

Photographic Survey Report
The Barn, Old Hall Farm, Erbistock,
Wrexham

Planning Reference: ERB P/2011/0091

NGR: SJ 35425 43530

Site Code: LL13 0DD



Report prepared for Mr Mark Griffiths

By

Hewitt Owen Associates

Report number: W15/2379

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List of Drawings:

W15/2379/00	Site location plan at scale 1:1250, with site outlined in red
W15/2379/01	Existing and Proposed Site plan at scale 1:500, with site outlined in red
W15/2379/15	Existing Ground and first plan of the barn at scale 1:100. Numbered arrows indicate location of photographs
W15/2379/02	Elevations of barn at scale 1:100

List of photographs

- Photo 1:** View of the south elevation of the barn, with the lean-to visible on the right.
- Photo 2:** Full east elevation, with both lean-to's visible. (Right-most to be demolished).
- Photo 3:** Full west elevation, with the external stairs leading to the first floor visible.
- Photo 4:** Image of the lean-to which is to be demolished due to it being damaged beyond repair.
- Photo 5:** Enhanced image of the south staircase leading up to the first floor.
- Photo 6:** South lean-to to be retained. Image taken from the south facing north.
- Photo 7:** Image shows the standard window style, along with the detail of an air vent.
- Photo 8:** Image shows detail of a timber doors, situated below a brick soldier arch.
- Photo 9:** Image shows brick detail on the west elevation, detail is repeated along the north section of the west elevation.
- Photo 10:** Image shows brick detail on the north elevation of the barn.
- Photo 11:** Image shows roof truss over the ground floor of the barn. Above the void in the north section.
- Photo 12:** Image shows roof truss detail on the first floor of the barn in the south section.
- Photo 13:** Image shows cattle stalls in the north section of the barn. To be removed when work commences.

Summary

A photographic survey was conducted at The Barn, Old Hall Farm in Erbistock, Wrexham, prior to the proposed change of use of the building. The photographic survey comprised the recording of a single large two-storey barn. The exterior shows much of the original form of the structure.

1.0 Introduction

Hewitt Owen Associates was commissioned by Mr Mark Griffiths to carry out a photographic survey of the barn approved to be converted into a residential dwelling at The Barn on Old Hall Farm in Erbistock, Wrexham.

2.0 Site location and description

Old Hall Farm lies 5.3 miles South of the town of Wrexham, Clywd and approximately 3.7 miles South West of the town of Bangor-Is-Y-Coed, it is accessed immediately off the A528 between the junctions of the B5426 and A539 centred on NGR SJ 35425 43530.

The proposed site area has four physical boundaries being irregular in shape and amounts to 0.5ha in area. It consists of a traditional two-storey brick (redundant) agricultural building approved to be converted under application reference: ERB P/2011/0091.

The site is bounded by a variety of fence and indigenous species hedgerows along with a mixture of agricultural land.

The layout of the building is shown on the site plan Drawing No W15/2379/01 and the context of the whole site and neighbouring properties can be seen on the location plan W15/2379/00.

3.0 Planning background

A planning application was submitted in 2011 for permission to change the use of the redundant barn into a dwelling (Planning Application Reference: ERB P/2011/0091)

Planning permission was granted on 17th May 2011 subject to conditions, including a photographic building survey of the barn prior to its change of use.

4.0 Methodology

The building survey was conducted by Andrew Hewitt on 22nd January 2015 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

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, trusses

5.0 Results

The barn is a two-storey structure, with a long axis aligned broadly north – south, the main body of which has maximum dimensions in plan of 28.750m by 7.990m.

The whole structure is of red brick, 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 buildings are a testament to the area and a vanishing way of life, they are worthy of retention, but are now deteriorating and significant investment is needed to ensure that the historic evidence of the area is retained.

Appendix 1: Colour Photographs



Photograph 1: South elevation of barn, looking north.



Photograph 2: East elevation of barn, showing lean-to. Looking west.



Photograph 3: West elevation of barn, looking east.



Photograph 4: Lean-to on the centre of the east side, to be demolished.



Photograph 5: Staircase on the south elevation.



Photograph 6: Doorway on southern lean-to.



Photograph 7: Ground floor window and first floor air vent on south elevation.



Photograph 8: Timber door situated on the west elevation, with brick soldier arch above.



Photograph 9: Brick detail located on the north side of the west elevation.



Photograph 10: Brick detail located on the north elevation.



Photograph 11: Truss detail over void in north section of building.



Photograph 12: Queen Post Truss detail on the first floor, south section of building.



Photograph 13: Cattle stalls in northern section of building. To be removed.



Photograph 14: Failed lean-to. To be removed



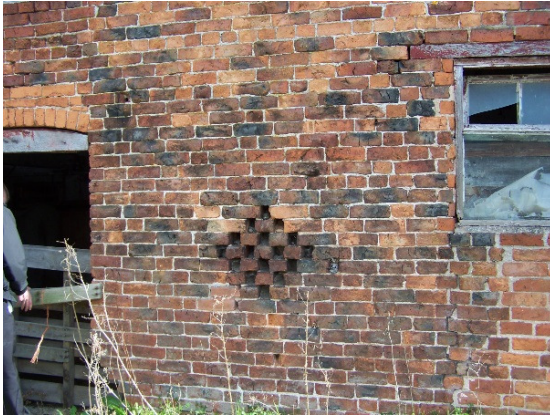
Photograph 15: East lean-to to be retained



Photograph 16: Granary steps to south side



Photograph 17: Evidence of former openings bricked up



Photograph 18: Ventilation details



Photograph 19: Later window under timber lintel



Photograph 20: Simple arched heads to openings



Photograph 21: North elevation window and ventilation slot detail



Photograph 22: North elevation window and ventilation slot detail



Photograph 23: East elevation of lean to



Photograph 24: East elevation



Photograph 25: East elevation