

ARH Architectural Design

Heritage Impact Assessment

Shippon at Church Holding
Church Lane
Whitewell
Whitchurch, Shropshire
SY13 3AN



NPRN: 406715

Grid Reference SJ 49340 41330

Contents

1.0	Introduction	1
2.0	Evidence	1
3.0	Summary Description and Location	2
4.0	Listing Description	2
5.0	The Setting	3
6.0	Methodology	4
7.0	Assessment Process	4
8.0	Discussion & Conclusions	6

1.0 Introduction

A Heritage Impact Assessment has been prepared by ARH Architectural Design on behalf of Mr Philip Cooper. It has been structured according to the Cadw's guidance document, "Heritage Impact Assessment in Wales" 2017, and it accompanies a planning application for the development of a glamping pod site at Brook Barn, Church Lane, Whitewell, Nr. Whitchurch which is '*within the setting*' of a listed outbuilding.

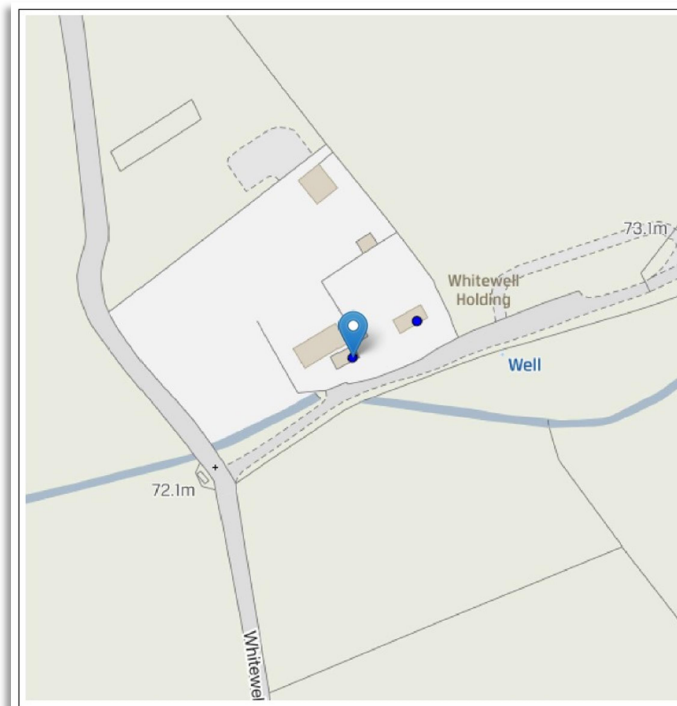
This valuation takes account of Cadw's Conservation Principles for the Sustainable Management of the Historic Environment in Wales (Conservation Principles) to achieve high-quality sensitive change, using the principles of good design.

The following information has been provided to assist the Council in their decision making by collating the relevant key information and by reflecting the objectives as set out in Planning Policy Wales (PPW) and Technical Advice Note 24: The Historic Environment and Conservation.

As the proposal is considered to have a minimal impact (if any), this short assessment provides a brief explanation of how the development potentially relates to the asset as a whole. It is proportionate both to the significance of the historic asset and to the degree of change proposed.

2.0 Evidence

A search of the records at Historic Wales shows references to the former cow house held by Archwilio, the Clwyd-Powys Archaeological Trust (CPAT) Historic Environment Record; and Cadw, the Welsh Government's historic environment service.



Left: Cadw Map

3.0 Summary Description and Location

The application site is within the curtilage of a Grade II listed outbuilding at Whitewell.

