



Brunett Barns, Ty Broughton.

Heritage Impact Assessment relating to the
Adaptation and Refurbishment of The Barns

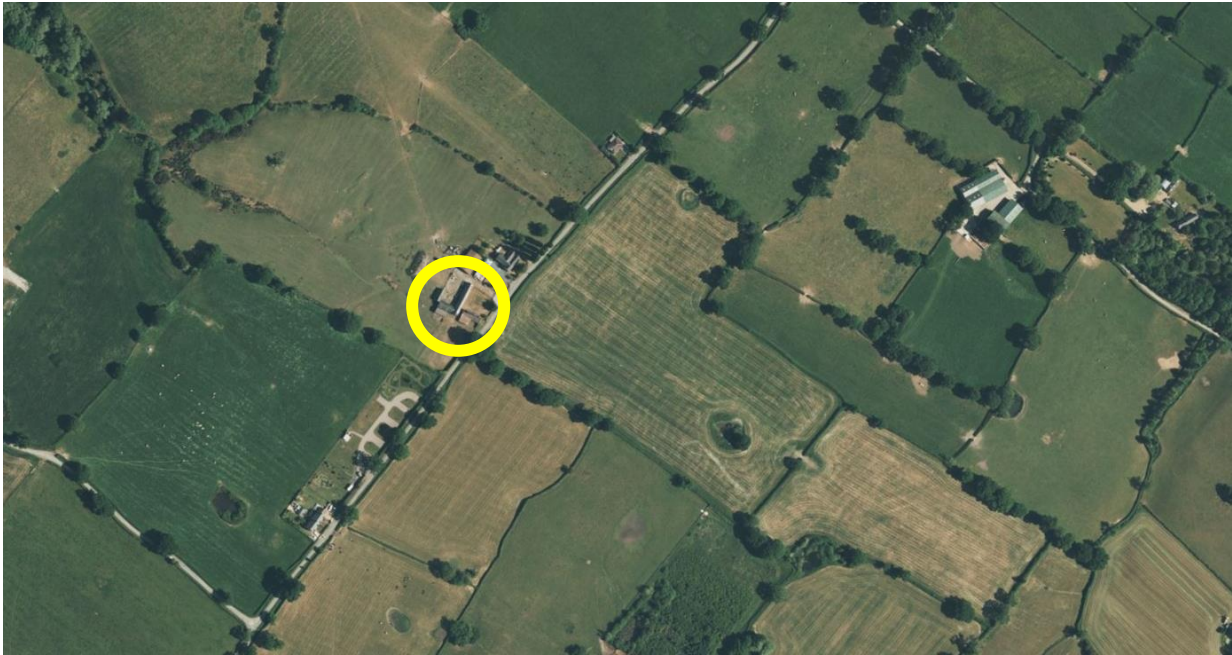
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Location of Brunett Barn, Ty Broughton, nr Whitchurch.

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General Details

Name of Building - Brunett Barns, Lower Wych Road, Ty Broughton, nr Whitchurch, SY13 3BA.

Conservation Designations – Shippon at Brunett Farm, Ty Broughton. – Grade II, Cadw Ref: 85483, date of designation 20.10.2005
Property was on the register of ‘Buildings at Risk’

Grid Reference – – Easting 347206 Northing 342963

Brief History -

The Cadw Description for The Shippon at Brunett Farm offers the following information:

“An C18 farm building shown on the 1839 Tithe Map. (now postulated to be C16 – Aeon Archaeology)

A lofted farm building, timber-framed and incorporating full-height diagonal tension braces, with partly replaced brick nogging, and corrugated-iron roof. Facing the yard are 8 original doorways, 2 of which are blocked, 2 have replacement doors, and 4 have been converted to windows. In the loft are 3 inserted windows and 2 loading doors to the L. The R gable end has an inserted door to the R, 4 large diamond pattern ventilators forming a diamond pattern around a loft opening now glazed. The L gable end has diamond-pattern breathers and loft opening. In the rear, where part of the framing has been replaced in brick, are 5 inserted doorways and 2 small, inserted windows.”

Reason for Designation

Listed as a large farm building retaining definite C19 character, and for group value with the house.

Coflein Information

NPRN – 37304

Description 17th century timber framed. Associated with Brunett House (NPRN 35691)

Section 1.0: Introduction

1.1 Background

The former shippens at Brunett Farm, now called Brunett Barns, stand as a grouping of buildings to the SW of the original farmhouse in the community of Ty Broughton. The timber framed shippen is listed Grade II and whilst described as being of C18 origin, it is now postulated to incorporate timbers from the mid-C16 (of a hall configuration). It is assumed that all other shippens, a barn and the stable building are curtilage structures to the primary designation. The preparation of this Heritage Impact Assessment (HIA) has been undertaken to describe and to review the implications of design changes and alterations that are proposed by the current owners that differ from an earlier, and already consented scheme to convert these agricultural buildings to domestic/residential use. The original Full Planning Reference was P/2013/0505 (approved 18.10.13) and the corresponding Listed Building Consent Application reference was P/2013/0504 (approved 6.11.13).

