

Version: 3.0

19th May 2022

New Outbuildings – Bettisfield Hall Farm: Heritage Impact Assessment



Heritage Matters

Heritage Consultants

Arlington House, 7 Hunters Walk

Witherley, Atherstone, Warwickshire

CV9 3SU

Tel: 01827 722153

Report Author:

Dr David Hickie BSc(Hons), MA, PhD, CMLi, CEnv, MIEMA, IHBC

Principal Consultant: Heritage Matters

- Full Member Institute of Historic Building Conservation
- Affiliate Member Chartered Institute for Archaeologists
- Member of the Society of Architectural Historians of Great Britain
- Member of the Vernacular Architecture Group
- Formerly Assistant Regional Director English Heritage

Dr David Hickie is a national expert in the field of heritage management and planning. He regularly acts as an expert witness on heritage matters at Planning Appeals and High Court Cases. He was formerly Assistant Regional Director of English Heritage (now known as Historic England) where he led a team of Historic Building Inspectors, Historic Area Advisors and Ancient Monument Inspectors, providing expert advice across the Region. This included providing expert advice and training for all the Local Authority Conservation Officers within the Region. He was responsible for advising the Secretary of State on which planning applications should be 'called in' on heritage matters within the West Midlands Region. He is now the Managing Director and Principal Consultant for Heritage Matters, an independent specialist heritage consultancy.



Change History

Version	Date	Issue Status
1.0	12 th November 2021	Draft
2.0	17 th November 2021	Issued
3.0	19 th May 2022	Issued



‘Heritage Matters’ is an Institute of Historic Building Conservation (IHBC) Quality Assured Company

1.0 EXECUTIVE SUMMARY

1.1 Heritage Matters has been commissioned by Mr and Mrs Nelson to undertake a heritage impact assessment for the regularisation of the erection of three Outbuildings by the previous owner of Bettisfield Hall Farm – a Grade II* listed building.

1.2 These three outbuildings are not curtilage listed as confirmed by the previous Conservation Officer (Wrexham Borough Council) on a site visit. In 1953 when Bettisfield Hall was listed, they were within the then working farm and were not part of the domestic curtilage of Bettisfield Hall; and, are not included in the listing description.

1.3 It is understandable that the Council and others wish to ensure that the proposals do not adversely affect the listed building and its setting; and, the settings of the nearby listed buildings.

1.4 This heritage impact assessment has been undertaken in accordance with ‘*Heritage Impact Assessment in Wales*’ (Cadw, 2017), ‘*Conservation Principles for the sustainable management of the historic environment in Wales*’ (Cadw, 2011) and ‘*Technical advice note (TAN) 24: the historic environment*’ (Cadw, 2017).

Objective

1.5 The overall objective of the proposed works was to conserve the heritage significance of this Grade II* listed house, whilst providing a high-quality replacement Outbuilding and two new small Outbuildings for workshop and storage, which sympathetically sits alongside the existing main house and associated rear outbuilding, and its setting.

Figure 1: Existing South Side Elevation View



Heritage Significance Statement

1.6 Listed Grade II* for its special architectural interest as a C17 gentry house, of unusual layout and proportions, notable as an early brick house and retaining much of its original character and construction following many additions and repairs.

Proposed Changes

1.7 The key changes to the non-curtilage listed buildings can be summarised as:

A: Outbuilding 1 - Demolition of Existing Barn and Replacement with Outbuilding 1 on same footprint

B: Outbuilding 2 – Erection of new small workshop

C: Outbuilding 3 – Erection of new small store

Impact of the Proposals

A: Demolition of Existing Barn and New Outbuilding 1

1.8 Positive Impact – Removal of delapidated barn and replacement with new timber Outbuilding with slate roof – that does not harm the historic significance of the listed building.

B: New Small Outbuilding 2 (Workshop)

1.9 Neutral Impact – sympathetically designed in an area of the setting that that is less sensitive.

C: New Small Outbuilding 3 (Store)

1.10 Neutral Impact – sympathetically designed in an area of the setting that that is less sensitive.

1.11 Where Neutral is defined as – “...such as where proposals are sympathetically designed, or change is accommodated in part of the building or site that is less sensitive.”

Offsetting

1.12 It is considered that no Offsetting is required for these proposed works.

Summary

1.13 In summary, the proposals will not adversely harm the listed buildings or its setting.

1.14 Therefore, the proposals do not directly conflict with any local or national heritage policies.

2.0 UNDERSTANDING SIGNIFICANCE

2.1 The understanding of the significance of this historic asset has allowed the Applicant to understand the heritage context for the regularisation of these unauthorised works undertaken by the previous owner.

2.2 The heritage value of a heritage asset has four distinct components. These are:

- Evidential Value
- Historic Value
- Aesthetic Value
- Communal Value

Heritage Values

Evidential value

This derives from those elements of an historic asset that can provide evidence about past human activity, including its physical remains or historic fabric. These may be visible and relatively easy to assess, or they may be buried below ground, under water or be hidden by later fabric. These remains provide the primary evidence for when and how an historic asset was made or built, what it was used for and how it has changed over time. The unrecorded loss of historic fabric represents the destruction of the primary evidence. Additional evidential values can be gained from documentary sources, pictorial records

and archaeological archives or museum collections. To assess the significance of this aspect of an asset, all this evidence needs to be gathered in a systematic way and any gaps in the evidence identified.

Historical value

An historic asset might illustrate a particular aspect of past life or it might be associated with a notable family, person, event or movement. These illustrative or associative values of an historic asset may be less tangible than its evidential value but will often connect past people, events and aspects of life with the present. Of course the functions of an historic asset are likely to change over time and so the full range of changing historical values might not become clear until all the evidential values have been gathered together. Historical values are not so easily diminished by change as evidential values and are harmed only to the extent that adaptation has obliterated them or concealed them.

Aesthetic value

This derives from the way in which people draw sensory and intellectual stimulation from an historic asset. This might include the form of an historic asset, its external appearance and how it lies within its setting. It can be the result of conscious design or it might be a seemingly fortuitous outcome of the way in which an historic asset has evolved and been used over time, or it may be a combination of both. The form of an asset normally changes over time. Sometimes earlier pictorial records and written descriptions will be more powerful in many people's minds than what survives today. Some important viewpoints may be lost or screened, or access to them may be temporarily denied. To assess this aspect of an asset, again the evidence of the present and past form must be gathered systematically. This needs to be complemented by a thorough appreciation on site of the external appearance of an asset in its setting. Inevitably understanding the aesthetic value of an historic asset will be more subjective than the study of its evidential and historical values. Much

of it will involve trying to express the aesthetic qualities or the relative value of different parts of its form or design. It is important to seek the views of others with a knowledge and appreciation of the historic asset on what they consider to be the significant aesthetic values.

Communal value

This derives from the meanings that an historic asset has for the people who relate to it, or for whom it figures in their collective experience or memory. It is closely linked to historical and aesthetic values but tends to have additional or specific aspects. Communal value might be commemorative or symbolic. For example, people might draw part of their identity or collective memory from an historic asset, or have emotional links to it. Such values often change over time and they may be important for remembering both positive and uncomfortable events, attitudes or periods in Wales's history. Historic assets can also have social value, acting as a source of social interaction, distinctiveness or coherence; economic value, providing a valuable source of income or employment; or they may have spiritual value, emanating from religious beliefs or modern perceptions of the spirit of a place. (pp16-17, Cadw, 2017)

Evidential Value

3.3 The Cadw listing text is provided below:

Cadw

Summary Description

Reference Number - 1639

Grade – II*

Status – Designated

Date of Designation – 7/03/1953

Date of Amendment – 18/11/2005

Name of Property – Bettisfield Hall

Location

Unity Authority - Wrexham

Community - Maelor South

Town -

Locality – Bettisfield

Easting - 346241

Northing - 335974

Location - Set back from the main road through Bettisfield, opposite the parish church.

Description

Broad Class - Domestic

History

Said to have been built in the early C17 by Bryan Fowler, whose descendants married into the Hanmer family. The house is said to have been partly destroyed by fire in 1750, after which the damaged section was not rebuilt. It is not clear where this section of the building was. It could have been at the S end, where the gable end, where a second-floor doorway suggests that the building could have extended further S. In the mid C19 a new 2-storey E wing was built, with 1-storey extension, which is shown on the 1873 Ordnance Survey. A dairy was added later.

