Building Condition Update

James' Farm, Ruabon

Ref: 2019.105_03

Date: 28/05/2026

App: P/2026/0152

1.1 Planning application reference P/2020/0576 was approved on 24/03/2021 for the conversion of outbuildings into 5 dwellings.

1.2 Application P/2026/0152 was submitted on 11/03/2026 seeking to vary condition 1 of permission P/2020/0576 to extend the time limit for the commencement of development.

1.3 As a significant period of time has passed between approval of the original planning permission (P/2020/0576) this note has been prepared to detail the structural condition of the outbuildings and to confirm that they remain suitable for conversion.

1.4 A Level One Photographic Building Survey was conducted by Heneb in December 2025, which has been submitted and approved by Wrexham CBC to discharge condition 9 under planning permission reference P/2026/0045.

1.5 This survey provides considerable photographic evidence of the current condition of the outbuildings. This note will refer to specific figures from the photographic survey, so please see the survey which has been supplied alongside this note.

1.6 The outbuildings at James' Farm consist of three barns, as identifies on the existing ground floor plan (drawing 3 in the survey). These will be explored in turn below:

Barn One

1.7 Figures 5 and 6 show that the external brick walls remain in relatively good condition, albeit experiencing some weathering and loss of color. Figures 9 and 10 show that the internal walls also remain in sound condition.

1.8 Figures 5 and 11 show that the building has retained most of its roof tiles, with minimal gaps from loose tiles which have likely been lost through weathering.

1.9 Figure 9 also shows the condition of the internal roof structure, which remains to be structurally sound with no apparent signs of deterioration to the timber beams.

Barn two

1.10 Figure 14 views barn two from the south—east, and it can be seen that beyond the small walled yards, the building itself appears in good condition, with external walls and roof tiles showing little signs of structural deterioration. This is further displayed in Figure 15 and Figure 22.

1.11 Figure 21 shows the loft space where the stone walls appear to be in good condition, and the timber roof beams also show minimal signs of deterioration. There is some potentially weathering effects shown through the darker coloring of some of the rafters, but no other noticeable features beyond this.

Barn three

1.12 Barn three is a similarly styled stone building with roof tiling. The roof tiles shown in Figure 24, and noted in paragraph 3.12, are thin tiles in good condition, determining that the roof is likely to have been reclad.

1.13 Figures 26 and 28 display external elevations whereby the stone walls, windows, doors and roof all appear to be in good condition and likely subject to modern refurbishments.

1.14 Figures 27, 32, 33 and 36 show no signs of structural deteriation, with the building remaining in working order and continuing to be used as a workshop. The timber beams on display in Figure 27 appear to be quite dated, potentially from the building's original build, and show signs of weathering but there are no signs of decay, destruction or missing elements.

1.15 Figure 38 displays the loft space and roof structure. Again there are signs of weathering on the floor and on a small number of timber beams, but no issues that would have a detrimental effect on the structural integrity of the buildings.

Summary

1.16 Based on the photographic evidence provided by the Level One Survey, there are no signs that the outbuildings at James' Farm have experienced deteriation to their condition that would impact upon the structural ability for conversion or any future development.