More recently, the current owners are implementing the established permissions and are discharging conditions that relate to the original approvals. Following a period of review and consolidation, they now seek permission to reduce the extent of the demolitions that were previously approved by retaining one of the two C19 shippen buildings to the west of the 2-storey, timber framed shippen in its entirety and introducing this amendment into a new internal plan configuration for the buildings. Whilst alterations are also proposed to the position and detailing of fenestration and door openings to each of the buildings, it is anticipated that the extent of the changes will be less than those previously approved. Similarly, the reduction in the extent of the glazing at a NW facing gable location and to a similar degree, the fenestration within the adjacent modern barn will reduce the impact of the development on its setting as the potential for light spillage will be significantly reduced. The revised configuration to the internal layout would offer significant benefit to the family and would better suit their needs into the future. The repairs and temporary ties to stabilise and secure the older, 2-storey, timber framed shippen building is currently doing much to safeguard the considerable heritage values associated with the historic structure. Consultations have taken place with Wrexham County Borough Council and the proposed revisions to the originally approved scheme are to be evaluated on the basis of the principles, outlined in Planning Policy Wales, (Technical Advice Note) TAN 24 : The Historic Environment (May 2017) and the subsequent Cadw guidance, Heritage Impact Assessment in Wales (May 2017).

The current design proposals endeavour to accommodate the new internal accommodation in such a way that it will not increase the impact of the changes already permitted and, in most instances, will be more modest in nature and will have less impact on the existing building fabric. By not undertaking as much demolition to the existing group of buildings, the external building massing and profile of the former farmyard configuration will remain largely unaltered. There will remain some relationship between the form and typology of the farmyard buildings with that of the original farmhouse.

1.2 Strategic Planning Context, Studies, Reports and Recent Planning History

With reference to the recent planning history for the Brunett Barns and specifically the timber framed shippen, the following full planning and listed building consent applications and approvals have been considered or determined by Wrexham County Borough Council –

P/2022/0081 Discharge of Conditions Application relating to Listed Building Consent P/2013/0504 (Valid from 25.01.2022)

P/2022/0082 Discharge of Conditions Application relating to Full Planning Application P/2013/0505 (Valid from 17.07.2013)

P/2013/0504 Listed Building Consent Application to convert a timber framed shippen and brick shippen to form a dwelling. Alteration of stable building for ancillary residential use. Demolition of three shippens and workshop and store. (Decision 6 November 2013)

P/2013/0505 Full Planning Application for the conversion of a timber framed shippoon and brick shippoon to form a dwelling. Alteration of stable building for ancillary residential use. Demolition of three shippoons and workshop and store. New vehicular and pedestrian access. Change of use of land for horses (equestrian)
(Decision 18 October 2013)

1.3 Statutory Designations

At every stage, consideration is given to the impact of the proposals on adjacent properties and the immediate setting or context, particularly if those properties are also designated or make a contribution to the character and to the historic/heritage values of a place. Brunett Barns originally formed part of the farmyard grouping with Brunett Farmhouse and Brunett Annexe. The existing two-storey farmhouse property is comprised of a NE-SW facing range and a NW-SE wing. The building is listed Grade II and is of special architectural interest as a C16 house, retaining interior details and its overall exterior form with a later annex. The farmhouse is now set within its own grounds/garden and boundaries, together with points of highway access have also been altered more recently. Direct views between the two areas are now partly obscured by the reconfiguration and remodelling of a building/shed to provide garaging, storage and ancillary accommodation to the farmhouse. The Cadw listing description for the farmhouse states -

“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 over-lights 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.”

(Cadw Ref: 1698, date of designation 16.11.1962, date amended 20.10.2005)

Beyond the immediate setting of Brunett Barns, but within approximately 500m of the application property a further 6 No listed farmsteads, agricultural buildings or properties have been recorded. None are directly visible from Brunett Barns as views are partially or fully obscured, by the topography, field boundaries or trees. The only property which is visible from Brunett Barns is the farmstead of Tybroughton Hall (views across agricultural pasture, hedges and isolated mature trees), though the original farmhouse is not directly visible as it is hidden by

the modern sheds the belong to the holding. For reference purposes, the locations and designations considered include -

Tybroughton Hall, Tybroughton, Wrexham. – Grade II
Cadw Ref:85505, date of designation 20.10.2005,

Stable and Cart House at Tybroughton Hall, Tybroughton, Wrexham. – Grade II
Cadw Ref: 85494 Date of designation 20.10.2005,

Higher Barns Lodge, Lower Wych, Wrexham. – Grade II
Cadw Ref: 85465 Date of designation 20.10.2005

Shippon and Piggery at Higher Barns Lodge, Lower Wych, Wrexham. – Grade II
Cadw Ref: 85481 Date of designation 20.10.2005

