26034- Light Oak House, Bowling Bank, Wrexham, LL13 9RY

Rev 0- 18.05.26

Design, Heritage and Access Statement

Background

Light Oak House is Grade II Listed under the name of Chapel House Farm House.

Reference number 1597. Date 07.06.1963.

The Listing details are as follows:

History: Built perhaps C15 or c16 as a cruck house. The roof was and walls were raised and a range added at right angles, probably late C18 or early C19. Exterior: Sub-medieval cruck-framed dwelling now cross-wing to late C18/early C19 brick and timber framed house. Brick, timber framing, slate roof (partially removed), brick chimneys. L-shaped plan, 2 storeys. Elevation to yard is brick with a central area of square-panelled timber framing of very light scantling with brick nogging. 3 tripartite casement windows per floor, 2 entrances, one to left and the other off-centre to right. Low brick-built outbuilding attached to left. Rear has projecting range to right with a full-height cruck truss visible in the gable end. The framing is infilled with bricks and there are angle struts. Timber framing of very light scantling extends from the outer faces of the cruck blades on each side to give higher walls and roof pitch. Interior not accessible at time of 1996 survey but is said to be in state of partial collapse.

Listed as a surviving example of a cruck house with later extensions of interest.

Reference: E Hubbard Clwyd 1986 p184

Proposals

Existing outbuilding to have photovoltaics added to roof to allow for sustainable electricity supply to assist with high running costs of property.

The location of the proposed photovoltaic panels has been carefully considered by the applicant. The outbuilding is a suitable and subservient location that protects the character of the main dwelling, leaving the main dwelling roof untouched.

The single storey nature of the outbuilding ensures the impact of the proposed panels are minimal and partially screened from surrounding views by existing natural boundary screening.

Due to the nature of the existing Heritage dwelling, the running costs are high. Sustainable energy production lowers the day to day running costs of the property and assists with ensuring the longevity of this Heritage Asset by reducing energy costs and providing a sustainable form of electricity.

Layout/ Appearance

The panels have been positioned carefully on the existing outbuilding roof in a line to allow for a balanced pattern to the roof.

Use

Residential

Amount/ Scale

No additional roof area proposed.

Heritage Statement

The proposals have been developed to ensure the existing main house remains unaltered by the proposals. The proposals seek to ensure the longevity of the property by providing a sustainable source of electricity to reduce the high running costs. Heritage properties have inherently high running costs and maintenance, proposals such as this will greatly assist with reducing energy bills.

The location of the proposed photovoltaic panels has been carefully considered by the applicant. The outbuilding is a suitable and subservient location that protects the character of the main dwelling, leaving the main dwelling roof untouched.

Conclusion

In conclusion, the proposals are for photovoltaic panels to be added to the existing outbuilding.

The location of the proposed photovoltaic panels has been carefully considered by the applicant. The outbuilding is a suitable and subservient location that protects the character of the main dwelling, leaving the main dwelling roof untouched. The panels have been positioned on the existing outbuilding roof in a line to allow for a balanced pattern to the roof.

The proposals will allow for sustainable energy production to reduce with the day to day running costs of the property. This assists in ensuring the longevity of this Heritage Asset.

Access

The existing access to and from the site/ existing buildings remains unaltered.