

JAMES BROTHERHOOD & ASSOCIATES
CHARTERED ARCHITECTS AND CONSERVATION SPECIALISTS



Golly Farm, Golly, Burton, Rossett, Wrexham LL12 0AL

Tel: 01244 579079 M: 07836 213111

E: james@jba-architects.co.uk | www.jba-architects.co.uk



**LISTED BUILDING APPLICATION TO REPLACE DEFECTIVE MAIN BEAM
AND INSTALL HERITAGE DOUBLE GLAZING UNITS IN INSTALLED NEW WINDOW FRAMES
COMBINED HERITAGE STATEMENT & DESIGN AND ACCESS STATEMENT
AT
LOWER HONKLEY FARM, STRINGERS LANE, BURTON GREEN, ROSSETT,
LL12 0AL
ON BEHALF OF
F N DARLINGTON Esq.
HONKLEY HALL FARM, STRINGERS LANE, BURTON GREEN, ROSSETT,
WREXHAM LL12 0AP
By
JAMES BROTHERHOOD Dip Arch (Hons) RIBA CAABC IHBC
Conservation Architect**

INTRODUCTION

This Combined Listed Building Application, Combined Heritage and Design and Access Statement, follows recent discussions with Anna Irwin, Conservation Officer, Wrexham County Borough Council, following the discovery that the existing lounge main beam is defective and its floor joists, which were previously replaced as approved in an earlier Listed Building Application, can be re-used in conjunction with the replacement new beam, together with discussion about replacing non-approved steel beams in external walls over window openings with oak beams. There was a subsequent discussion about incorporating modern Slimlite Heritage Double Glazing units in the existing approved modern windows previously fixed in the external walls.

DRAWINGS AND STRUCTURAL ENGINEER'S DETAILS AND CALCULATIONS

This document is to be read in conjunction with the following drawings:-

JBA /3326/ LOCATION PLAN	-	1:1250 – A4
JBA/3326/15/01 Revision A	-	Ground floor layout drawing indicating replacement beam location - A3 drawing
JBA/3326/20/03	-	Sketch showing detail of new replacement oak beam and re-use of existing oak floor joists as proposed

Byrom Clark Roberts, Structural Engineer's Details and Calculations relating to the replacement of the defective main beam and replacement of non-approved steel window lintols with oak lintols.

Slimlite Heritage Double Glazing unit information.

LISTED BUILDING AND PLANNING HISTORY

Lower Honkley Farm is a Grade 2 Listed Building of Architectural and Historic Interest.

The earlier Planning and Listed Building Applications relating to earlier Applications are recorded by Wrexham County Borough Council and relate to two previous designer's submissions which are a matter of record prior to the appointment of James Brotherhood, Conservation Architect, by the Applicant in June 2014.

Following LISTED BUILDING CONSENT CODE No ROS P/2009/0952 James Brotherhood & Associates submitted a Planning and Listed Building Application to install internal roof/wall insulation - Application No ROS P/20/0589, which was granted LISTED BUILDING CONSENT by WCBC on 01/10/2014.

HERITAGE STATEMENT

This Listed Building Application is for the replacement of the existing lounge main beam which has been found to be defective, and re-use of its floor joists, which were previously replaced as approved in an earlier Listed Building Application. The Application also includes replacing non-approved steel beams in external walls over window openings with oak beams, together with the fitting of modern Slimlite Heritage Double Glazing units in the existing approved modern windows previously fixed in the external walls.

Byrom Clark Roberts, Structural Engineers, with whom James Brotherhood has worked successfully on other Listed Building Conservation projects, and who have considerable experience of Listed Building Conservation projects, have viewed Lower Honkley Farm and have prepared details and calculations about the lounge main beam's defectiveness, together with the sizing of oak lintols over windows to replace non-compliant steel lintols previously fitted - See BCR Engineer's Report.



The defective main beam seated over a non-approved steel window lintol



The defective main beam with previously approved new floor joists which are not bearing fully on it.



The defective main beam with previously approved new floor joists on which early replica chamfers and stops have been formed.

The replacement oak main beam will have a similar early chamfer and stop, at a larger size, formed on it prior to fixing.

Oak specification in connection with oak timberwork at Lower Honkley Farm

- A Specification for the supply of restoration quality oak in connection with the replacement main beam:- Fresh sawn, sap free, construction/restoration grade oak, band sawn, with saw bench dog marks NOT in the visible faces. To be in accordance with British Standard BS 5756 1966.

Additional oak specification works as previously approved:-

- B Air dried oak, suitable for heavy doors and windows, etc., with an external or part external application.
- C First quality, air dried to 17-25% English oak, sap free, straight grain, allowing for knots and burr clusters away from the corners of a diameter no more than one third of the face width of the piece.
- D Kiln dried oak, suitable for flooring and internal joinery.

Two grades -

- (i) First quality English oak, kiln dried to 12% moisture content, sap free, straight grained;
- (ii) Character grade English oak, kiln dried to 12% moisture content, straight grained but with burr clusters and small knots to form a visual feature. Any knots which are loose are to be plugged to approval.