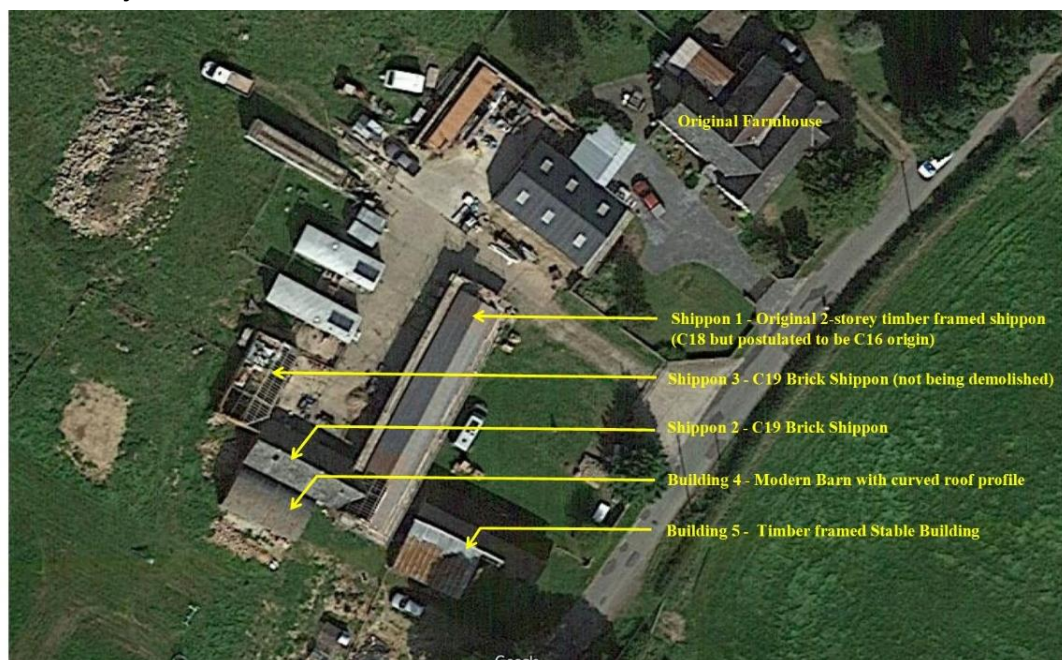
Higher Lanes Farmhouse, Higher Wych, Wrexham. – Grade II
Cadw Ref: 85467 Date of designation 20.10.2005

Farm Buildings at Higher Lanes Farmhouse, Higher Wych, Wrexham. – Grade II
Cadw Ref: 85455 Date of designation 20.10.2005

1.4 Project Aims

The proposals relate to 4No (of the total 5No) interconnected farm buildings that loosely form an open sided yard with inward facing shippon buildings on 2.5 sides and a stable building that stands to the east of the main building. Specifically, they address alterations to 1No, two storey, timber framed shippon/hay or storage loft, 2No single storey C19 brick built shippon buildings and a barn with a curved profile roof to the corrugated metal covering. The proposals that relate to the stable block do not change from the originally approved permissions. Within the context of the owner's briefing requirements, the key objectives of these works are –

- To retain the C19 shippon on the west side of the yard (previously to be demolished) in its entirety and to utilise the space within the new configuration of residential accommodation.
- To reconfigure the internal layouts to the previously submitted plans in such a way that it better reflects the needs of the owners and their family circumstances.
- For the elevations to be amended to each of the 4No farm buildings to coordinate with the revised plan layouts. No alterations are proposed to the building profiles, nor to their overall massing.
- To locally amend the external layouts in such a way that they accommodate the reordered internal layouts.



Section 2.0: Historical Context

2.1 Site Location

The agricultural outbuildings now known as Brunett Barns stand to the SW of the original farmhouse, on the west side of Lower Wych Road in the community of Ty Broughton. The buildings are set back from the roadside in a rural setting with agricultural pasture on all sides. The Level 2 Historic Building Study prepared by Aeon Archaeology (August 2021) describes the location in the following terms –

“This general region is historically acknowledged as the Maelor Saesneg which is believed to relate specifically to the area's religious administration as it was historically part of the ancient Diocese of Lichfield and Chester. However, the Welsh word Maelor can be transliterated into “land of the prince” or more specifically translated into prince from “Mael” and low ground from the Welsh word “llawr”. ”

(Aeon Archaeology 2021)

The Historic Landscape Characterisation study of Maelor Saesneg by CPAT (1999) provides the following contextual information –

“Many elements of the modern settlement pattern in Maelor Saesneg, appear to have their origin the Middle Ages, similar in many respects to neighbouring areas of Cheshire and Shropshire, which have shared a similar topography and farming economy. Distinctive elements in this diverse pattern, quite distinct from those to be found in many other areas of Wales, include large villages, moated halls, and parishes with only a few large farms, occasionally clustered in small hamlets. Overton was an Edwardian planted town of the 13th century which simply adopted the name of a pre-existing manor, and the present-day settlement at Bronington has the appearance of a relatively late 'green' settlement.

With a predominantly agricultural economy and few natural resources Maelor Saesneg escaped the rapid industrial development that engulfed many of the adjacent areas of north-east Wales, and consequently the modern pattern of settlement of small villages and scattered farms shows many elements of direct continuity from the medieval period. A wide variety of different settlement types made their appearance in the landscape of Maelor Saesneg between the 16th century and the modern day, representing a broad and diverse social spectrum. New farms and smallholdings were created following the enclosure of former open arable and the drainage and enclosure of the mosses, as estate owners strove to maintain or increase their revenue. New small nucleated settlements resulted from encroachment onto the ‘greens’ or rapidly diminishing areas of common grazing. Country houses set in parkland sprang up in many areas of the landscape of Maelor Saesneg, in many cases in direct succession to medieval manorial centres. As communications improved, new wayside linear settlements sprang up at road junctions, along the turnpike roads, canal and railways, some with more ancient township or area names.

