

HERITAGE STATEMENT

Proposed Works at The Saddlery, Hall Farm, Hadnall

2321 30-01-24

INTRODUCTION

This Statement has been prepared to provide additional support information to the Listed Building Consent application for alterations to existing windows and doors at The Saddlery, Hall Farm, Shrewsbury Road, Hadnall SY4 4AG. It should be read in conjunction with drawings no.s 2321-1,2, 3 & 4.

ASSESSMENT OF HERITAGE SIGNIFICANCE

The Saddlery is located towards the centre of Hadnall, and is part of a group of farm buildings that were converted into dwellings in the 1990s. The farm buildings are believed to date from the mid nineteenth century. The dwelling now known as The Saddlery was created from the old saddlery which, like the other farm buildings in the complex, was constructed in red brick solid walls, with a slated roof.

The Saddlery is not Listed, but because it falls within the original curtilage of Hall Farmhouse, which is Listed Grade II, the proposal requires Listed Building Consent. List entry number for Hall Farmhouse is 1175929.

The Saddlery is an attractive dwelling, and of some historic importance in relation to the history of Hall Farm and this area of Hadnall. However, the doors and windows to be replaced are less than 12 years old, and therefore not of any real heritage significance.

ASSESSMENT OF IMPACT

It is intended to make changes to an existing door & window opening to the front (highway) elevation, (shown as D1 & W1 on drawings). The current door and window would be removed, and the lower half of the door opening infilled in brickwork to match the existing. The existing door is of a modern, part glazed design, and appears rather incongruous.

It is also intended to make changes to an existing door & window opening to the rear elevation, (shown as D2 & W2 on drawings). The current door and window would be removed, and the brickwork below the window removed to form a simple rectangular opening. Into this opening a new glazed door & screen would be inserted.

The proposed windows and doors would be constructed in vac treated hardwood frames, and given a stain finish, colour 'dark cherry' to match existing joinery. The profile and overall size of framing would be almost identical to the current frames. The windows would be glazed with 24mm double glazed units incorporating low-e glass to comply with Part L of the Building Regulations.

The fenestration pattern of the proposed front window would be more or less identical to existing windows on that elevation, and would therefore provide a less fussy, more unified appearance to the elevation. The proposed rear door/screen would also be of a very simple design, appropriate for a converted agricultural building.

It is considered that the proposals will therefore maintain and indeed improve the appearance of the property.

MITIGATION

The overall appearance of the house would not be greatly changed. Very little of the original fabric of the building would be removed, (approximately 1 sq m of brickwork below the rear window).

The proposed new windows and door would have higher thermal performance than the existing doors and windows, and would help therefore improve the energy performance of the dwelling.