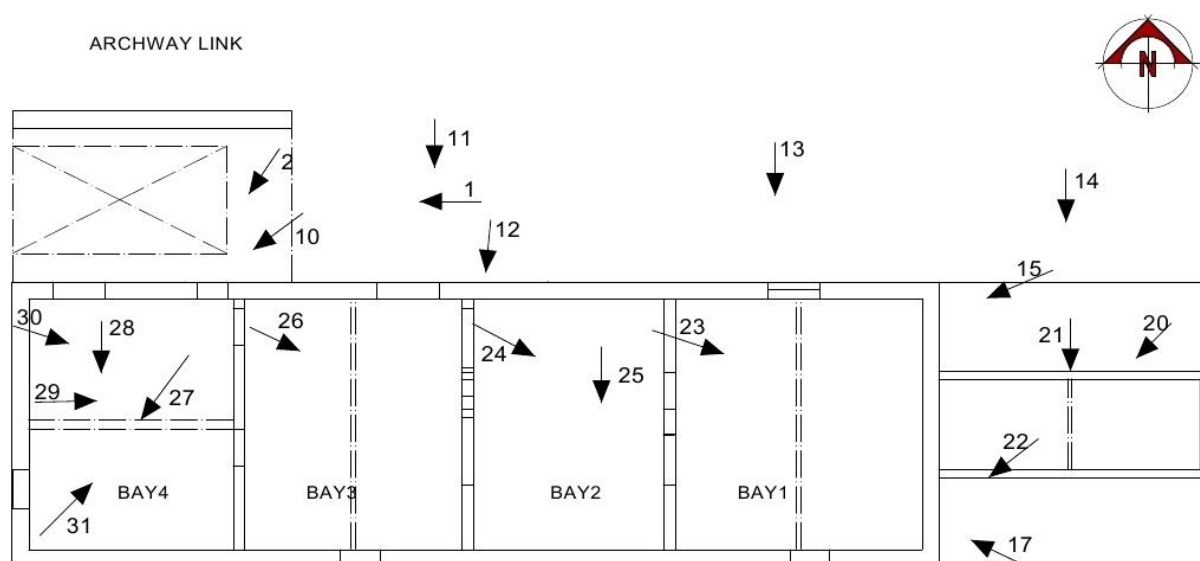
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7. Photographs (31)

Photo Orientation Plan



List of photographs

- Photo 1:** Viewing west through archway.
- Photo 2:** View to underside archway showing bat loft in place.
- Photo 3:** General view north elevation between arch link to the west and single storey section to the east.
- Photo 4:** North elevation view of single storey section to east of main barn.
- Photo 5:** General view looking southwest showing north and east elevations.
- Photo 6:** East elevation of single storey part.
- Photo 7:** General view (looking northwest) of south elevation.
- Photo 8:** General view (looking northeast) of south elevation.
- Photo 9:** General view (looking northeast) of west elevation.
- Photo 10:** High level opening underside of arch north elevation.
- Photo 11:** High level opening north elevation and ground floor window opening 3 over 3 casement with upper 3 hoppered. Note concrete lintel suggesting later opening. Also showing plastic rwg,s to eaves and downpipes.
- Photo 12:** North elevation opening 3 over 3 as described above, and ground level door access in reduced head opening. Note original arched head retained.
- Photo 13:** North elevation 3 over 3 oping as described above and high level opening above with sill strengthened with concrete.
- Photo 14:** View of single storey section showing roof in welsh slate and walls constructed in orange/red locally sourced handmade brick. Modern door inserted in enlarged opening.
- Photo 15:** Ventilation detail east gable.
- Photo 16:** 5 over 5 Crittal type window with upper 3 central panes hoppered. Note concrete lintel and sill.
- Photo 17:** Ventilation detail east gable.
- Photo 18:** Former window with brickwork below removed to form door access.
- Photo 19:** West wall openings 3 over 3 window as previously described alongside large

boarded door inserted under timber lintel. This shows the hip arrangement to the roof which is covered in welsh slate over orange/red locally sourced handmade brick.