Exterior

The original house is L-plan, comprising a W-facing 3-storey main range of brick with tile roof, and a lower 2½-storey SW wing, also of brick, with tile roof behind a coped gable. Behind is a C19 E wing with link to a dairy on the N side.

In the W wall the central entrance has an early C19 lean-to porch with replacement window and panel door, of which the lower 2 panels are flush, in the L side wall. Windows are mainly replacements in original openings, which have stone surrounds with moulded cornices to the lower and middle storeys. On the L side of the porch is a 2-light window in an original opening. In the middle storey are a 2-light wooden mullioned and transomed window to the L and similar 4-light window to the R, both in original openings. The upper-storey has 3 brick-mullioned cross windows to the L of the wing.

The S gable end of the main range has a doorway with Tudor-headed arch and boarded and studded door. To its R is an inserted 3-light casement window with leaded lights. An inserted window is on the L side of the middle storey, and in the upper storey a blocked

doorway suggests that the building might originally have extended further S. In the L (N) gable end is an inserted 2-light window in the lower storey and 3-light window in the upper storey with brick mullions and transoms.

The rear (E) of the house is asymmetrical with a massive lateral external brick stack to the R of centre, although its lower section is obscured by the later E wing, to the L of which is a 1-storey lean-to. Like the W front, original window openings have stone surrounds with moulded cornices to the middle storey. In the middle storey is a 3-light small-pane window on the L side, in a taller original opening for a 3-light window but with its stone surround removed, a single-light window, and then a 2-light window (originally 3-light) obscured by the E wing. On the other side of the wing, the rear wall has a 1-light window retaining original drip mould, below which is a single window in a brick surround. The upper storey has 3 brick-mullioned cross windows L of the stack and one more to its R.

In the SW wing the N wall has an inserted 3-light wood-framed mullioned and transomed window in the lower storey. In the upper storey, on the L side, is an original 3-light window blocked above the original transom and retaining stone mullions; below the transom mullions have been removed and the window has been blocked in brick. The gable end has a 3-light wood-framed mullioned and transomed window, in the surround of an original 3-light mullioned and transomed window, which is blocked above the level of the former transom. A smaller attic cross window is a later insertion. The S side has 3-light small-pane metal casements in each storey, a sawtooth frieze and eaves stack to the L side.

The lower C19 E wing is 2 storeys, of brick with slate roof on dentil eaves, and brick ridge stack. Its 3-window front faces N and has a replacement door to the L of centre, and 3-light small-pane casement windows, under segmental heads in the lower storey. The 3-window S wall has 2-light and 3-light small-pane casements and a lately added porch at the R end. Further R is a 1-storey projection with two 2-light windows.

At R angles on the NE side of the E wing is a 1-storey link to a former 2-storey dairy and cheese room (The Studio). The link has two 2-light casement windows in its W wall. The dairy has a corbelled verge and moulded brick heads to the openings. These comprise a boarded door with small-pane overhead, square opening boarded up to the R, and 2-light window in the upper storey. The rear (E) gable end of the dairy has segmental-headed 2-light windows, to the L of which is a rebuilt link (a separate dwelling) to the projection against the gable end of the E wing.

Interior

Inside the entrance porch is the original front door, a large studded door with strap hinges, in a surround with 4-centred head. The original layout of the lower storey is uncertain given that part of it is said to have been demolished. However, it is possible that the hall was on the R, kitchen to the L and solar in the SW wing. The L-hand room retains a lateral fireplace with large timber lintel. An original studded door in a surround with 4-centre head leads to basement steps.

In the middle storey the original layout was altered in the C18 or C19. Main rooms have fielded-panel doors, one with bolection moulding. (Another similar door has been re-used in the E wing.)

The room on the L side retains a lateral freestone fireplace surround with damaged moulded lintel and cornice, above which is C17 plaster strapwork in relief incorporating a modern crest. The stairway between middle and upper storeys has C17 fretwork balusters and a square newel.

The upper storey was possibly a long gallery. It has 4 bays of panelled ceiling with restored moulded cornice. The N end has a plaster barrel ceiling. The roof has a single original truss with crown and queen posts, and windbraces. The original wing has 2 queen-post trusses.

Reason for Designation

Listed grade II* for its special architectural interest as a C17 gentry house, of unusual layout and proportions, notable as an early brick house and retaining much of its original character and construction following many additions and repairs.

Figure 6: OS Map 2021

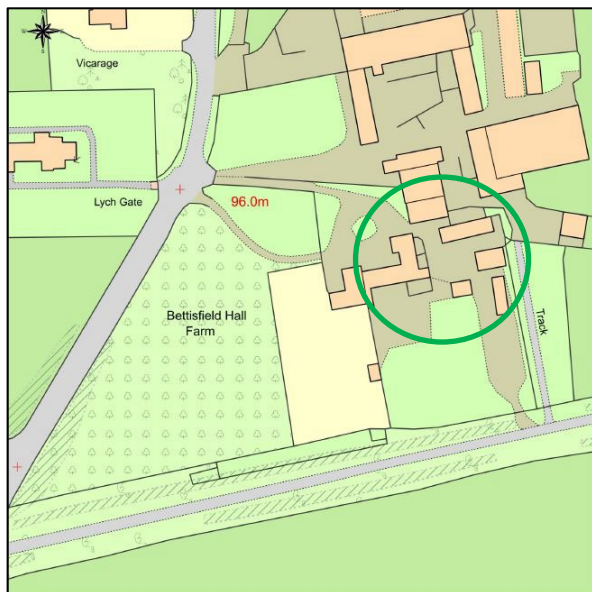


Table 1: Changes to Site shown on OS Maps and Google Earth

OS Map/Google Earth Edition	Site footprint changes over time
1874	No Barn 1 shown
1912	Former Barn 1 appears in this map
1995	Former Barn 1
2003	Former Barn 1
2021	Barn 1 plus new Outbuildings 2 and 3