A distinctive phase in the settlement history of Maelor Saesneg was the emergence of the country houses which sprang up particularly in the period between the mid-18th and 19th centuries, matching similar developments in the neighbouring counties of Cheshire and Shropshire. In many instances these country houses developed in direct succession to medieval manorial centres, though in other cases they were new creations of the late 18th to early 20th century, and often forming the centres of a number of the larger estates that were growing to prominence during this period. Iscoyd Park (Bronington) has survived relatively intact within its landscape park, though in many other instances, old and established family seats at Emral (Bangor Is-y-coed), Broughton (Willington Worthenbury), Gwernheylod, Knolton, and Bryn-y-Pys (Overton), Gredington and Bettisfield Park (Bronington) the original country houses were entirely demolished or substantially reduced in size during the 20th century, leaving only elements of the original parkland, stable blocks or gate lodges. So effective has the

transformation been in some instances, as in the case of Bryn-y-Pys, that the name of this once important estate is no longer to be found on modern maps. A number of later country houses have survived, including Llannerch Panna (Penley), renamed Tudor Court, built in the later 19th century, and a series of small country houses on the edge of existing settlements, such as The Brow in Overton, and The Manor and Quinton in Worthenbury."

When viewed from the highway, it is the structural timber frame and the length/profile of the original 2-storey shippon 1 that is most pronounced at 31.7m long and 5.1m wide. Infill panels between the oak frame members are mainly quarter/third bonded handmade stretcher brickwork, whilst the larger panels of brickwork at low level are constructed in an English garden wall bond. The remains of diamond shaped ventilator openings in the brickwork are visible on the NE and SW facing gables. The duo-pitched roof covering of natural Welsh slate (recently recovered) has a ridge line that runs NE to SW. The building sits parallel to the road and towards its southern end, the single storey (with loft) timber framed stable block stands perpendicular to shippon 1 building 5). The ridgeline of the stable building runs NW to SW and measures approximately 17.2m in length, by 5.7m in width. The SE gable faces the highway at the east boundary to the property. The handmade brickwork to the boundary approximates an English garden wall bond and incorporates a door opening to the loft and slotted ventilator openings at ground floor level (now infilled)

The two C19 shippon buildings (shippon 2 & shippon 3) are partly concealed from view by both shippon 1 and the modern barn building with a curved profile, corrugated metal sheet roof covering that stands to the SW of shippon 2. It is only the SW facing pitched roof covering of natural Welsh slate and rooflights that is visible from the roadside. Both shippon 2 and 3 are constructed of handmade bricks and an English garden wall bond construction with piers internally to stiffen up the overall construction. Some openings have been partly filled in with more modern brickwork. The rafters are currently exposed at the gables with a simple projecting slate detail to act as a drip to the vertical brickwork faces. It is evident that much of the NE facing gable to shippon 3 has been rebuilt and now incorporates a deep window opening at high level that possibly incorporated a door opening.

The modern barn building 4 is much altered and stands to the SW of shippon 2. The NW and SE facing gables are constructed in brickwork which approximates English garden wall bond, though this varies where modifications and rebuilding has taken place. The lower part of the SW facing elevation is constructed of concrete blockwork, whilst the upper section is clad with vertical timber boarding to improve ventilation to the interior. The corrugated metal sheet roof covering is supported on curved angle 'hoops' and at bays, deeper, braced truss members are present that resist outward thrust at the timber wall/head plate detail.

2.2 The Building History

The Aeon Archaeology, Level 2 Historic Building Study has identified that –

"The 1839 tithe A plan of the township of Ty Broughton in the parish of Hanmer in the County of Flint records on the map apportionment that the plot number is 76 and is described as House Outbuildings Yard Gardens Croft & Meadow with the land use set as a Pasture. The landowner at this time is one Sir Bart John Hanmer and the occupier at this time is noted as John Maddocks. The plot is noted as consisting of 3 acres, 1 rood and 22 perches and is valued at 5(s) shillings and 3(d) pence.

The timber framed Shippon at Brunette Farm is comprised of hand-hewn timber framing which is infilled by brick infill (noggings), the building is listed as 'An C18 farm building shown on the 1839 Tithe map' (grade II Listed Building ref: 85483). However, upon closer inspection of the timber framing style and features it is postulated that this date may be pushed back to the early to mid-16th century and that the Shippon may have originally begun as an open hall timber framed house."

The study has postulated that the central section of shippon 1 might be of an earlier C16 century origin (currently described as being C18 in the listing description) and consists of seven upright

timber posts and three diagonal tension braces to the SE elevation and three upright posts beneath the internal trusses to the NE elevation. Two hand-hewn bressummer beams may denote the original footprint of the building and perhaps a jettied first floor. The study suggests that the building was extended to the NE in a single phase during the C17 or C18 and this was probably mirrored by a similar phase of construction to the SW during the same period. The original cross brace design has been repeated, which might also reinforce that the extensions were constructed at the same time. Whilst much of the brick infill has currently been removed from these elevations for repairs to be undertaken, the position of window and door openings with their corresponding head and sill details are clearly visible.

