HERITAGE IMPACT ASSESMENT

Full planning application for the construction of agricultural track to include improvements to existing track and access and all associated works

at

Brunett Farm

Tybroughton

Whitchurch

Wrexham

SY13 3BA

PREPARED BY
Halls Holdings Limited
Halls Holdings House
Bowmen Way
Battlefield
Shrewsbury
SY4 3DR

E: planning@hallsgb.com
T: 01743 450 700

Ref: HPL 12681

Document ref: 12681-202503-001

Date: March 2025

Rev: A

1. Introduction

1.1 This Heritage Impact Assessment has been prepared and submitted by Halls on behalf of M&A Craddock. The application is for the construction of an agricultural track along with improvements to existing track and access and all associated works. Brunett Farm is a Grade II listed dwelling house (number 1698)

1.2 This statement does not provide a detailed historical appraisal for the site, nor does it record in detail the complete architectural development of the building proposed buildings or listed buildings. The aim is to provide a proportionate assessment of importance for the purposes of understanding the significance of the designated heritage asset, its setting, and the impacts of the works in order to inform the current application. It is based upon a visual assessment of the site supported by sufficient documentary research.

1.3 I trust the submitted details are sufficient to enable and support you in your consideration of this application. Should you require any further information please do not hesitate to contact us.

2. Site Description and Context

2.1 The application site forms part of Brunett Farm, Tybroughton. The site is edged red on the location plan. The site consisting of the existing access and track along with the proposed addition agricultural track leading to the rear of the property to gain access to the yard and buildings.



A google earth image of the dwelling and adjacent barns and buildings

2.2 Brunett Farm is a grade II listed dwellinghouse and extends over approximately 46 hectares, the land is mainly used for grazing and hay production. The site is located south of Malpas with Whitchurch to the East and Bangor on Dee falling West. The farm is located within open countryside and falls within Wrexham Brough council.

2.3 The CADW listed building text stats:

History

A house of c1600, to judge from the plaster ceiling. It is shown in its original form on the 1839 Tithe map and 1873 Ordnance Survey. Its framing was largely replaced in the early C20, when the house was also extended by adding what is now a separate property on the N side.

Exterior

A 2-storey farmhouse comprising a long N-S range and a SW wing, forming the original c1600 house. This was extended at the N end by a double-gabled second house (Brunett Annexe). Walls are mainly of brick painted black and white but a section of close-studded timber framing is retained in the east wall of the main range, facing the road. Roofs are of slate, with brick stacks to the gables of Brunett Annexe. The entrance, in the SW wing (in the angle with the N-S range), is within an added lean-to porch. To its L are large and small replacement windows, with two 2-light and 2 single windows in the upper storey. Set forward to the R of the entrance is the gable end of the N-S range, which has a replacement window under a segmental head, a 2-light upper storey window and a projecting gable. The R side wall facing the road has a 2-light upper-storey window in the brick-built L-hand section. Beyond this, the original close-studded wall remains, with an inserted 5-light timber mullioned and transomed window and a 2-light small-pane upper storey window. The L gable end of the SW wing was rebuilt in the late C20. On the N side of the main range is an extension (Brunett Annexe), a separate dwelling. It has a double-gabled 4-window N front of brick painted black and white, with half-glazed door and side and overlights in a glazed porch. Windows are wooden cross windows. The gabled L end wall, facing the road and continuous with the main range of the original house, has a canted 3-light bay window with wooden mullions and transom, and similar 4-light window in the upper storey.

Interior

The large room on the R side of the S entrance, now subdivided, retains a plaster ceiling incorporating low-relief foliage. The room on the L of the entrance, now a kitchen, retains a cross beam. In the upper storey are 3 boarded doors, 2 of which retain original strap hinges. A first-floor room in the rear wing retains a joist-beam ceiling.

Reason for designation

Listed for its special architectural interest as a C16 house retaining interior detail and in its overall exterior form, with later addition.

3. Setting Assessment

3.1 The setting of the Grade II listed farmhouse is characterised by its rural agricultural surroundings, comprising open fields, historic farm tracks, boundary hedgerows, and associated outbuildings. This traditional landscape contributes significantly to the understanding of the farmhouse's historic function as the core of a working farmstead.

3.2 The proposed widening of the existing access track and entrance will provide improved access primarily for the occupants of the residential dwelling. While the track has not historically been used for such vehicular access, the proposal is designed to respect the existing spatial relationship between the farmhouse and its surrounding land. The track will remain visually subordinate within the wider rural landscape, with key landscape features such as mature hedgerows and field boundaries retained to preserve the visual containment and character of the setting. The limited scale and frequency of use will ensure that the development has a minimal impact on the significance of the listed farmhouse and its setting.

3.3 While the proposal involves a measurable physical alteration through track widening and minor encroachment onto the domestic garden area, these changes are limited in extent and designed to minimise visual intrusion. The works will not disrupt important views or historic functional connections that contribute to the farmhouse's significance. The choice of materials and sympathetic design will further ensure that the development integrates well within the existing landscape context.