Photographic Record of the Listed Building and Setting

Figure 7: View of South Elevation of Main Hall



Figure 8: View of North Elevation of Main Hall



Figure 9: Plan showing Site Layout

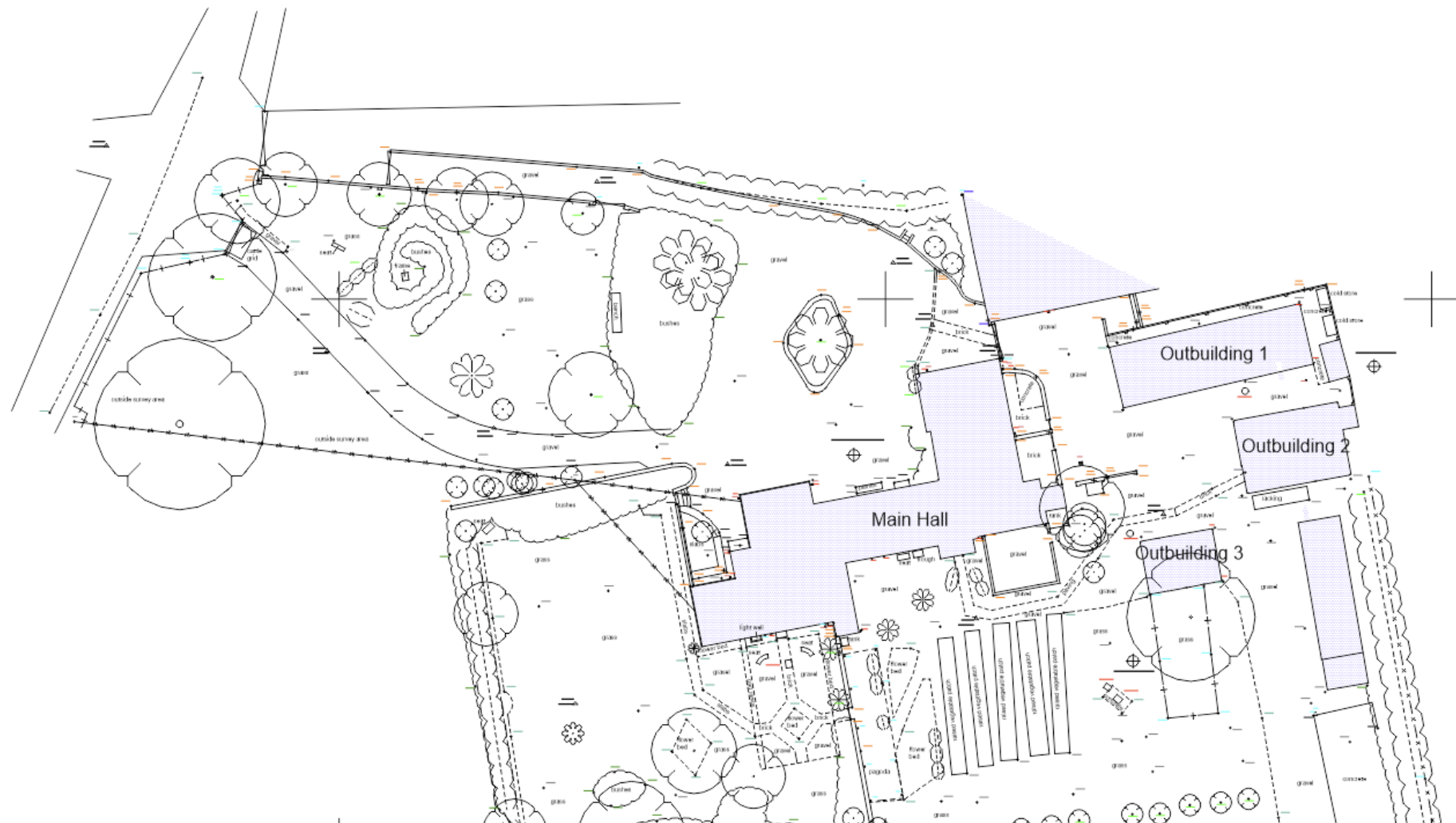


Figure 10: Plan showing Pre-Existing Site Layout

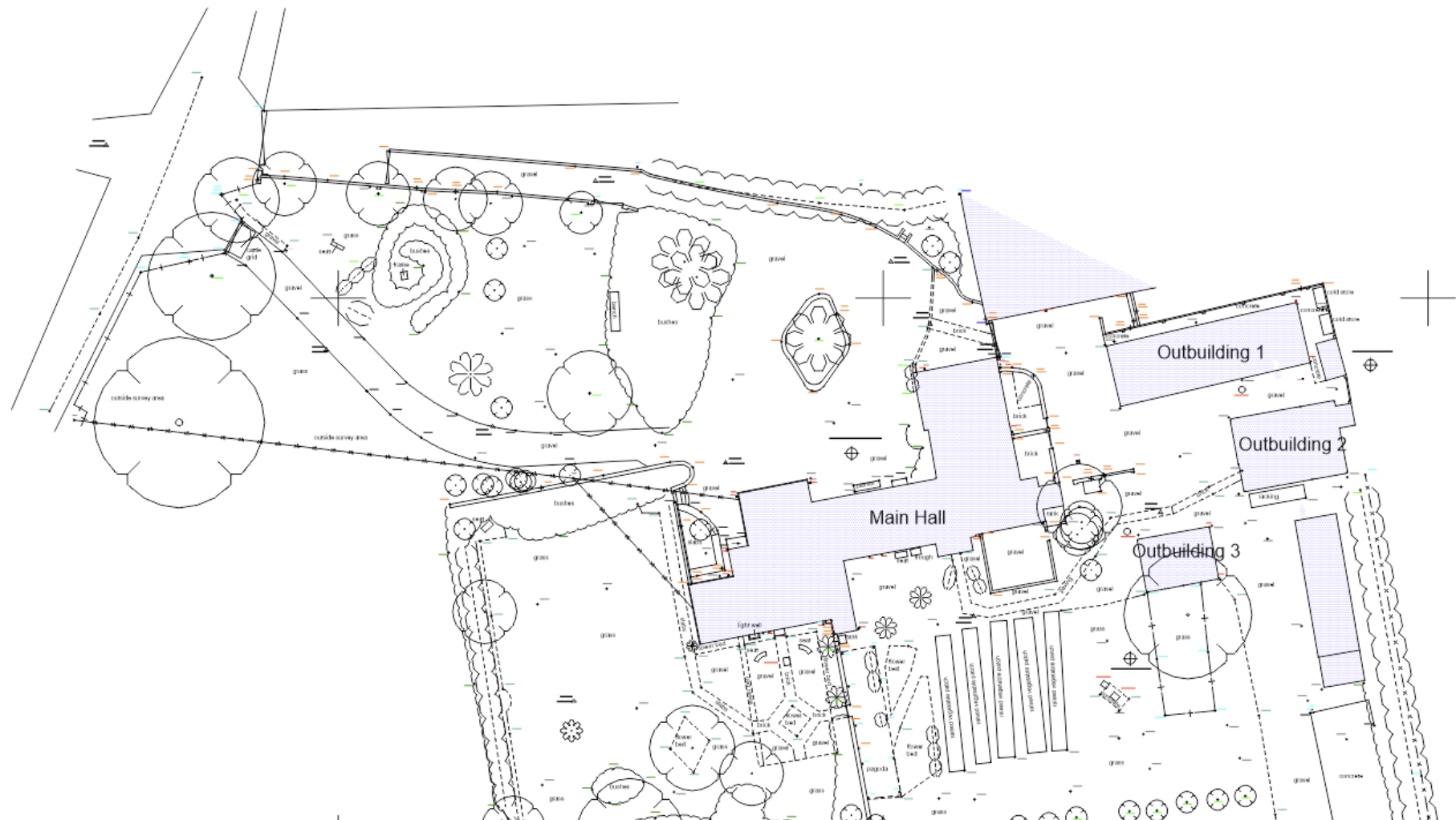


Figure 11: View of North East Wing (Outbuildings not visible behind)



Figure 12: View of East Side Elevation



Figure 13: View of Eastern Wing



Figure 14: View of Outbuilding 3 as seen from Kitchen Path



Figure 15: Outbuilding 3 Western Gable



Figure 16: View of Outbuilding 3 from South East



Figure 17: View of Outbuilding 3 Frontage – Northern Elevation



Figure 18: View of Outbuilding 2 Western Gable



Figure 19: View of Outbuilding 2 Northern Elevation



Figure 20: View of Outbuilding 1 Southern Elevation and Outbuilding 2 to right



Figure 21: View of Outbuilding 1 Southern Elevation



Figure 22: View of Outbuilding 1 Southern Elevation Looking towards Hall



Figure 23: View of Northern Elevation of Outbuilding 1 and Neighbour's adjacent farm buildings



Figure 24: View of Western Gable of Outbuilding 1



Figure 25: View of inside of Outbuilding 1



Heritage Values

Evidential Value

2.4 Said to have been built in the early C17 by Bryan Fowler, whose descendants married into the Hanmer family. The house is said to have been partly destroyed by fire in 1750, after which the damaged section was not rebuilt. It is not clear where this section of the building was. It could have been at the S end, where the gable end, where a second-floor doorway suggests that the building could have extended further S. In the mid C19 a new 2-storey E wing was built, with 1-storey extension, which is shown on the 1873 Ordnance Survey. A dairy was added later.

2.5 The house shows evidence that at some time after it had been originally building as a simple dwelling, it was subdivided into two separate dwellings. This is traditionally indicative of a change in family circumstances, most probably the house was split due to inheritance issues or the need to raise money for the family estate.

Historic Value

2.6 The historic context of this House is not known. It may or may not have been connected with the former 'Street Farm' which used to lie to the north of the house.

Aesthetic Value

2.7 The original house is L-plan, comprising a W-facing 3-storey main range of brick with tile roof, and a lower 2½-storey SW wing, also of brick, with tile roof behind a coped gable. Behind is a C19 E wing with link to a dairy on the N side.

2.8 In the W wall the central entrance has an early C19 lean-to porch with replacement window and panel door, of which the lower 2 panels are flush, in the L side wall. Windows are mainly replacements in original openings, which have stone surrounds with moulded cornices to the lower and middle storeys. On the L side of the porch is a 2-light window in an original opening. In the middle storey are a 2-light wooden mullioned and transomed window to the L and similar 4-light window to the R, both in original openings. The upper-storey has 3 brick-mullioned cross windows to the L of the wing.