Internally the ground floor spaces are much altered, and few indications of the earlier floor surfaces remain, together with any indication of the stalls. Cross walls are constructed of hand made bricks, though a number are machine made and a number of walls are rendered in hard cementitious mixes that were subsequently limewashed/painted and the spaces are connected by a line of door openings. Timber beams (some propped) span NW to SE whilst floor joists run NE to SW. Where visible, the floorboards are square edged.



Figure 1 - Part of the timber frame construction to shippon 1 which might originate in the C16

At first floor level, the Aeon Archaeology study describes the construction in the following terms –

“The ceiling is open to the roof pitch which consists of a hand-hewn ridge beam and two hand-hewn purlins all of which are segmented together and joined via primitive scarf joints with and without stops. These support a new roof comprising of sawn wooden rafters. A series of seven closed roof trusses sit on timber wall plates, these wall plates are mostly original however have been renewed in some areas.

The oldest (central part) of the building consists of three collar and queens post trusses with double-crown struts – these are all of mortice and tenon construction and have been fixed with wooden dowels/pegs. The northeast truss is no longer closed as it was cut through in the mid-20th century (pers comm.), it however retains the handmade brick nogging at the apex between the double-crown struts, demonstrating that it was once the original north eastern gable of the

building end prior to the first extension. The central truss within this configuration is intriguing as both the tie beam and the collar have a number of carved mortice joints visible to the northeast this suggests that it may have been reused. A repair at the left-hand end has been made using hand-hewn timber and wooden dowels which is also of considerable age. The south western most truss crossbeam also has stops showing that it has also probably been reused. These three trusses are the oldest in the whole building. The substantial cross beams to some trusses have also been sawn through and removed to create openings between the bays at first floor height.

Where the building has been extended to the northeast the purlins are supported on two equally spaced hand-hewn trusses, the lower parts of which have been sawn through and removed. Where the building has been extended to the southwest the trusses are as described in Room 6. The southeast and northwest elevations are of hand-hewn timber frame with handmade brick noggings, while the northeast and southwest elevations are of handmade red-brick. The floor is of wooden boards which are orientated northwest to southeast.”

The key components to the timber frame have retained their carpenters marks and in a number of locations, ‘daisy wheel’ apotropaic marks are also visible. The level 2 building survey have recorded the positions of this evidence which is of considerable heritage value. Some graffiti has also been carved into the timbers, at various points during its history.

A review of the late C19, 6-inch Ordnance Survey Maps of the area and property indicate that Shippons 2 and 3, together with the outline of what is described as the modern barn (building 4) was constructed between 1878 and 1897. It is not assumed that the construction of these buildings was concurrent, but the expansion was completed by 1897 when the present footprint/outline of the agricultural outbuildings is clearly visible. Prior to this period, the Ordnance Survey map edition of 1873 is very similar in content to the Tithe Map of 1843, where only Shippon 1 and the Stable building can be seen to the SW of the farmhouse at Brunett Farm. The shippons are generally constructed of handmade bricks, though subsequent alterations and rebuilding has taken place. The window openings have radiating brick voussoirs and two courses of plinth stretchers to the cills. Windows are a five-paned painted timber design, consisting of two lower fixed panes of glass with a three paned inward opening hopper over. There is a central sliding door opening to the block and high level rooflights to the SW facing pitch of the roof. Internally, the space is open to the underside of the slated and battened roof covering. The roof structure consists of sawn timber rafters on notched rectangular purlins that sit on three equally spaced sawn King strut trusses. The most recent configuration of the



Figure 2 - OS 6-inch map of 1878 without the buildings to the west of shippon 1
(© National Library of Scotland on-line map collection)

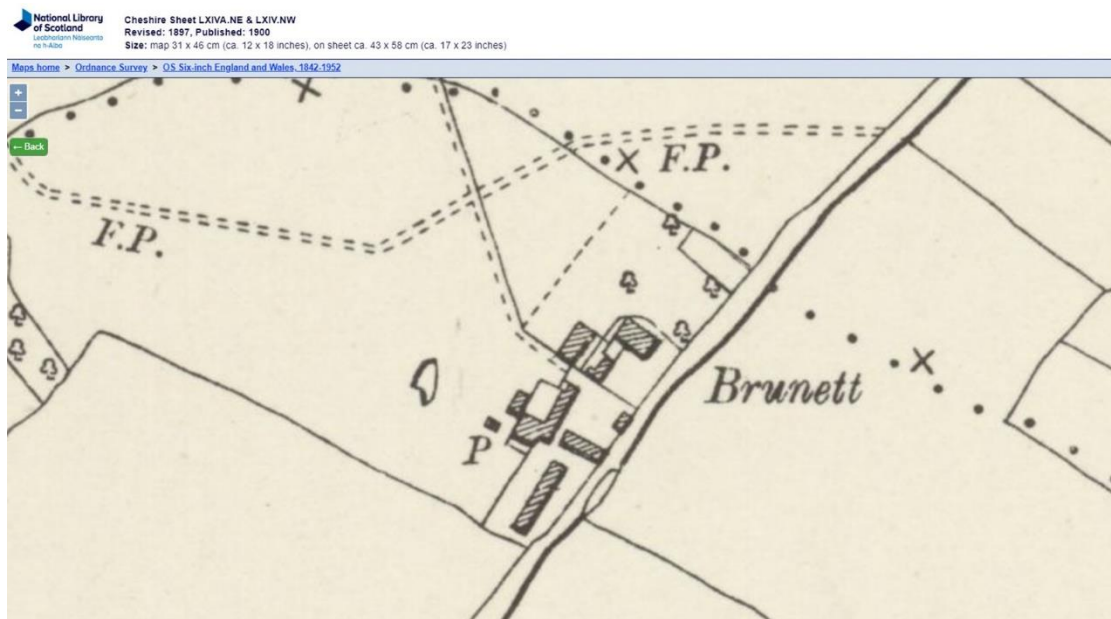


Figure 3 - OS 6-inch map from 1897 following the construction of shippons 2 + 3 and building 4, together with a further building to the south that has now been demolished (© National Library of Scotland on-line map collection)

