
Heritage Impact Assessment

Retrospective application for the
erection of an agricultural building at
Bryn Aber, Lightwood Green, Overton,
Wrexham, LL13 0HS



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1. OBJECTIVE

- 1.1. Bryn Aber is a Grade II listed building and is listed for its special architectural interest as a C19 farmhouse retaining definite original character.
- 1.2. The retrospective application is for an agricultural building for machinery and implement storage within the existing farmyard.
- 1.3. As this is a retrospective planning application, this report will assess whether the erected agricultural building has an impact on Bryn Aber Farmhouse.
- 1.4. The applicant [REDACTED] are in need of an agricultural building to store machinery and implements for the farming business.

2. UNDERSTANDING SIGNIFICANCE

- 2.1 Given that the farmhouse is listed, the first port of call is understanding its significance.
- 2.2 The Full report from the Cadw Welsh Government confirms that the main farmhouse is the following:

A Gredington estate house of the early C19, shown on the 1837 Tithe map. It was sold by the estate in 1964.

A 2-storey 2-window house of hand-moulded brick, slate roof on sawtooth eaves, and brick end stacks. An added gabled porch has a hipped roof, inside which is the original boarded door. Windows have segmental heads in the lower storey, flat arches in the upper storey, and are C19 3-light iron-frame casements with Gothic glazing bars. Other windows to side and rear are wooden casements.

Projecting on the L side is a parallel rear wing, with dentil eaves. Facing the front of the house is a 2-light steel-framed window. Its gable end has a 2-light window in the lower storey in a former doorway, and 3-light window in the upper storey. Behind is an added lean-to, which continues across another rear wing, placed at right angles to the main range. This also has dentil eaves. In its rear gable end is a 2-light segmental-headed window in the upper storey and attic vent. The side wall has a 3-light window in the lower storey, 2-light window above, both seemingly in inserted late C19 openings with brick segmental heads.

- 2.3 The farmhouse was sold by the Gredington estate as an agricultural unit with land and a range of traditional farm buildings. The current owners have added more modern buildings within the farmyard over time to serve the farm business.
- 2.4 The range of traditional brick barns which are located across the driveway from the house. These were sold off by the current owners and have been converted to dwellings. The existing farmyard which serves the 88 acres of agricultural land is located to the north of the farmhouse, adjacent to the boundary of the gardens, as shown by the map in the appendices.

- 2.5 Photos in the appendix illustrate C19 design of the house.
- 2.6 The farmhouse was listed in 2005, whereby more modern agricultural buildings were already in situ which were in close proximity to the dwelling within the adjacent farmyard.
- 2.7 The photos in the appendix, illustrate how the farmhouse relates to the working farm.

Historic, Aesthetic & Cultural Value

- 2.8 The values are all associated with the 19th century farmhouse, having been originally part of the Gredington Estate. The property was listed as a farmhouse and is still valued as a farmhouse today being in connection with the adjacent farmyard and agricultural land.

Erosion of Significance

- 2.9 The main erosion of significance factor is that the application for an agricultural building that is located within the existing farmyard, which is located adjacent to the farmhouse and its surrounding gardens.

Identifying Proposed Changes

- 2.10 No changes will be made to the farmhouse as result of the agricultural building.

3. ASSESSING THE IMPACT OF THE PROPOSALS

- 3.1 As set out above, the impact of the agricultural building is negligible on the farmhouse. The building is not readily seen from or the same viewpoint as the listed farmhouse.
- 3.2 The building is erected within the existing farm yard, along with other agricultural buildings. The building is to be used for the storage of agricultural machinery which is used to maintain the agricultural land. This will be a betterment for the listed building as the farmyard will be more organised and aesthetically better.
- 3.3 The building will result in no changes to the farmhouse.
- 3.4 As shown by the numerous photographs in the appendices, the agricultural building cannot be seen from the three elevations of the house (front and both sides) with the trees and hedgerows at the boundary between the farmhouse and gardens providing a screen from the rear elevation and therefore, very little of the building is seen.
- 3.5 The proposal will have no greater impact on the farmhouse than the existing buildings and farmyard are having on the farmhouse now, and in fact will improve the aesthetics of the farmyard, as all machinery and implements in connection with the agricultural business will be stored in one place rather than outside within the yard.

4. ALTERNATIVE OPTIONS

- 4.1 The alternative option would be to build a building elsewhere on the farm but it makes sense to have the new building within the existing farmyard in a location screened by existing hedgerows and trees.
- 4.2 Due to the close proximity of the existing buildings to the adjacent brick barns, we believe a building would encroach on the converted barns and also be more insight from the listed farmhouse, therefore create more of an impact.

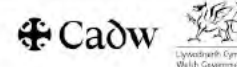
5. CONCLUSION

- 5.1 The proposed works will have a betterment on the fortunes and significance of the site at Bryn Aber Farm as it is believed the proposal can be accommodated without an impact on the listed building or the setting, as shown by the photographs in the appendices of this report.
- 5.2 The agricultural building also offers an opportunity for the property to evolve in a way that will protect the most significant characteristics, heritage values and qualities of the whole site for new and future generations.