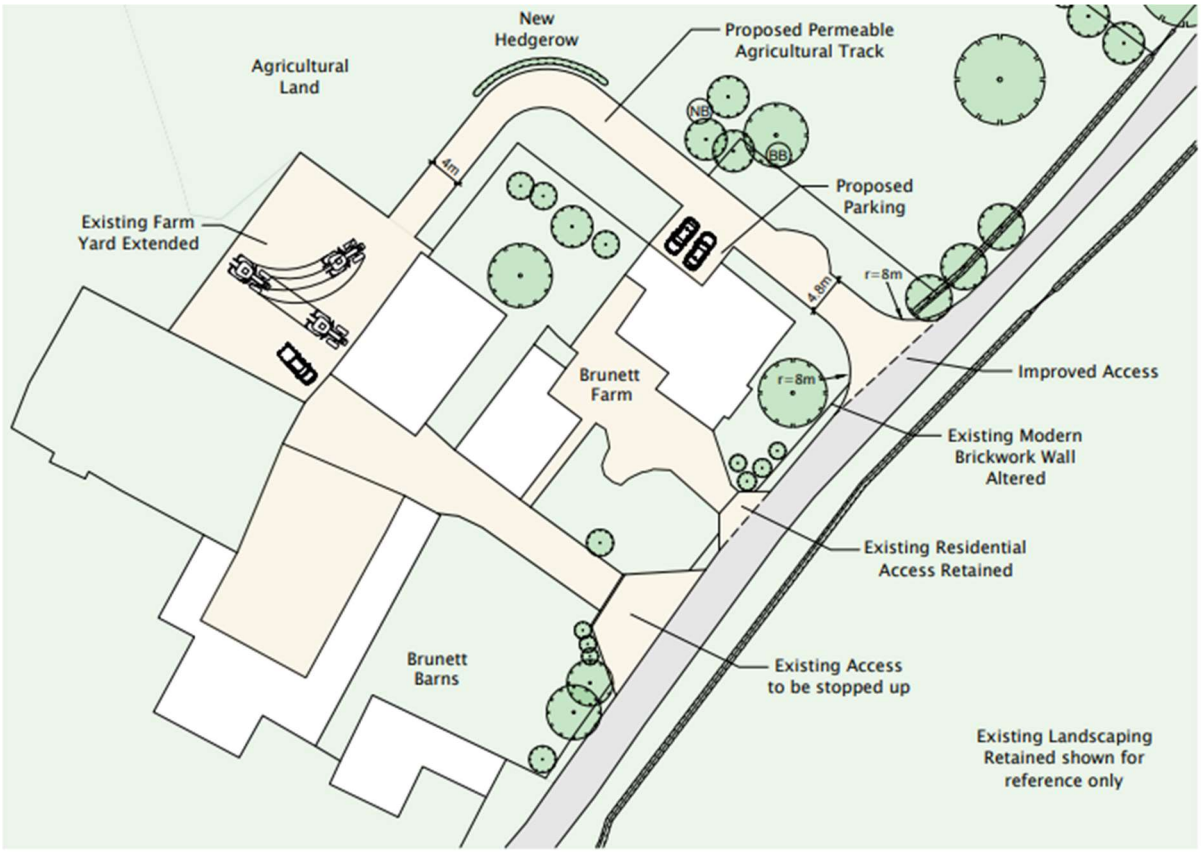
3.4 Overall, the setting assessment concludes that the proposal will not adversely affect the heritage significance of the listed farmhouse or its setting, consistent with the objectives of Planning Policy Wales and TAN 24.

4. Proposed Development

3.1 It is propsed to improve the existing access along with widening the existing track and access to the property whilst also extending the exisiting track to the rear of the property, leading to the farmyard and buildings owned and used by the owners and occupiers of Brunett Farmhouse.

3.2 Planning was granted for the conversion of the timber framed shippon and the brick shippen to for two residental dwelling in 2022 (P/2022/0761). As part of this approval the access adjacent to the farmhouse was required to be stopped up, due to this the applicants no longer have access to the buildings and yard to the rear of the farmhouse meaning this area is effectively land locked.

3.3 The Farmhouse has an existing residential access to the west of the property, and this will remain for residential purposes. It is then proposed to utilise the second access to the east of the property to gain access to the buildings and yard area used in conjunction with the main dwelling.