concrete floor remains unaltered and consists of a feed bay, stalls, a mucking out channel and walkway between the channel and the outside wall.

Shippon 3 is constructed and detailed in a similar way to shippon 2, but window heads are square and window frames have timber sub-cills. The window pattern is otherwise the same as shippon 2. The original form and layout of modern barn (building 4) is difficult to determine. The exact chronology of the form and layout could not be determined, but the building, coincides with a period of late C19 agricultural improvements.

2.3 Conservation Approach and Heritage Values

The property owners are seeking to develop and apply an approach to the project and to conservation that will adhere to the structured approach that has been set out in the Cadw, Welsh Government Historic Environment Service published document 'Conservation Principles for the sustainable management of the historic environment in Wales (2011)

<http://cadw.wales.gov.uk/historicenvironment/conservation/conservationprinciples>

where conservation is defined as – “the process of managing change to an historic asset in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations” (2011. P35).

Key to this is the need for all actions and decisions to be justified and for them also to be consistent. Sustainable management begins with a clear understanding of cultural and natural heritage values to ultimately define the ‘heritage significance’ of an asset. ‘Informed understanding’ is a term that is often used to best describe this end position and the series of steps that are necessary to ensure the often difficult management decisions relating to change remain balanced and justifiable.

The measure as to whether the decisions are appropriate and proportional to their circumstances or context should always relate back to and be appraised against the six principles for the sustainable management of the historic environment in Wales. They are:

- Historic assets will be managed to sustain their values.
- Understanding the significance of historic assets is vital.
- The historic environment is a shared resource.
- Everyone will be able to participate in sustaining the historic environment.
- Decisions about change must be reasonable, transparent, and consistent.
- Documenting and learning from decisions are essential.

Managing change to historic assets successfully and applying the Conservation Principles means taking decisions based on both a sound understanding of what is important and special about them and the impact of the proposed change. When thinking about any change, we need to begin by gaining a good understanding of the significance of our historic assets, and the meaning and value that they hold for us.

To help reach a shared understanding of the special qualities of our historic assets, we can also consider significance as a family of four heritage values.

- **Evidential value:** every historic asset has a unique story to tell. The surviving historic fabric and detail — whether above or below ground — helps us to understand when and how each historic asset was made, how it was used and how it has changed over time. Pictorial and documentary sources may also increase our understanding.
- **Historical value:** historic assets may illuminate particular aspects of the past. They can help us to understand how people lived and worked, and the beliefs and values they cherished. They may be associated with notable people or events. Through evocation and association, historic assets can connect past people, aspects of life and events with the present.
- **Aesthetic value:** we may value historic assets for their visual qualities, whether they result from conscious design and craftsmanship, or from the fortuitous effect of change over time. Tastes alter and so do historic assets: earlier records and careful analysis of what survives may help in appreciating aesthetic value.
- **Communal value:** historic assets may be cherished by the people and communities who relate to them, and they may play an important part in collective experience or memory. Historic assets can have economic as well as social value with the capacity to provide a valuable source of income or employment.

These concepts have evolved from internationally recognised Conservation Charters, manifestoes and principles that are then underpinned by the World Heritage Convention and National Historic Building Legislation or alternatively are championed by Amenity Societies such as The Society for The Protection of Ancient Buildings, The Victorian Society, The Society of Industrial Archaeology and The Ancient Monuments Society. In Wales the primary legislative framework for the care of historically significant buildings, structures, sites and assets has evolved by the Historic Environment (Wales) Act 2016, with Technical Advice Note 24: The Historic Environment. With reference to this Heritage Impact Assessment, the reasoning and justification for change will be set out where the integration of conservation with other interests that relate to regeneration and the benefits to the heritage asset itself and/or the sustainability of the wider community, in this urban setting.