Methodology:-

Carefully prop existing structure to enable surrounding brickwork to be carefully removed from beam ends and floor joist ends sufficient to remove main beam and floor joists. Form new joist seatings in main beam and wall outer floor joist bearer beams, allowing for insulation and finishing on outer wall so lime finish is behind floor joists and behind floor joists support beams at edge of wall. Relocate replacement beam over the chimney bressimer beam and locate in outer wall after fixing new oak window lintol to detail. Line and level main beam and thereafter fix wall floor joist bearer beams. All fixings to be to Structural Engineer's detailing requirements.

The joist ends outer bearer beam is to be fixed on spacers using min. 15mm S/S coach screws at 400mm centres, countersunk with min 30mm dia. S/S washers and plugged with oak pellets with the grain running the same way as the grain direction on the bearer beam.

The ends of the oak main beam, wall floor joist bearer beams and window lintols are to be wrapped in clear plastic whilst brickwork is being reinstated with hydraulic lime : sand mortar – 1: Hydraulic lime to 4 : sand and the protection is to be removed only when the mortar is completely dry to avoid staining of the oak.

Remove propping and re-fix floor joists and make good all surfaces disturbed.

The replacement of existing non-historic single glazing in previously fixed Approved new windows.

Hack out existing single glazing and clear away. Provide and fix new Slimlite (Edinburgh) Ltd self-cleaning double glazing units :- Slimlite (Edinburgh) Ltd, Unit 2, Forth Industrial Estate, Sealcarr Street, Granton, Edinburgh EH5 1RF.

Slimlite double glazing units (or similar approved by the WCBC Conservation Officer) to be selected to fit existing window rebate units and to be fitted in accordance with the manufacturer's recommendations.

ACCESS STATEMENT

The earlier Listed Building Application relates to internal works only which follow on from Wrexham County Borough Council's Listed Building Consent dated 2nd November 2010, Approval No P/2009/0952, which included a Design and Access Statement, Approved by the Council in the Listed Building Consent submitted by Miles Design Ltd.

James Brotherhood & Associates submitted a Planning and Listed Building Application to install internal roof/wall insulation together with a Heritage and Design and Methodology Statement. - Application No ROS P/20/0589 which was granted LISTED BUILDING CONSENT by WCBC on 01/10/2014.

Accessibility

Access to the site, access to the building, travel to and from the building, options considered for improving access to the building/site and demonstrate why the proposals are considered the most appropriate, both in terms of providing/improving access whilst also preserving or enhancing the Historic or architectural importance of the building, are unchanged from the Design and Access Statement Approved Document No P/2009/0952 and the JBA Consent dated 2nd November 2009 and the James Brotherhood and Associates Approved Design and Access Statement - Consent No ROS P/20/0589 dated 1st October 2014.

The proposals which are the subject of the Listed Building Application are for internal works only and once the defective main beam supporting the floor over the lounge has been replaced together with the new outer joist bearer beams safe access to the first floor room over the lounge will be achieved. No other aspect of access is changed by the proposals.

Environmental Sustainability

The main beam, oak joist outer bearer beams and oak window lintols replacing non-approved steel window lintols are to be: - Fresh sawn, sap free, construction/restoration grade oak, band sawn, with saw bench dog marks NOT in the visible faces. To be in accordance with British Standard BS 5756 1966 and all replacement oak is to be from a sustainable and managed woodland source.

Character

The external character of the Listed Building and its setting are unchanged from the Design and Access Statement Approved Document No P/2009/0952 Consent dated 2nd November 2009 and Application No ROS P/20/0589 which was granted LISTED BUILDING CONSENT by WCBC on 01/10/2014.

The previously approved proposals continue to preserve and enhance the historic character of the Listed Building, as will the proposals as set out in this Listed Building Application, submitted on behalf of the Applicant.

Every effort has been made in considering the proposals, which are the subject of this Application, to preserve and enhance the internal character of the Listed Building, following discussions with the Council's Conservation Officer.

Community safety

The Community Safety aspects are unchanged from the Design and Access Statement Approved Document No P/2009/0952 Consent dated 2nd November 2009 or the Design and Methodology Statement ROS P/20/0589 Consent dated 01/10/2014.

The application refers to internal matters only.

Movement to, from and within the development

Movement to, from and within the development are unchanged from the Design and Access Statement Approved Document No P/2009/0952 Consent dated 2nd November 2009 or the Design and Methodology Statement ROS P/20/0589 Consent dated 01/10/2014.

The application refers to internal matters only.

Conclusion

The information provided has been carefully considered by James Brotherhood, Conservation Architect, who has been engaged by the Applicant to act on his behalf in connection with the previous Listed Building Application and the current Listed Building Application.

Great care has been taken in connection with the preparation of the information provided by James Brotherhood to respect the historic character of the Listed Building and also to minimise intervention in connection with the proposals which are included in this Listed Building Application.

Any outstanding internal lime work, wattle and daub work or laying of oak floor boards will not be able to proceed until the warmer weather in May 2015.

On behalf of the Applicant James Brotherhood respectfully proposes this Listed Building Application be given Consent by Wrexham County Borough Council.

JBA - 3326 - LBA - 23.01.2015.

James Brotherhood CV and Profile is attached as a separate document.