2.9 The S gable end of the main range has a doorway with Tudor-headed arch and boarded and studded door. To its R is an inserted 3-light casement window with leaded lights. An inserted window is on the L side of the middle storey, and in the upper storey a blocked doorway suggests that the building might originally have extended further S. In the L (N) gable end is an inserted 2-light window in the lower storey and 3-light window in the upper storey with brick mullions and transoms.

2.10 The rear (E) of the house is asymmetrical with a massive lateral external brick stack to the R of centre, although its lower section is obscured by the later E wing, to the L of which is a 1-storey lean-to. Like the W front, original window openings have stone surrounds with moulded cornices to the middle storey. In the middle storey is a 3-light small-pane window on the L side, in a taller original opening for a 3-light window but with its stone surround removed, a single-light window, and then a 2-light window (originally 3-light) obscured by the E wing. On the other side of the wing, the rear wall has a 1-light window retaining original drip mould, below which is a single window in a brick surround. The upper storey has 3 brick-mullioned cross windows L of the stack and one more to its R.

2.11 In the SW wing the N wall has an inserted 3-light wood-framed mullioned and transomed window in the lower storey. In the upper storey, on the L side, is an original 3-light window blocked above the original transom and retaining stone mullions; below the transom mullions have been removed and the window has been blocked in brick. The gable end has a 3-light wood-framed mullioned and transomed window, in the surround of an original 3-light mullioned and transomed window, which is blocked above the level of the former transom. A smaller attic cross window is a later insertion. The S side has 3-light small-pane metal casements in each storey, a sawtooth frieze and eaves stack to the L side.

2.12 The lower C19 E wing is 2 storeys, of brick with slate roof on dentil eaves, and brick ridge stack. Its 3-window front faces N and has

a replacement door to the L of centre, and 3-light small-pane casement windows, under segmental heads in the lower storey. The 3-window S wall has 2-light and 3-light small-pane casements and a lately added porch at the R end. Further R is a 1-storey projection with two 2-light windows.

2.14 At R angles on the NE side of the E wing is a 1-storey link to a former 2-storey dairy and cheese room (The Studio). The link has two 2-light casement windows in its W wall. The dairy has a corbelled verge and moulded brick heads to the openings. These comprise a boarded door with small-pane overlight, square opening boarded up to the R, and 2-light window in the upper storey. The rear (E) gable end of the dairy has segmental-headed 2-light windows, to the L of which is a rebuilt link (a separate dwelling) to the projection against the gable end of the E wing.

Interior

2.15 Inside the entrance porch is the original front door, a large studded door with strap hinges, in a surround with 4-centred head. The original layout of the lower storey is uncertain given that part of it is said to have been demolished. However, it is possible that the hall was on the R, kitchen to the L and solar in the SW wing. The L-hand room retains a lateral fireplace with large timber lintel. An original studded door in a surround with 4-centre head leads to basement steps.

2.16 In the middle storey the original layout was altered in the C18 or C19. Main rooms have fielded-panel doors, one with bolection

moulding. (Another similar door has been re-used in the E wing.) The room on the L side retains a lateral freestone fireplace surround with damaged moulded lintel and cornice, above which is C17 plaster strapwork in relief incorporating a modern crest. The stairway between middle and upper storeys has C17 fretwork balusters and a square newel.

2.17 The upper storey was possibly a long gallery. It has 4 bays of panelled ceiling with restored moulded cornice. The N end has a plaster barrel ceiling. The roof has a single original truss with crown and queen posts, and windbraces. The original wing has 2 queen-post trusses.

Communal Value

2.18 As this is a domestic residence with associated farm buildings, this heritage asset has no communal value.

3.0 PROPOSED CHANGES

Design principles and concepts:

3.1 The design principles are:

- Seek to minimise harm to the listed building's heritage value or special interest.
- Enhance the existing property by the provision of a replacement Outbuilding and two new Outbuildings for storage and workshops
- High quality design, craftsmanship and materials.

Description of Proposals

3.2 The proposed works provide a high-quality timber outbuildings area which sympathetically sits alongside the existing main house and associated rear buildings.

Summary of Schedule of Works

3.3 The key changes can be summarised as:

A: Demolition of Existing Dilapidated Barn and replacement with new timber Outbuilding with slate roof.

B: Erection of Outbuilding 2 – workshop – timber with slate and solar panels

C: Erection of Outbuilding 3 – storage – timber -with cedar shingle roof

Outbuilding 1 (Replacement on footprint of former Barn)

