
Heritage Impact Assessment

Halghton Lodge
Farm
Bangor On Dee
Wrexham
LL14 5BG

Prepared for:

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The logo for Roger Parry & Partners is located in the bottom left corner. It consists of a white square containing the text "Roger Parry" in a large, bold, yellow sans-serif font, with "& Partners" in a smaller, yellow sans-serif font below it. The bottom right corner of the white square is cut off by a yellow diagonal shape.

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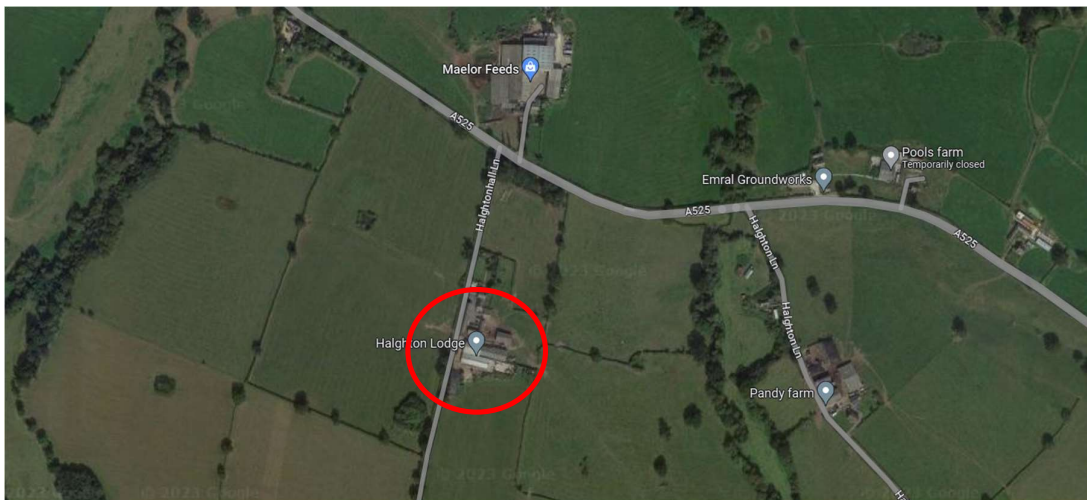
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1. Introduction

This Heritage Impact Assessment has been prepared to accompany an application for a full planning permission for the erection of a covering of an existing slurry store at Halghton Lodge Farm. Halghton Lodge Farm house is grade II listed (number 86939). There is also a grade II listed farm building known as 'multipurpose farm building' (number 86945).

The 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 applications. It is based upon a visual assessment of the site supported by sufficient documentary research.

Site Appraisal



An aerial view of Halghton Lodge Farm

The British Listed Building Text for Halghton Lodge Farm states :

History (Listing 86939)

A mid C19 Gredington estate farmhouse, replacing an earlier farmhouse, first shown on the 1873 Ordnance Survey. It was sold by the estate in the second half of the C20.

Exterior

A 2½-storey house of brick with slate roof on dentil eaves and end brick stacks. The 2-window front has a modern wooden porch to the central entrance, and 2-light small-pane casement windows under painted segmental heads. The 2-window L gable end has similar windows, and the R gable end has a similar attic window over an integral 1-storey

range. This faces the yard at the rear of the house. It has 2 open bays in the centre, double boarded doors to the R and single boarded door to the L.

The rear of the house has a single 2-light window in the upper storey on the L side. To its R is a lower 2-storey 3-window rear wing with a continuous lean-to facing the yard and continuing around the S gable end. The wing and lean-to have mostly replacement windows.

Reason for designation

Listed for its special architectural interest as a C19 estate farmhouse of definite character, and as part of a strong farm group.

The British Listed Building Text for Multi – purpose farm building at Halghton Lodge Farm states:

History (Listing 86945)

An early C19 farm range on the Gredington estate, shown on the 1839 Tithe map, probably originally a cow house and barn. It was altered, probably for use entirely as a cow house, later in the C19 when new openings were cut into the farmyard wall, and it was extended or rebuilt at the S end.

Exterior

A lofted farm building of hand-moulded brick and slate roof. Openings have segmental heads and, in the farmyard elevation, are inserted in machine-moulded brick and have wood-framed windows and boarded doors. These are, beginning at the L end, window, door, window, 2 doors, window, 2 doors, steel-framed window in place of a narrower segmental-headed opening, door and window at the R end. The loft has 3 diamond breathers, loft door in the centre and loft window with vent to the L end.