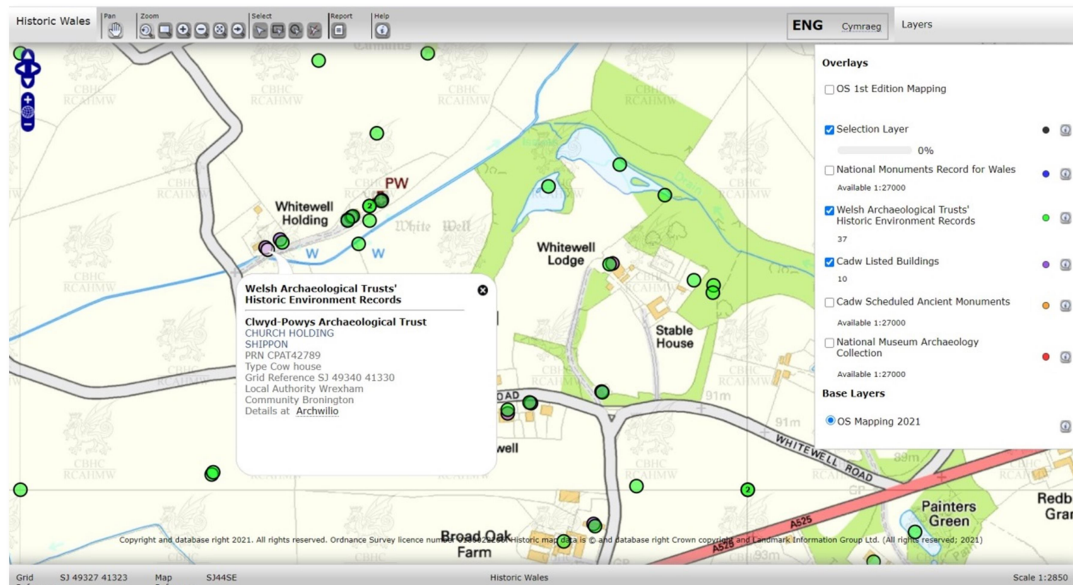
Summary Description:

Name: The Shippon at Church Holding
Grade: II
Status: Designated
Date of designation: 20/10/1995

Location:

Unitary Authority: Wrexham
Community: Bronington
Locality: Whitewell

It is indicated by the information bubble on the map below, taken from the Historic Wales website.



4.0 Listing Description:

History:

“Iscoyd Park was purchased in 1843 by Philip Lake Godsall, a Cheltenham coach builder, an estate of 202 acres (82 hectares) comprising mansion house with park, and cottages and smallholdings.

Over subsequent decades farms were acquired from neighbouring landowners, mainly during the ownership of Philip William Godsall, who inherited in 1858 and died in 1896.

In 1895 it was reported to the Royal Commission on Land in Wales and Monmouthshire that the Iscoyd Park estate, now expanded to 887 acres (359 hectares), had 9 farms.

Of these 'six new farmhouses, bricked and slated, and homesteads to them, have been built new entirely' and 'sixteen cottages and buildings for pigs and cows have been erected'.

The latter smallholdings include many that were built on the site of earlier smallholdings.

Church Holding is a 5-acre (2 hectares) smallholding built in 1856 (date on cottage), comprising a cottage and shippon”.

It is the shippon that is within the vicinity of the access to the proposed development.

Exterior:

“A small brick shippon with slate roof on overhanging eaves and projecting verges. It has 2 boarded doors incorporating strap hinges, of which the L-hand is wider”.

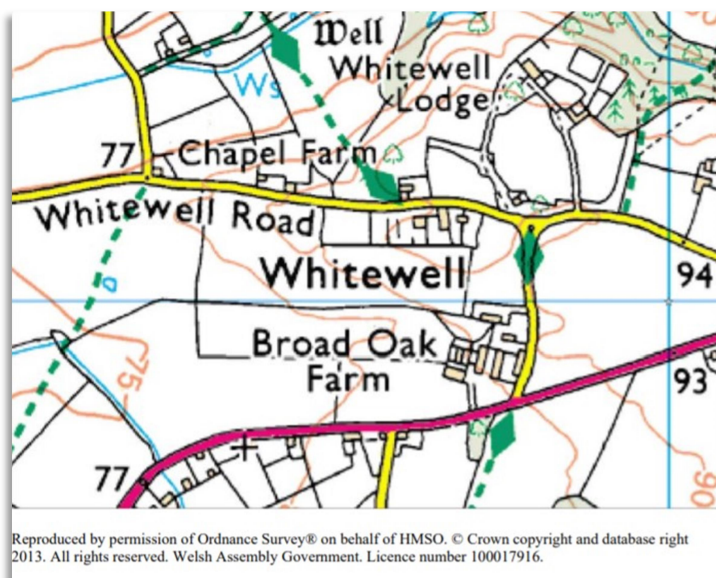
Interior:

No records.