Figure 26: Outbuilding 1 Proposed Ground Floor

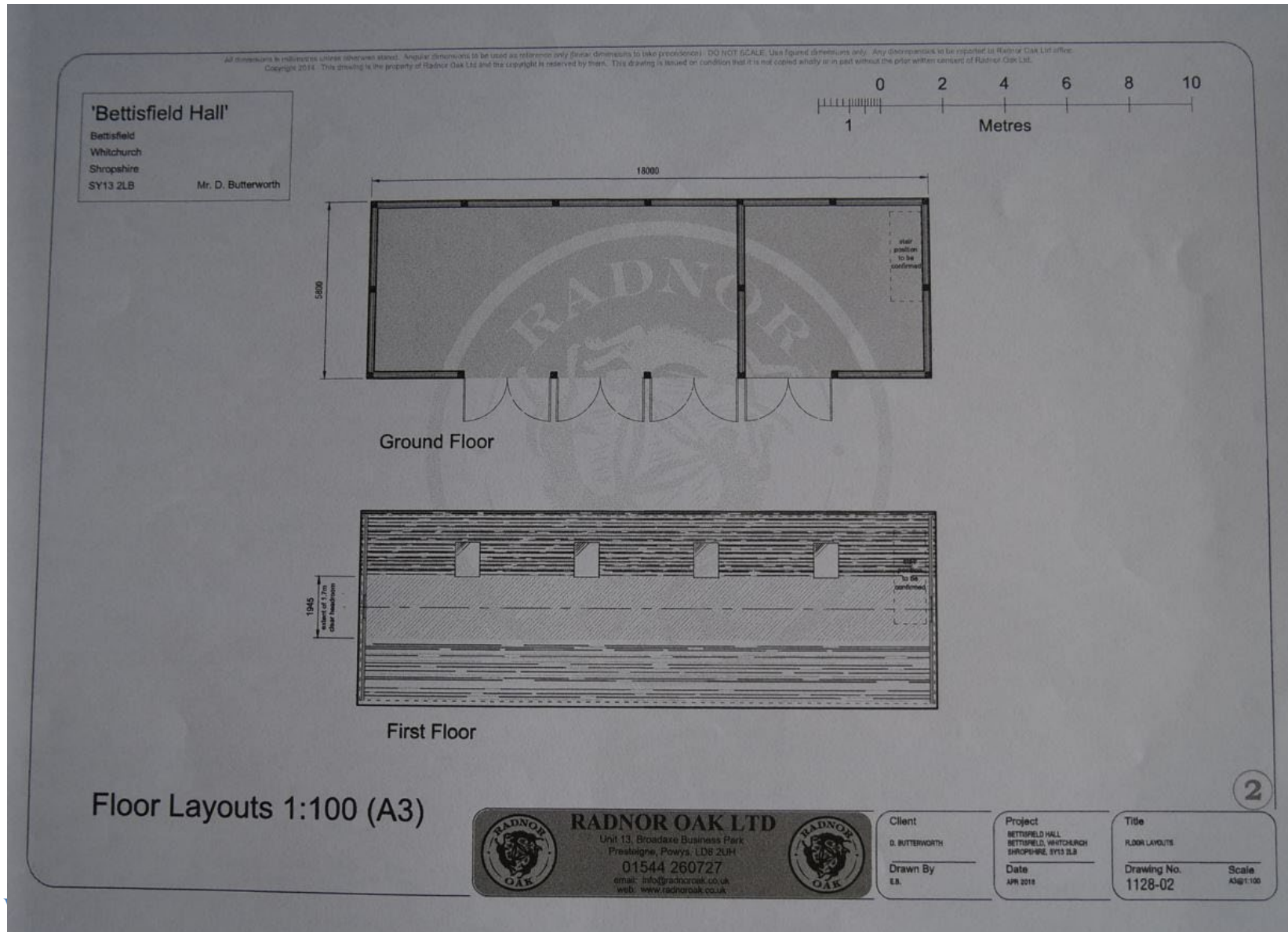


Figure 27: Outbuilding 1 Proposed Elevations

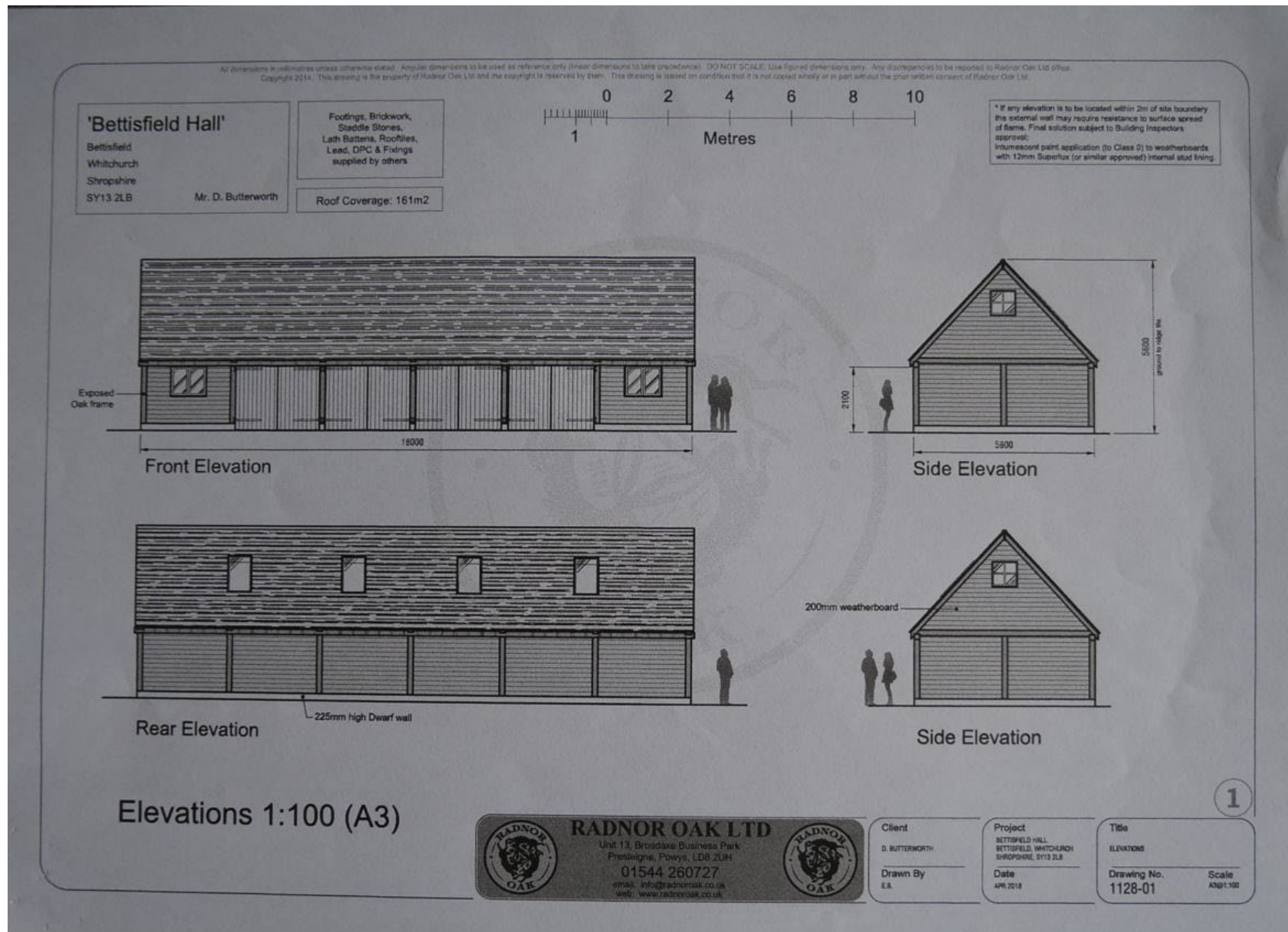
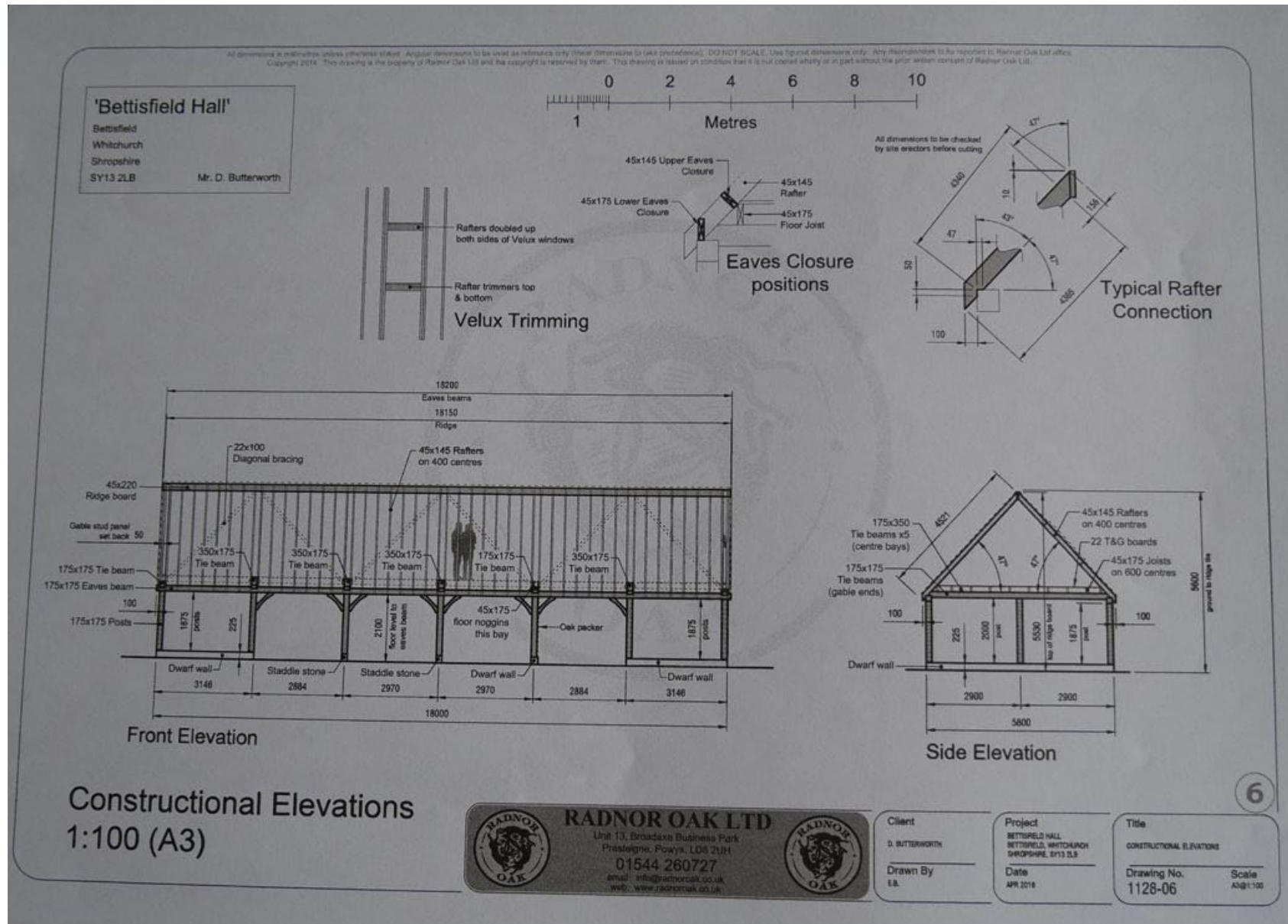


