

Listed Building Justification Statement

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Listed Building Justification Statement **Rev A**



Statement required for:

Proposed conversion and extension to Barn at Holt Lodge Farm, Hugmore Lane, Wrexham, LL13 9YE.

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Listing

Description: New Holt Lodge Farm

Grade: II

Date Listed: 5 September 1952

Cadw Building ID: 1541

OS Grid Coordinates: 337961, 351271

Latitude/Longitude: 53.0548, -2.9257

Location: Holt, Wrexham.

Locality: Holt

County: Wrexham

Country: Wales

Postcode: LL13 9YE

Brief

We have been approached by our client to apply for planning permission required for the conversion and extension to Barn on land at Holt Lodge Farm.

The purpose of this application is to alter the internal layout, restore and extend the barn to suit our clients requirements. The pictures throughout this report show that the building is in a poor state of repair and deteriorating at a rapid rate. This is due to the fact that the buildings are vacant and have no current use. By altering the layout and converting the barn will allow for significant amount of investment required.

To enable the structure to be used as residential use, additional openings are required for natural daylighting, ventilation and wellbeing of the occupants.

It is appreciated that new openings can alter the character of the existing structures. However, a balance has to be achieved otherwise the building will continue to deteriorate and go beyond a state of repair. The following methods used for each of the elements have been selected with a preference over repair rather than replace. This will further protect the character of the listed buildings.

Layout

The floor area which is to be converted is 203m². The design has been completed to maximise the existing internal space. An extension is required to allow for the layout of the dwelling to work as a whole. The extension will provide an additional 38m² of floor area to the dwelling. Therefore only increasing the floor space by 19%. No demolition works are required for the conversion to take place. This will enable the council to justify an approval.

All of the new internal walls within the building are to be studwork. The proposed studwork walls have no bearing on the existing structure of the building.

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Alterations

Masonry Walls

Existing walls are to be inspected by a Structural Engineer to assess for structural damage. Any structural damage is to be fixed in accordance with the structural engineer specifications. Following inspection by the Structural Engineer, the extent of any structural works, the methodology and specification of repair are to be approved by Local Authority Conservation Officer. Where possible works are to be done by hand to reduce the damage to the existing brickwork walls. Where new materials are to be installed, contractors are to use materials to match existing. Brickwork is to be pointed to give a flush finish.

Existing mortar is to be raked out where showing signs of decay to a minimum depth of 25mm. Rake-out to be done by hand to avoid damage to brickwork. All re-pointing is to be completed in a lime and sand mix to local authority approval. A sample area of measured mortar mix is to be prepared for approval from the Local Authority Conservation officer prior to commencement. New pointing to have a flush finish.

Existing internal plasterwork is to be inspected for signs of damage. Any defective plasterwork is to be repaired and made good with a lime plaster finish. The portal frame building which has been demolished to the rear of the property has revealed existing internal plasterwork. It is proposed to remove this plasterwork to expose the original brickwork behind. Care is to be taken when removing plasterwork to avoid damage to existing brickwork. Contractor is to make good where necessary.



Provide electrically charged Osmosis damp-proof course to all ground floor brickwork walls in accordance with BS6575. Work to be carried out by a BBA approved specialist and must carry a 30 year insurance backed guarantee covering workmanship and materials. All works to be completed externally above ground floor level. Care to be taken during construction following installation around openings. This process will prevent the ingress of damp within the future of the building. Therefore ensuring the building won't deteriorate from damp in the years to come.

50mm of Celotex FR5000 insulation to be fixed to internal face of existing external walls. Timber battens installed as recommended by Celotex, battens to be 25mm x 50mm softwood timber with 12.5mm plasterboard and 3mm nominal skim finish to achieve minimum U-value of 0.3W/m²K.

Works to masonry walls may be of structural issues and will need to be repaired from a safety point of view. If left, the walls could deteriorate further; which can potentially lead to the collapse of the building. A damp prevention system would be required to ensure the ingress of damp is avoided. The ingress of damp can damage the building further on down the line if not dealt with efficiently. Internal insulation to the external walls will reduce the amount of heat lost from the building. This is great for the environment as it will not take as much fuel to heat the dwelling.

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