Reason for designation:

“Listed for its special architectural interest as part of a well-preserved C19 smallholding characteristic of the Iscoyd Park estate style, and for its contribution to the distinctive historic character of the district provided by surviving former estate buildings, which together provide a good example of estate-sponsored improvement”.

5.0 The Setting



The Clwyd Powys Archaeological Trust Historic Settlement Survey of Whitewell describes it as:

“ ... shown on modern Ordnance Survey maps is positioned along a lane known as the Whitewell Road that converges on and is just to the north of the A525, Wrexham to Whitchurch road”.

History of Whitewell

“Whitewell refers to a well situated a few metres to the south of the present church, and it is from this that the modern settlement name has been adopted.

There is no recognisable historic core to Whitewell and no convincing evidence of a former nucleated settlement. John Evans failed to show Whitewell on his map of 1795, in 1830 the Ordnance Survey surveyors seem to have been ignorant of the name, and as late as 1873 the settlement name had not been registered on the largest scale Ordnance Survey mapping. Whitewell as a settlement name is thus a modern creation”.

6.0 Methodology

We have adopted the principles of the heritage impact assessment process to help identify the any potential changes that could be brought about by the proposals.

This has taken into account sufficient information to enable both the significance of the asset and the impact of change to be understood.

7.0 Assessment Process

7.1 Objective

The planning proposal is for a total of six handmade timber glamping pods, associated paths and landscaping with a parking and turning area.



The glamping site will be located at the northern boundary of the applicant's land, which will in turn be accessed from the applicant's drive. Existing gravel surfaced area will be enlarged (and cleared of debris) to form a new permeable surface parking & turning area.

7.2 Significance

- 7.2.1 Evidential Value: From the listing description, *"Church Holding is a 5-acre (2 hectares) smallholding built in 1856 (date on cottage), comprising a cottage and shippon"*.
- 7.2.2 Historical Value: *"Listed for its special architectural interest as part of a well-preserved C19 smallholding characteristic of the Iscoyd Park estate style"*
- 7.2.3 Aesthetic Value: *"A small brick shippon with slate roof on overhanging eaves and projecting verges. It has 2 boarded doors incorporating strap hinges, of which the L-hand is wider"*.
- 7.2.4 Communal Value: *"Listed for its contribution to the distinctive historic character of the district provided by surviving former estate buildings, which together provide a good example of estate-sponsored improvement"*.



Left: Front view



Right: End view

7.3 Proposed Changes

There are no proposed changes to the listed shippon

7.4 Impact of the Proposal

There is no loss of, or damage to, the historic fabric, including archaeological evidence, nor will it make it harder to appreciate the way in which the building was used in the past, nor how it has changed over time.

The proposals do not affect the aesthetic or design qualities of the historic asset. They will not compromise its historical design principles —layout, scale or proportion — or result in the loss of any historic detail or craftsmanship.

The proposals would positively affect the communal value as they make it easier for more people to appreciate the building.

There are potential benefits as the building will be repaired to improve the visual approach to the site, and from the income generated by the proposal the asset can be better maintained.

8.0 Discussion & Conclusions

The former shippon forms part of a nineteenth century smallholding from the Iscoyd Park estate, being one of the buildings originally built to house cattle.

Iscoyd Park itself has been in the Godsal family since 1843 and owing to their continued efforts, patience and resources (together with gratefully received advice and contributions from Cadw) the estate has survived since falling into disrepair following the Second World War.

Proposed Work	Improvements to existing access in the vicinity of a listed outbuilding
Objective	Enabling access to new camping development on land at the rear of the site
Significance of affected fabric	The existing driveway is adjacent to the historic asset
Assessing beneficial impact	Additional finance will allow enhancements to its appearance
Assessing harmful impact	None identified
Proposed Solution	Works to improve the existing access in close proximity to be undertaken with care

The shippon building is worthy of retention and financial investment will ensure that any historic significance is retained. It is currently used for storage owing to the smallholding not having been active at the site for a number of years.

The proposed glamping development at the site offers the opportunity for an economic resurgence which will allow the current owner to make repairs, thereby preserving the historic asset for future generations.