Figure 28: Outbuilding 1 Proposed Construction Elevations



Outbuilding 2

Figure 29: Outbuilding 1 Proposed Ground Floor

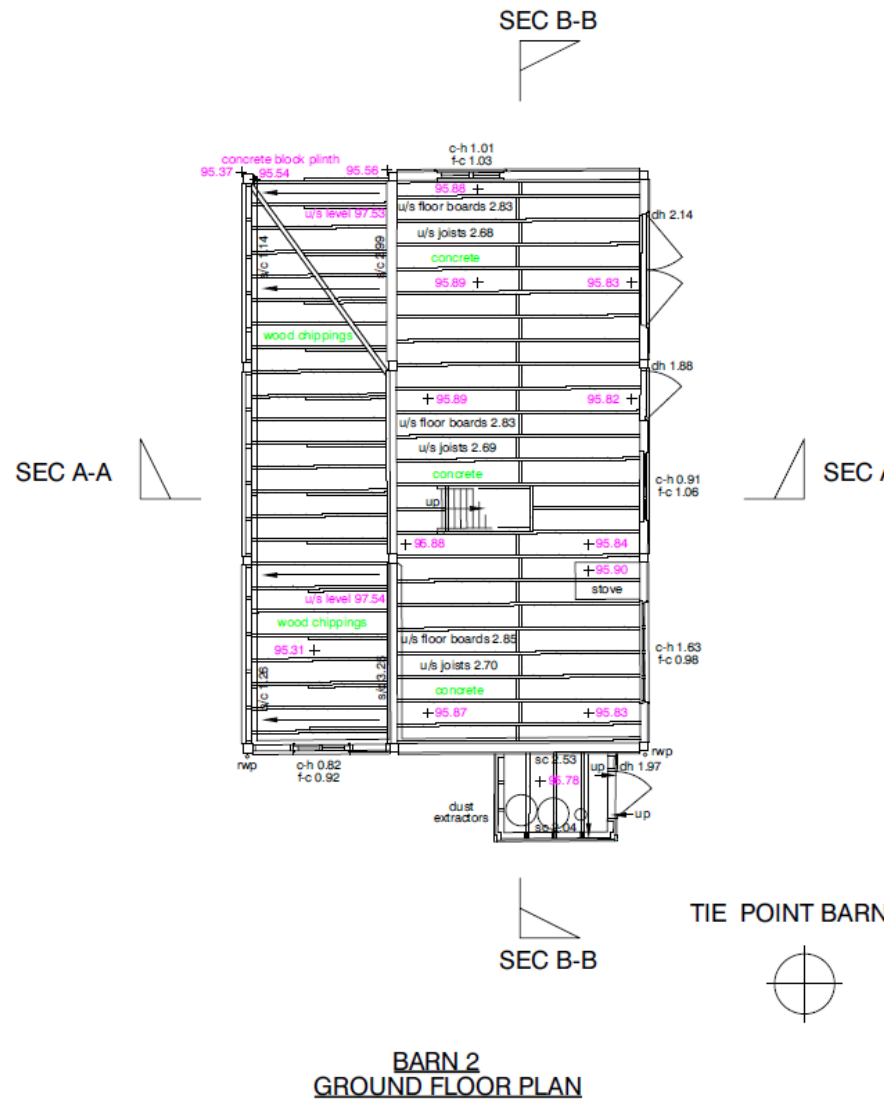


Figure 30: Outbuilding 2 Proposed First Floor

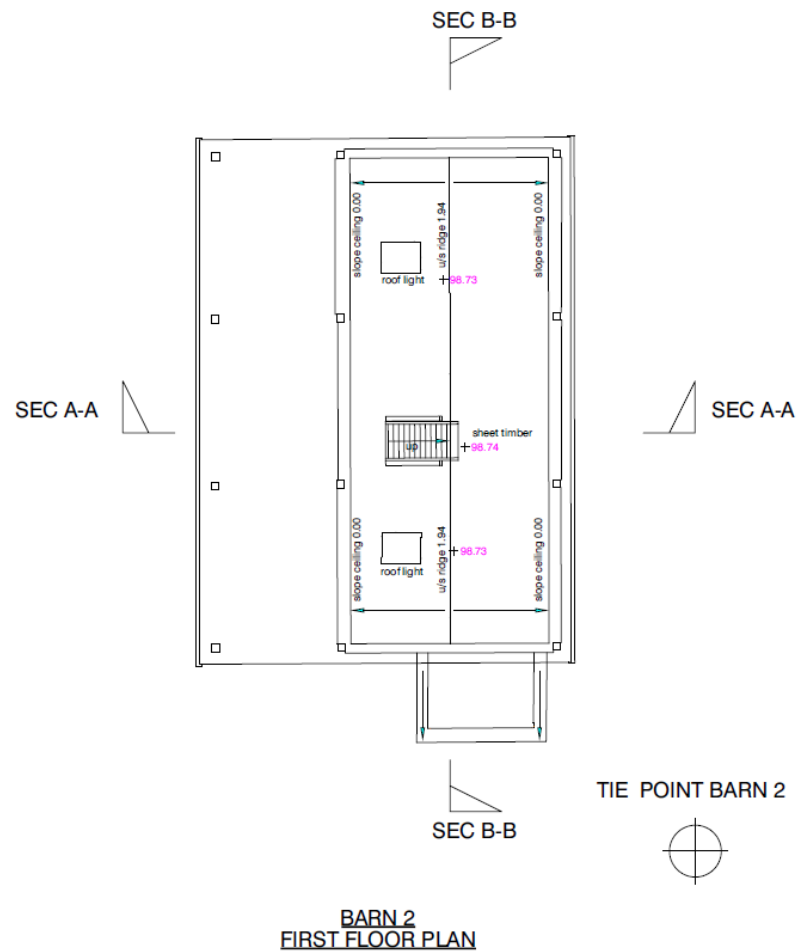


Figure 31: Outbuilding 1 Proposed Roof Plan

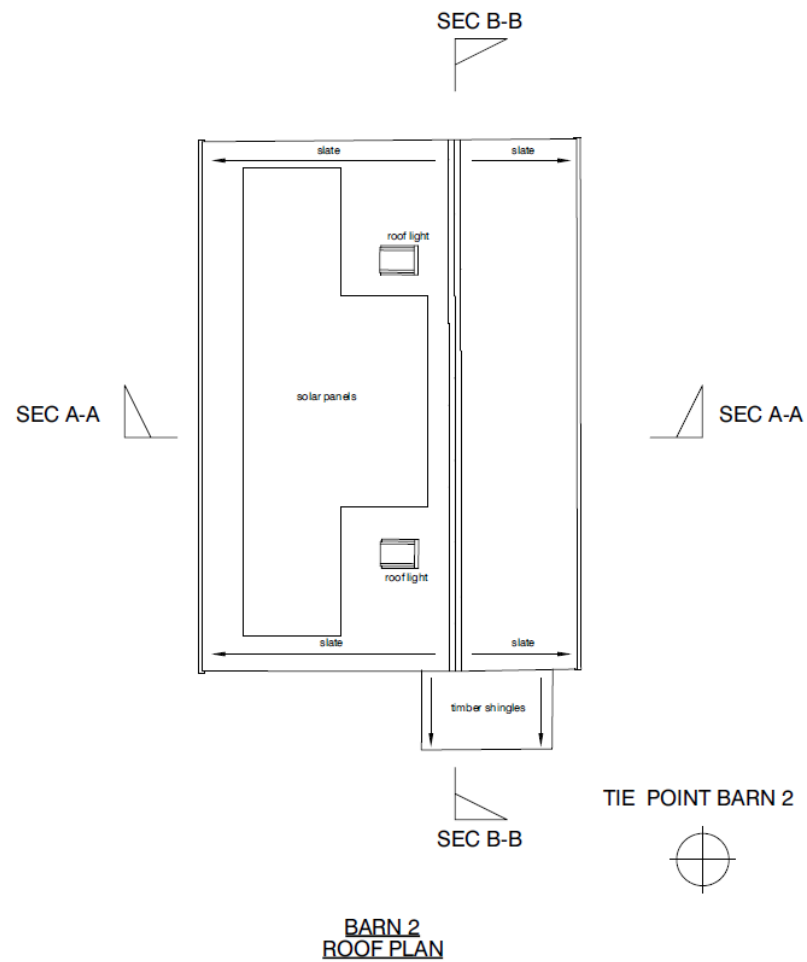
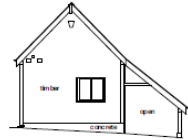


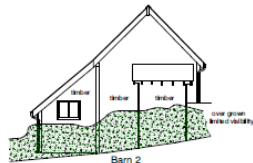
Figure 32: Outbuilding 2 Proposed Elevations and Sections