The significance of the effect of change on the heritage asset is set out within the document, but specifically the Summary Heritage Impact Assessment on the basis of the principles that are set out in the ICOMOS Guidance of Heritage Impact Assessments for Cultural World Heritage properties (January 2011) and within BS7913:2013 Guide to the conservation of historic buildings, where the magnitude of the impact or change can be considered against the value of the asset. A clear range of descriptors whether negative or positive by which scale or severity of the impacts or changes can be judged, taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible will be ranked on the following basis –

Whether the change is Beneficial or Adverse	- No Change (Neutral Impact)
	- Negligible Change
	- Minor Change
	- Moderate Change
	- Major Change

2.4 Statement of Significance and Heritage Values

By virtue of the Grade II Listing designation already assigned to shippon 1, it is understood and recognised that the building is of National Significance and holds a High Heritage Value. It is assumed that all other buildings within the farmyard grouping would be considered as curtilage structures to the original designation. The grouping of agricultural buildings represent a clear timeline of development and of agricultural improvement that possibly originated in the C16, but where extensions have taken place during the C17 or C18 and then extended and improved again during the later C19. The form and configuration of the buildings make a positive contribution to the 'Maelor Saesneg' setting and this pastoral, rural context, whilst the scale, character, detail is characteristic of its various developmental phases, follow a common building language to this area of NE Wales. Timber framed, shippon 1 is of national importance and may also be more significant if it can be determined to incorporate an original building phase that took place circa. C15-C16. Whilst crude alterations have taken place to a number of the oldest timber trusses historically (when a first floor was introduced within the hall portion of the building), the evidential value does remain high. As some repairs have also commenced within the building in recent years, it is no longer possible to determine the extent of the fixtures and fittings, or agricultural details that might have been retained within the building 10-15 years ago. As a summary of the key points that relate to heritage values -

Evidential Value -

- Despite the changes, alterations and the need for the periodic renewal of key building materials, the evidential value remains high within shippon 1, particularly in respect to the timber framed construction. The likely development phasing of the building remains discernible and key details are clearly visible.
- Whilst details, fixtures and fittings have been lost from the building over time, there remains evidence of numerous phases of intervention and change. Details and information associated with timber framing construction practices, details and styles is a strength and of considerable heritage value.
- The distinct phases of development represent the periods of investment that have taken place by the landholding estates, and the tenants/property owners. The changes correspond with periods of advances in agricultural practices or represent changes in the market conditions of the period.
- The marks carved into the surface of the timber framing components remain clear and distinct, whether as carpenter's marks, apotropaic hexafoil marks, or as graffiti.
- The use and selection of materials used to construct the buildings is common to the vernacular, architectural language of the area.
- The Level 2 building survey undertaken by Aeon Archaeology in (2021) has begun the process of collating a documentary record for this property. Further studies of interest include the CPAT Historic Landscape Characterisation – The Settlement Landscape, Maelor Saesneg (1999)

Historical Value –

- The history of the peoples, families, events and practices that link aspects of rural life on the Maelor will remain undiminished.
- Connections to periods of change in agricultural practices, land ownership and investment in the property.

Aesthetic Value –

- The form, building materials, scale and massing of the buildings is consistent with others in the area, pre and post periods of investment undertaken by the larger land and estate owners.
- The Brunett Barnes buildings makes a positive contribution to the vernacular architecture, composition and distribution of buildings within the landscape.

Communal Value –

- The memories, recollections and experiences of people through time, who have interacted with the property will be significant and of medium regional or local value.

Section 3.0 The Proposals

3.1 Design Proposals

The ambition of these proposals is to reconfigure the internal layouts and associated fenestration/door openings of the previously approved conversion of the agricultural buildings to domestic/residential use. The proposals will retain shippon 3 that had previously been consented for demolition. The scheme will reuse and repurpose more of the existing buildings than the earlier project, and does not propose to alter the heights, profile or layout of this grouping of former agricultural buildings within their setting, nor will more of the evidential values be lost from the property than is currently the case/situation.

Beyond the building fabric repairs and temporary works undertaken to prevent further deterioration of the building fabric from taking place, the scope of the works that differ from those of the previously approved designs include –

1. Retention (not demolition) of shippon 3 to be used as bedroom accommodation in the future.
2. Reconfiguration of previously agreed foul drainage layouts, together with the configuration of the rainwater and surface water discharge routes to avoid known details of significance, such as the cobbled yard surface on the east side of shippon 1.
3. Strengthening, concrete plinth detail on the internal face of the building envelope in shippon 1 to accommodate the insulated timber frame wall construction/lining.
4. Installation of new insulated ground floor constructions (similar to those already approved).
5. Within the brickwork repairs (minimum of 2 courses) beneath the level of sill beam and where not already, provided, though not across the DPC detail to be introduced to manage the movement of moisture beneath external ground levels.
6. Timber framed wall panels and insulation to the NE elevation and insulated timber lining to the internal brick wall of the building envelope internally.
7. Insertion of windows and doors into the elevations of shippon 1 (timber frame)
8. Reintroduction of lost timber framing components where clear evidence of the original configuration is available (NE + SW elevations) to shippon 1.
9. Introduction of new partition walls within shippon 1 so as not to conceal the main timber frame bays/trusses to the interior and associated details.
10. First floor constructions/upgrades to provide 1hour fire performance and acoustic separation.
11. Installation of MEP services within the buildings
12. Reinstatement of the curved, metal profiled roof construction to building No4
13. Construction of brickwork to replace the vertical ventilation boarding to building 4
14. Insertion of window and door openings into the elevations of shippons 2 + 3 and barn building 4.
15. Installation of a new insulated ground floor construction in shippons 2 + 3 and barn building 4.
16. Introduction of new partition walls and linings to external walls within shippons 2 + 3 and barn building 4.

