Planning Department
Wrexham County Borough Council
Rhosddu Road
Wrexham
LL11 1AU

Comisiwn Brenhinol
Henebion Cymru
Royal Commission on the Ancient and Historical Monuments of Wales

31 March 2025

FAO Sharon Holman

RE: P/2025/0242. Pickhill Farm, Cross Lanes, Wrexham. *Listed building consent for demolition of existing dwelling and erection of replacement dwelling.*

Thank you for consulting us on the plans for Pickhill Farm at Cross Lanes, Wrexham, application number P/2025/0242. The remit of the Royal Commission permits us to comment only on the historical significance and context of a monument or structure and on the adequacy or otherwise of the record.

Pickhill Farm is a relatively large two-storey farmhouse dating to the 16th century, with later alterations and additions on a H-plan form. Pickhill Farm is visible on the Tithe mapping of the 1840s, the land owned by Simon York and the building occupied at the time by William James. The farmhouse also appears on subsequent editions of OS mapping from the First Edition (1870–75) onwards. Lying a little over a kilometre northwest of Pickhill Hall, the farm is constructed of brown sandstone laid randomly with dressed quoins to the south, whilst the northern portion is of brick construction. The roof is slate with brick chimney stacks. Pickhill Farm constitutes a significant heritage asset for the area and nationally and it appears too that plenty of historical fabric and features remain internally.

It is unfortunate that a structural report of the building has led to a proposal for a full demolition. Evidently this will mean the loss of a building that attained its Grade II listing in 1963 as a good example of a 16th century farmhouse with later alterations. Its historical significance can be considered as one of national importance and its evidential and historic value would be forever lost in the case of demolition. If the current proposal for full demolition was to be granted however, we recommend the loss of the building be mitigated by a thorough **level 3 building record**, as detailed in section 5 (p.26) of Historic England's *Understanding Historic Buildings: A Good Guide to Recording Practice* (2016). Digital copies of the resulting survey survey should then be deposited with the National Monuments Record of Wales in Aberystwyth.

Yn gywir / Yours sincerely

Meilyr Powel

Investigator (Historic Buildings). **Email:** planning@rcahmw.gov.uk