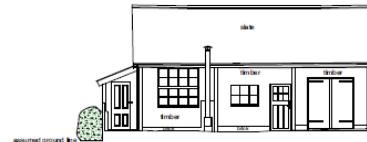
Barn 2
West Elevation
(1-1)



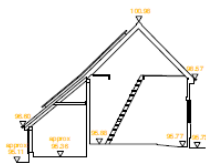
Barn 2
South Elevation
(2-2)



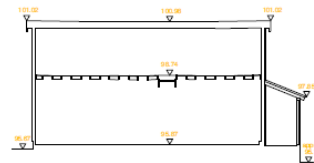
Barn 2
East Elevation
(3-3)



Barn 2
North Elevation
(4-4)



Barn 2
Section A-A



Barn 2
Section B-B

Outbuilding 3

Figure 33: Outbuilding 3 Proposed Ground Floor

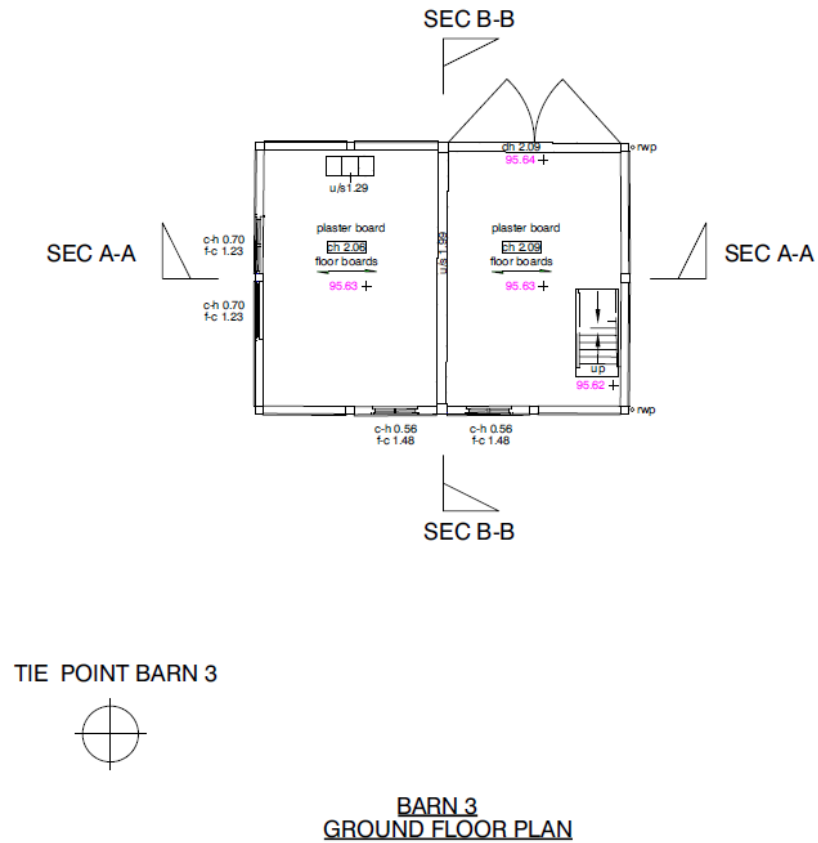
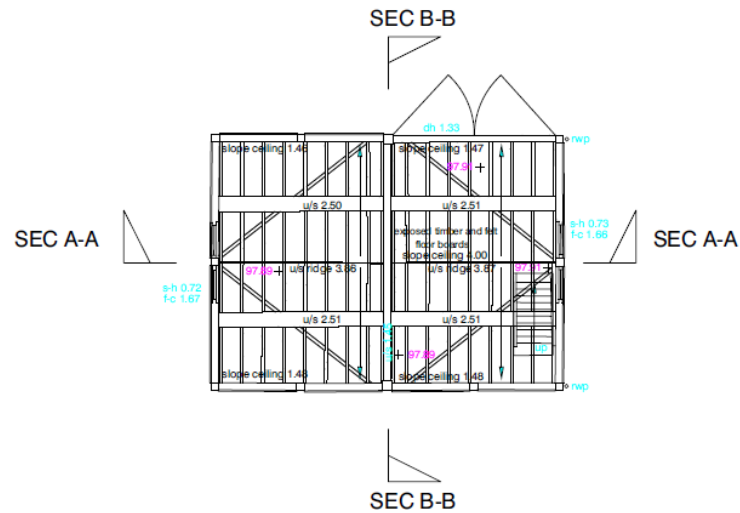


Figure 34: Outbuilding 3 Proposed First Floor



TIE POINT BARN 3



BARN 3
FIRST FLOOR PLAN

Figure 35: Outbuilding 3 Proposed Roof Plan

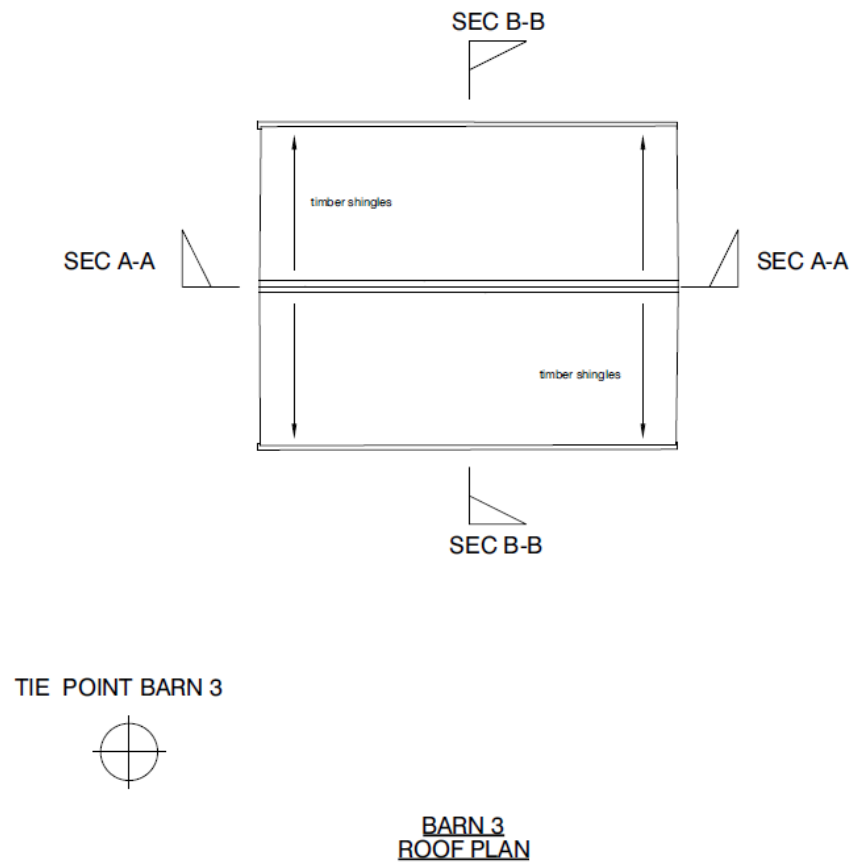
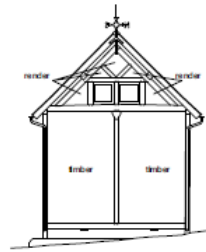
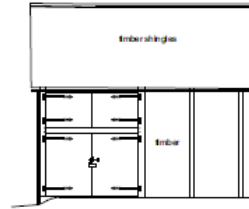


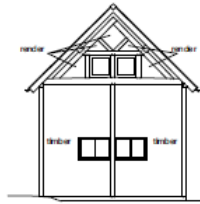
Figure 36: Outbuilding 3 Proposed Elevations and Sections



Barn 3
East Elevation
(1-1)



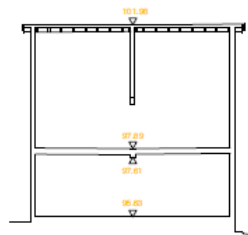
Barn 3
North Elevation
(2-2)



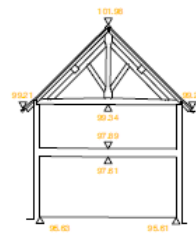
Barn 3
West Elevation
(3-3)



Barn 3
South Elevation
(4-4)



Barn 3
Section A-A



Barn 3
Section B-B

4.0 ASSESSMENT OF IMPACT OF PROPOSALS

4.1 The Cadw guidance states that the assessment of the impact should be proportionate to the significance of the asset and the scale of impact.