The project will undertake building repairs and where practicable will also seek to preserve and enhance by reinstating lost details where non-conjectural evidence is available. Change has already taken place historically, following the granting of the permissions in 2013 and further change is proposed to complete the conversion to domestic residential use. In addition to returning the buildings and this area of the property back into beneficial use, the proposals also seek to future-proof the building by improve energy efficiency measures and utilising technologies where appropriate that would reduce the carbon footprint and the environmental impact of these redevelopment proposals. Consideration will be given at each step to the guidance and recommendations of the recently published Cadw Technical Guidance “How to Improve Energy Efficiency in Historic Buildings” (April 2022).

3.2 Habitat / Wildlife

Please refer to the accompanying Ecological Appraisal prepared by Greenspace Environmental – March 2022 (inspections commenced August 2021). All accessible spaces were surveyed, and the bat species recorded included day roosts of brown long eared bat, common and soprano pipistrelle bat. A natterers bat was also recorded. These results are similar to 2018 observations, but roost positions had altered. In addition to a range of Licencing / Ecological Management measures and permissions needing to be formalised, together with carefully considered external lighting proposals that will not impact on bat activity, it is also proposed that a dedicated bat loft is to be introduced into the central roof space of the existing stable block. The installation of supplemental bat boxes and the provision of spaces beneath the roof covering of shippin 2 is also proposed as mitigation and compensation.

The survey concluded that –

“The conversion of the building and roof works must be conducted under a Mitigation Licence from Natural Resources Wales. Compensation for the loss of three bat roosts will consist of bat access along the ridge of the building, and provision of a bat loft in a re-roofed barn which is not being further altered and erection of bat box.

The method statements provided in section 6 of this report will be followed, and work will be conducted at a suitable time of year to minimise potential impacts.

There are no other ecological constraints to the development as currently proposed.”

(Greenspace Environmental – March 2022)

3.3 Access Statement

The aims and objectives of this project are to redevelop and remodel Brunett Barns in such a way that access and accessibility is possible. A key component of the project is for improvements to be made to physical access where practicable and for layouts to be sufficiently flexible, that it is easily reconfigured to meet future needs to better align with The Equality Act 2010 and with Part M of the current Building Regulations Approved Documents. ‘Reasonable adjustment’ will be considered and implemented where the benefit is perceived to outweigh the damage/impact caused to the historic fabric, the heritage values or significance of the asset.



Figure 4 - Image of the NE facing elevation and the timber frame structure of shippin 1

Section 4.0 Assessment and Summary of Heritage Impact

4.1 Assessment of Heritage Impact

The challenge of undertaking a project to convert the Grade II listed shippon 1 and adjacent curtilage buildings will necessitate change. The process had commenced prior to the purchase of the property by the current owners in February 2021 and since this time, their focus has been on stabilising, repairing and/or providing temporary support to the existing structures. Roof coverings have been progressed to reduce the risk of further damage or decay to the materials and details of greatest significance and of highest evidential value while the content of the originally approved design proposals have been reviewed.

The current project proposals seek to provide an approach that has less direct impact on the evidential, historical and aesthetic values of the property, by not demolishing any more of the farmyard grouping than had already been consented. It is proposed that shippon 3 will be retained and the integrity of the late C19 layout will be preserved.

The adaptive change of use will incur some negative impacts on the building interior and the finishes to the internal wall finishes, where most will be concealed (except for internal cross walls) in order that the buildings can be more energy efficient and ultimately more sustainable. This in turn will unlock the buildings from their current state of functional obsolescence and will enable building fabric repairs to be undertaken that will stabilise and preserve the timber frame and the building details of greatest evidential value and heritage significance. The subdivision of the former agricultural spaces will lose some of the 'openness' that might be attributed to agricultural buildings of this type, but where practicable, the full height volumes have been retained and expressed internally. Similarly, the positioning of internal partitions will be set out to best display the key historical details and components of the most historically significant timber frame of shippon 1, or for example the trusses and principal rafters within the later C19 buildings. Whilst most new window openings utilise previously modified openings and sections of construction, there are two ground floor window openings in the SW facing elevation and one first floor level opening in the NE to shippon 1 that will require the removal of two panels of infill brickwork. No alterations are proposed to the timber frame, but these interventions will allow the functional benefits of the current internal layout to function as intended. It should be noted that the fewer window and door openings will be necessary within shippon 1 and similarly, it is the preference of the new owner that smaller areas of glazing are to be used in the SW and NW facing elevations to Shippon 2 and Building 4. There will also be opportunities for sections of timber framing to be reintroduced into the wall frames shippon 1.

From the perspective of retaining the most amount of the earlier and historical building materials and details, there are minor benefits to the current scheme over that of the originally consented permissions. The current proposals are not without their minor adverse impacts, but within the scheme, much is being done to stabilise and to conserve the integrity of the historic timber frame of shippon 1 and by retaining shippon 3, the integrity of the late C19 farmyard layout is also being preserved. On balance, it is suggested that the re-development of these former agricultural outbuildings into a domestic/residential use will have a neutral impact on the property as a whole because it will safeguard the integrity of the most significant materials and details of greatest evidential value. Where localised negative impact might be incurred, these interventions could be offset by the programme of building recording being undertaken and archiving with the HER. The Level 2 Historic Building Study by Aeon Archaeology has enhanced the knowledge and understanding of these buildings and will contribute to ensure that future decisions can be made on an improved basis of 'informed understanding'.