

41 Foster Road Wrexham LL11 2LT

T: 07833 029535

E: info@cbarchitecturaldesign.co.uk

W: www.cbarchitecturaldesign.co.uk

Date: 25/08/20

Ref: 727/HIS

**HERITAGE IMPACT STATEMENT
for proposed works at:
The Hay Barn, Gatewen Road Wrexham**



Description of proposed works

It is proposed to insert one ground floor door & new spacesaver staircase at first floor level to access the existing loft at the above property. The door is to match and complement the existing window opposite in both form and detailing. The proposed relieving arch lintel is to be reused from stone removed to form

the opening and the proposed steelwork behind will be hidden from view by the wet plaster finish internally once the works are completed.

The chosen window manufacturer is to provide finalised 1:20th scale sectional drawings for approval by the L.A. Conservation Officer of head, jamb, mullion & cill profiles.

To the first floor a small amount of partitioning is required around the new spacesaver stair to form a protected fire escape route with a door at the bottom of the stair. An existing door is to be relocated to form the new entrance to the existing bedroom. The loft is already fitted out as an office space with existing mains wired fire detection but is currently accessed only by a loft ladder.

Schedule of works

Doors:

All doors to be s.w. timber and fabricated to match those existing adjoining in detailing.

All the doors are to meet the performance standards of BS644 or the BWF timber window accreditation scheme.

Doors shall be securely fixed in accordance with manufacturer's specifications/recommendations.

All doors are to be factory glazed. All glazing to be 24mm double glazing with low-e coating and both leaves to be 4mm annealed glass.

All frames to be either factory finished with painted finish, or factory primed to receive painted finish on site.

Staircases:

New spacesaver stairs to be timber with handrail one side only.

For number and size of risers and goings refer to specialists drawings.

Height of handrail to be 900mm from pitch line to top of handrail.

A 100mm sphere should not be able to pass through any new ballustrading.

NOTE:

Allow for structural trimming out of existing floor for new staircases where applicable and new wall bearings.

All to Structural Engineers details and to the approval of the L.A. conservation officer.

Intention of Works

Previous storms caused the collapse of an agricultural shed to the rear of the property and access to clear and make safe the area was made difficult due to access issues.

A photo of the damage can be seen below;



The provision of a new glazed door has the two-fold benefit of allowing not only access but more light into the property as it is currently served by only one small window and one full height window which we intend to replicate. Even on summer days the living room can be very dark and electric lights need to be turned on increasing energy consumption. Natural daylight will also improve personal well-being.

By instating the new door to match those existing it is intended that the works will enhance the Grade II Listed Property and by providing 24mm double glazing will increase the thermal efficiency of the dwelling and ensure the building is sustained in use. The staircase will improve access to the existing loft office which will in turn increase the likelihood of it being used more often.

This statement is to be read in conjunction with the submitted drawings forming the application.