- Photo 20:** Internal view of structure to single storey section. All timbers appear badly affected by insect attack compounded by members being over spanned.
- Photo 21:** Further detail of single storey roof note over spanned purlins.
- Photo 22:** General internal view of single storey section.
- Photo 23:** General view of roof members in bay 1 showing king post truss and two rows of purlins to each slope.
- Photo 24:** General view of roof members in bay 2 showing two rows of purlins to each slope supported of internal flanking walls.
- Photo 25:** Further view of bay two roof makeup.
- Photo 26:** General view of bay 3 roof construction showing king post truss with the continuation of two rows of purlins to both roof slopes.
- Photo 27:** Bay 4 roof detail showing hip structure. Note dragon tie at base of hip to prevent spread of wall plates at base of hip.
- Photo 28:** Further detail of bay 4 roof structure.
- Photo 29:** Further detail of bay 4 roof structure showing valley make up and support at junction of roofs.
- Photo 30:** Internal view high level openings bay 4.
- Photo 31:** Internal view high level openings bay 4.

Summary

A photographic survey was conducted at Knolton Farm, Overton, Wrexham, prior to the proposed conversion of the building to a dwelling. The photographic survey comprised the recording of a single large two-storey barn (albeit no second floor). The exterior shows much of the original form of the structure.

1.0 Introduction

Shenton Owen Planning and Design were commissioned by Ms Latham to carry out a photographic survey of the barn approved to be converted into a residential dwelling at Knolton Farm, Oswestry Road, Overton, Wrexham LL13 0LG.

2.0 Site location and description

Knolton Farm is located on the north side of the B5069 main Overton to St Martins Road approximately two miles from Overton. It is surrounded by agricultural land. An unrelated property, Ash Grove stands to the north east of the farm and Knolton Farmhouse Cheese occupies a range of buildings to the North. There are no other residential neighbors

The farm comprises 170 acres of grazing land with a large herd of dairy cattle housed in a group of modern agricultural buildings together with the application barn which is one wing of a u shaped building standing between the farm house and the road. The dutch barn lies to the south and acts as a barrier to the road.

3.0 Planning background

A planning application was submitted in March 2020 for the conversion of an outbuilding into a dwelling (Planning Application Reference: OVE P/2020/0198)
Planning permission was granted on 29th July 2020 subject to conditions, including a photographic building survey of the barn prior to its conversion.

4.0 Methodology

The building survey was conducted by David Owen C.Build E FCABE using a Fujifilm camera. The weather was dry but mainly cloudy. Although light was good, there was little illumination for some interior shots and therefore camera flash was used when necessary.

The full photographic report will be submitted to County sites and Monuments Record at Welshpool, Powys.

Photographs were taken of the following:

- External elevations
- Internal elevations
- The roof structure of the building, internally and externally
- Architectural details, i.e. windows, doors, decorative brickwork, truss

5.0 Results

The barn is a two-storey structure, with a long axis aligned broadly east -west, the main body of which has maximum dimensions in plan of 28.75m by 7.99m.

The whole structure is of a red/orange hand made brick locally sourced and built in a mixture of stretcher, Flemish and common bond all commonly used in agricultural buildings of this date and type. The bricks are bonded with a lime mortar, apart from where restorations have been made and cement has been used instead

It has a double-pitched gabled roof covered with a corrugated tin and slate.

6.0 Discussion and conclusions

The building makes a positive contribution to the character and appearance of the locality. The proposed conversion preserves much of its inherent character including the internal fabric and layout and the reuse of existing external openings as far as possible with the exception of the alterations to the south elevation where there was a lack of any existing openings.

The buildings are a testament to the area and a vanishing way of life, they are worthy of retention, and investment is needed to ensure that the historic evidence of the area is retained.

7.0 Photographs

External Views



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5

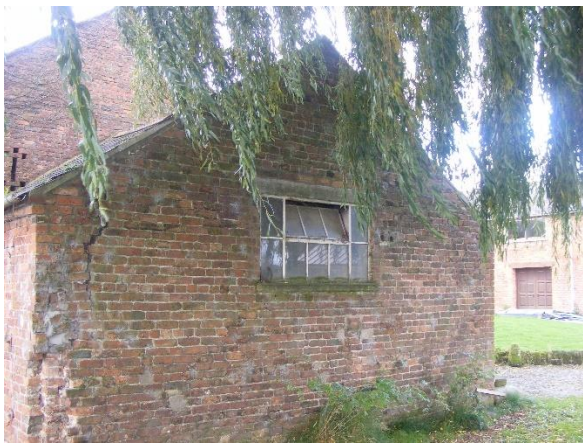


Photo 6



Photo 7



Photo 8



Photo 9

External Openings



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19

Internal views



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31