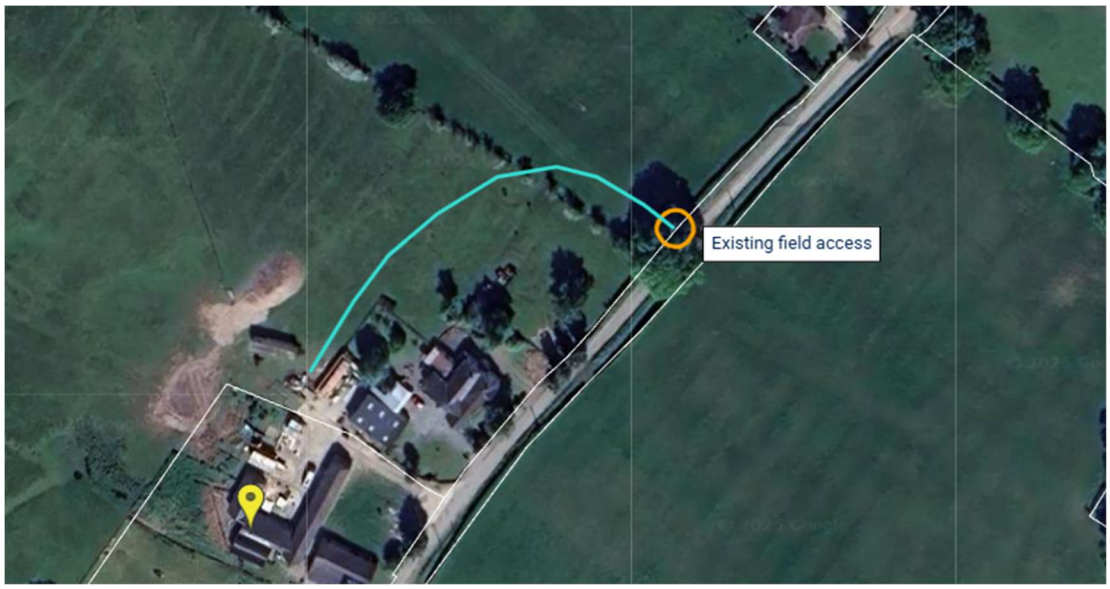


3.4 Please see accompanying plans and sections below to support.

4 Alternative options

4.1 Prior to the submission of this application, all reasonable options for gaining access to the yard and buildings to the rear of the property were carefully considered. The alternative to the proposed access track widening would be to utilise the existing field access and construct a new agricultural track across the farmland directly to the yard and buildings.

4.2 This alternative option would involve the creation of a new access route that encroaches into the open countryside, resulting in a more visually intrusive feature within the rural landscape. It would also fragment the agricultural land and alter the historic spatial arrangement between the farmhouse, yard, and surrounding fields. Consequently, this option was discounted in favour of the proposed scheme, which seeks to utilise and improve the existing access while minimising landscape and heritage impacts.



An alternative option to gain access to the yard and buildings

5 Principle of Development

5.1 The proposed agricultural access track is essential for providing safe and practical access to the existing farm buildings and yard to the rear of the property. The track has been carefully designed to minimise any impact on the adjacent Grade II listed building, ensuring that its historic and architectural significance remains preserved.

5.2 The use of appropriate materials, such as compacted stone or gravel, will ensure the track remains in keeping with the rural character of the site.

5.3 Furthermore, the listed building has historically and continues to be associated with agricultural use, and the introduction of a track in this location is in line with the site's established function. Landscaping measures, including hedgerow planting where appropriate, will further mitigate any visual impact.

5.4 The proposal aligns with relevant planning policies that support sustainable agricultural operations while ensuring that heritage assets are conserved.

5.5 The proposed widening of the access and track has been carefully considered in relation to the setting of the adjacent listed farmhouse. While it introduces a minor change to the local landscape, the development is functionally necessary and has been sensitively designed to minimise its visual and physical impact. The alignment and use of appropriate materials will help integrate the track into the rural setting. In line with the requirements of Planning Policy Wales (Edition 12) and Technical Advice Note 24: The Historic Environment, the proposal is not considered to result in significant harm to the setting or significance of the listed building.



Existing access to be widened

6 Conclusions

6.1 The proposed agricultural access track and slight widening of the existing access and existing track are necessary improvements to support the ongoing use of the farm buildings and yard while ensuring safe and efficient vehicle movement.

6.2 The proposals have been carefully designed to respect the historic significance of the adjacent Grade II listed building, with appropriate materials and landscaping measures to minimise any visual impact.

6.3 The proposal involves the widening of the existing track and access point to improve functionality and highway safety for agricultural vehicles. While this represents a visible change to the immediate setting of the listed farmhouse, it has been designed to respect the rural and agricultural character of the site. The layout maintains the traditional spatial relationship between the house, track, and wider holding. The use of appropriate surfacing materials and the retention of key boundary features will help the development sit comfortably within its historic context. Although part of the domestic garden will be lost to facilitate the widening, this area does not contribute meaningfully to the significance of the listed building. As such, the proposed works are not considered to result in significant harm to the setting or special interest of the listed farmhouse, in line with Planning Policy Wales and TAN 24.

6.4 The proposal aligns with both national and local planning policies that seek to support rural enterprises while safeguarding heritage assets. Given these considerations, the

development represents a necessary and proportionate intervention that balances operational needs with heritage conservation.