Appendix

Listing

Full Report for Listed Buildings



Summary Description of a Listed Buildings

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
86961		II	Designated	18/11/2005	18/11/2005
Name of Property		Address			
Bryn Aber					

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Wrexham	Maelor South		Lightwood Green	339174	340727
Street Side		Location			
		Reached by private drive on the N side of the A539, approximately 300m NE of the centre of Lightwood Green.			

Description

Broad Class	Period

Broad Class	Period

History

A Gredington estate house of the early C19, shown on the 1837 Tithe map. It was sold by the estate in 1964.

Exterior

A 2-storey 2-window house of hand-moulded brick, slate roof on sawtooth eaves, and brick end stacks. An added gabled porch has a hipped roof, inside which is the original boarded door. Windows have segmental heads in the lower storey, flat arches in the upper storey, and are C19 3-light iron-frame casements with Gothic glazing bars. Other windows to side and rear are wooden casements.

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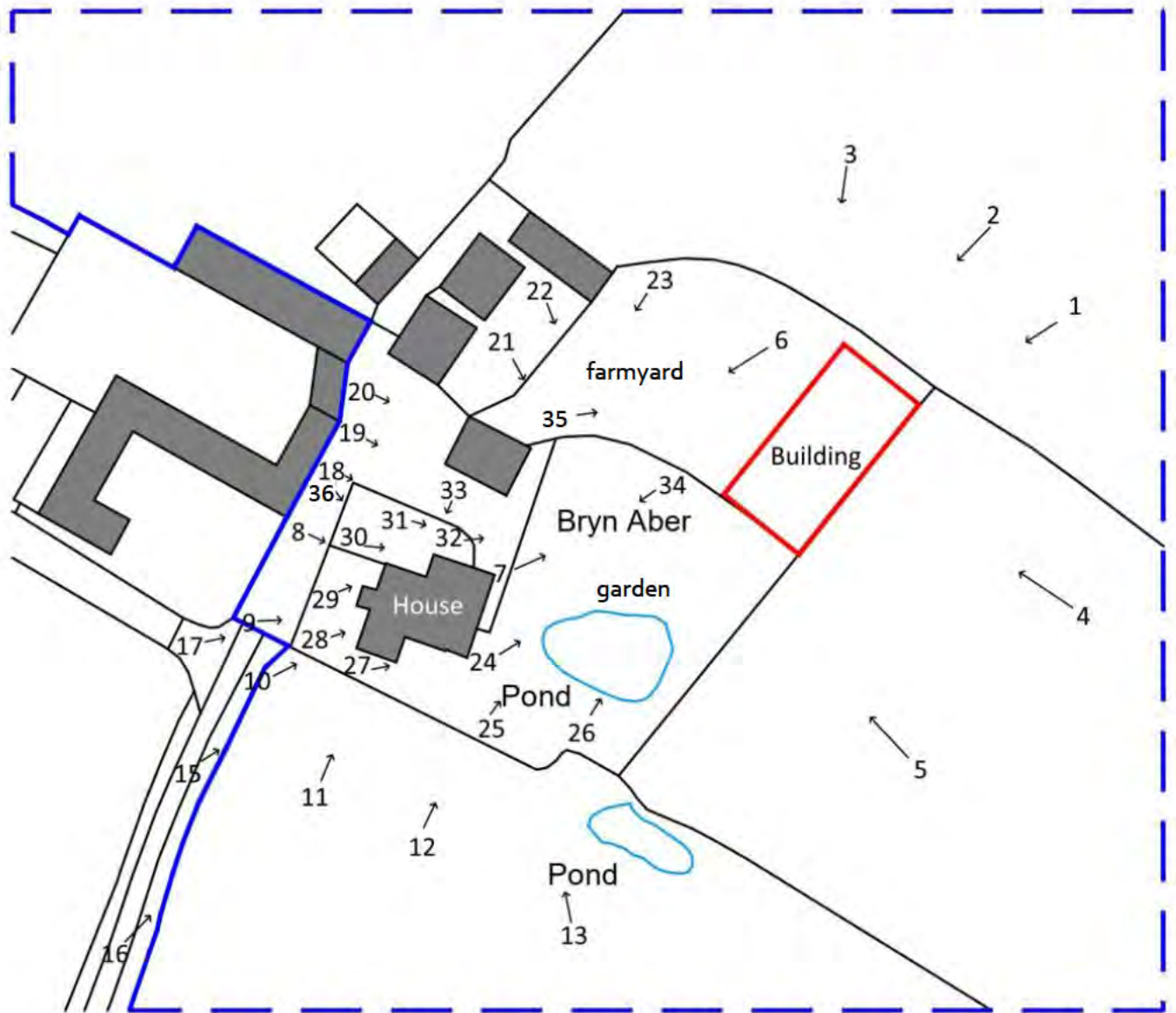
Interior

Not inspected.

Reason for designation

Listed for its special architectural interest as a C19 farmhouse retaining definite original character and early detail, including distinctive iron-frame windows.

Photographs



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