In the R (N) gable end is an inserted doorway and infilled pitching eye. In the W, roadside, elevation openings have segmental heads, wood-framed windows and boarded doors. Beginning at the L end, the elevation comprises window, door, 3 windows in original openings, then a replacement sliding door. The loft has 4 boarded loading doors and 3 diamond-pattern breathers. Further R is a full-height joint, beyond which the wall is in later, larger bricks. This section has a window and a loading door. The S gable end has a sliding door.

Reason For designation

Listed as a substantial well-preserved C19 farm building forming part of a strong farm group.

General Setting

Halghton Lodge Farm is on the edge of the Halghton settlement to the East of Wrexham. Halghton Lodge is an established dairy farm with a range of traditional barns and modern agricultural buildings.

2. Proposed Development – Covered Slurry Store

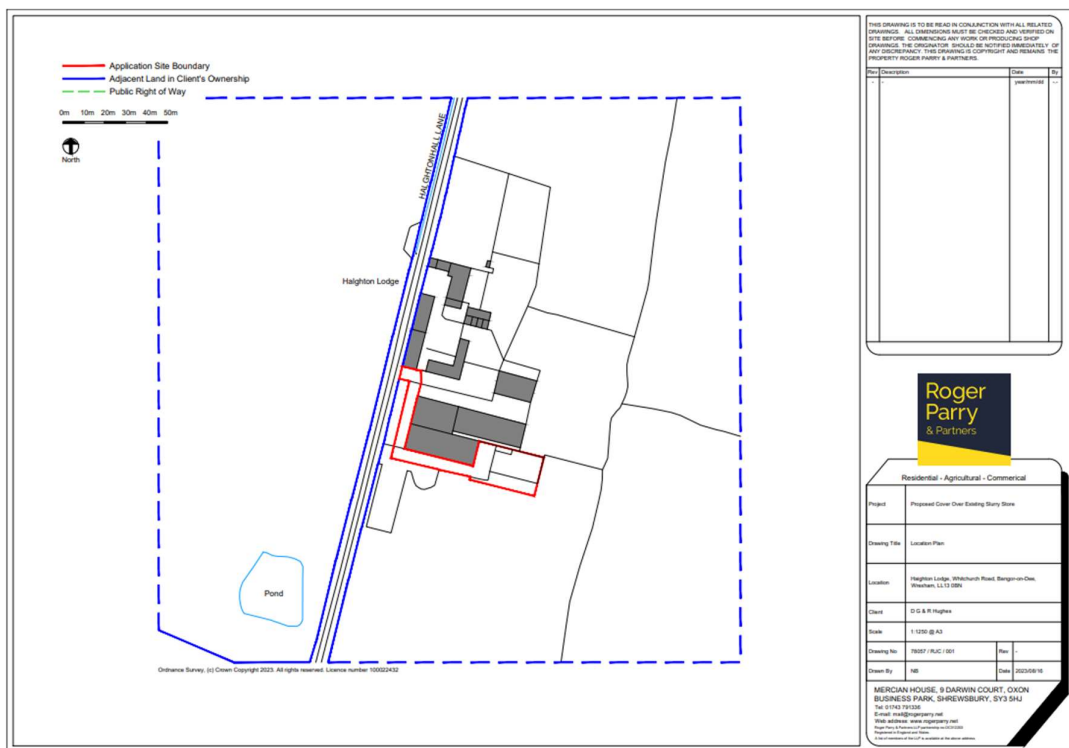
This statement forms part of an application for the erections of a covering for an existing slurry store and all associated works. The proposal involves the erection of a roof to be sited over an existing slurry store to ensure the clients are compliant with the latest regulations.

The Objective

The clients are proposing to cover the existing slurry store to improve existing on farm infrastructure through the separation of rain/clean water from dirty water/animal manure.

Slurry covering is an important element of the Welsh Government Rural Communities – Rural Development Program and is covered by the Sustainable Production Grant. It is designed to help farmers in Wales to improve the economic and environmental performance of the agricultural holding.

The application will not result in the increase of livestock numbers.



Location of the covered slurry store



The existing slurry store to be covered.



A view from the listed farm house. The covered store is located behind the existing large agricultural building.



A view from the existing slurry store looking towards the location of the farm house and building – the farm house and building can not be seen from this location.

Following on from the above the proposed covered slurry store will be sited over an established part of the dairy farm that has existing hard standing, concrete walls and adjoining roof areas. The proposed roof will be lower in height than the adjacent building and will not incur any visual harm from the listed farm house and building.

3. Conclusion

It is felt that the proposal will not have any adverse impact on the listed buildings character or setting due to the already existing established farmstead with both traditional and modern buildings.

It is concluded the proposed covered slurry store will cause no harm to the views from the listed farm house. It is also noted any minimal harm is outweighed by the benefits to the environment.