4.2 The proposed changes have been carefully assessed in the following sections.

4.3 In accordance with Cadw guidance, most proposals will have a range of impacts which may be:

- **positive** — such as the repair of damage, the removal of intrusive elements or bringing a building back into beneficial use so that it is no longer at risk
- **neutral** — such as where proposals are sympathetically designed, or change is accommodated in part of the building or site that is less sensitive
- **negative** — such as when important fabric or significant aspects of the original design are removed or altered. If the decision maker deems that the level of damage is unacceptable and there are few compensatory benefits, the application may be refused.

A: Demolition of Existing Barn and New Outbuilding 1

4.4 Positive Impact – Removal of delapidated barn (not curtilage listed) and replacement with new timber Outbuilding on same footprint with slate roof – that does not harm the historic significance of the listed building.

B: New Small Outbuilding 2 (Workshop)

4.5 Neutral Impact – Loss of C20 opening.

C: New Small Outbuilding 3 (Store)

4.6 Neutral Impact – No loss of historic fabric or historic layout.

4.7 Where Neutral is defined as – “...such as where proposals are sympathetically designed, or change is accommodated in part of the building or site that is less sensitive.”

Figure 37: Table - Summary of Heritage Impact Assessment

Proposed Work	Objective	Significance of Affected Fabric	Assessing Beneficial Impact	Assessing Harmful Impact	Assessment of Proposed Solution
A: Demolition of Existing Barn and Replacement with Outbuilding 1	To remove dilapidated barn and replace with modern timber alternative	Detrimental to settings.	Beneficial change - removal of a design element which adversely effects the heritage significance of the listed building	No harmful impacts	Positive Impact
B: Outbuilding 2	To create new small workshop	Area is in periphery of setting for the listed building but likely to have had some small timber outbuildings over the centuries.	-	Sympathetically designed outbuilding in less sensitive area of the setting	Neutral Impact Care taken to minimise the damage to historic fabric if found
C: Outbuilding 3	To create new small store	Area is in periphery of setting for the listed building but likely to have had some small timber	-	Sympathetically designed outbuilding in less sensitive area of the setting	Neutral Impact Care taken to minimise the damage to historic fabric

Proposed Work	Objective	Significance of Affected Fabric	Assessing Beneficial Impact	Assessing Harmful Impact	Assessment of Proposed Solution
		outbuildings over the centuries.			

5.0 OFFSETTING

5.1 It is considered that no Offsetting is required for these proposed works.

6.0 SUMMARY

6.1 In summary, the have been sensitively designed and are of appropriate materials and colours to sit comfortably within the rural farm setting of this Grade II* building.

6.2 The changes are overall assessed to be 1 ‘Positive’ and 2 ‘Neutral’ (Where ‘Neutral’ is defined as – “...such as where proposals are sympathetically designed, or change is accommodated in part of the building or site that is less sensitive.”)

6.3 Therefore, the proposals do not directly conflict with any local or national heritage policies.

7.0 APPENDICES

Cadw Listing Text for Listed Buildings and SAM

Figure 38: Cadw Heritage Assets Data Search Map [with numbered Listed Building]

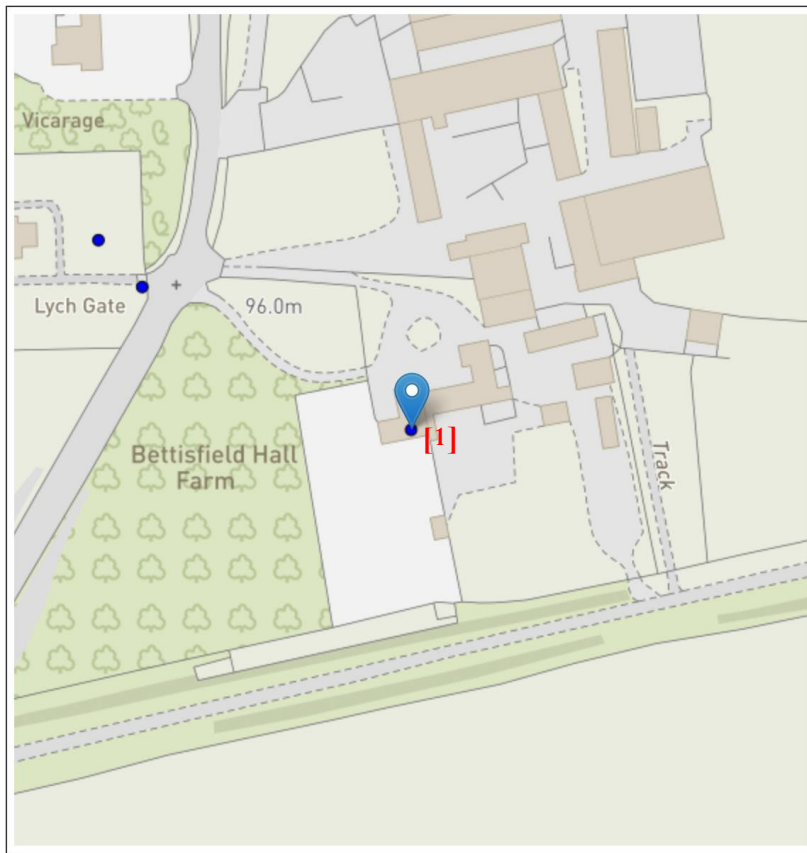


Figure 39: Cadw Listing Text for Bettisfield Hall [1]

Full Report for Listed Buildings					
 					
Summary Description of a Listed Buildings					
Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
1639		II*	Designated	17/03/1953	16/11/2005
Name of Property		Address			
Bettisfield Hall					
Location					
Unitary Authority	Community	Town	Locality	Easting	Northing
Wrexham	Maelor South		Bettisfield	346241	335974
Street Side		Location			
		Set back from the main road through Bettisfield, opposite the parish church.			
Description					
Broad Class		Period			
Domestic					
History					
Said to have been built in the early C17 by Bryan Fowler, whose descendants married into the Hanmer family. The house is said to have been partly destroyed by fire in 1750, after which the damaged section was not rebuilt. It is not clear where this section of the building was. It could have been at the S end, where the gable end, where a second-floor doorway suggests that the building could have extended further S. In the mid C19 a new 2-storey E wing was built, with 1-storey extension, which is shown on the 1873 Ordnance Survey. A dairy was added later.					
Exterior					
The original house is L-plan, comprising a W-facing 3-storey main range of brick with tile roof, and a lower 2½-storey SW wing, also of brick, with tile roof behind a coped gable. Behind is a C19 E wing with link to a dairy on the N side. In the W wall the central entrance has an early C19 lean-to porch with replacement window and panel door, of which the lower 2 panels are flush, in the L side wall. Windows are mainly replacements in original openings, which have stone surrounds with moulded cornices to the lower and middle storeys. On the L side of the porch is a 2-light window in an original opening. In the middle storey are a 2-light wooden mullioned and transomed window to the L and similar 4-light window to the R, both in original openings. The upper-storey has 3 brick-mullioned cross windows to the L of the wing. The S gable end of the main range has a doorway with Tudor-headed arch and boarded and studded door. To its R is an inserted 3-light casement window with leaded lights. An inserted window is on the L side of the middle storey, and in the upper storey a blocked doorway suggests that the building might originally have extended further S. In the L (N) gable end is an inserted 2-light window in the lower storey and 3-light window in the upper storey with brick mullions and transoms. The rear (E) of the house is asymmetrical with a massive lateral external brick stack to the R of centre, although its lower section is obscured by the later E wing, to the L of which is a 1-storey lean-to. Like the W front, original window openings have stone surrounds with moulded cornices to the middle storey. In the middle storey is a 3-light small-pane window on the L side, in a taller original opening for a 3-light window but with its stone surround removed, a single-light window, and then a 2-light window (originally 3-light) obscured by the E wing. On the other side of the wing, the rear wall has a 1-light window retaining original drip mould, below which is a single window in a brick surround. The upper storey has 3 brick-mullioned cross windows L of the stack and one more to its R. In the SW wing the N wall has an inserted 3-light wood-framed mullioned and transomed window in the lower storey. In the upper storey, on the L side, is an original 3-light window blocked above the original transom and retaining stone mullions, below the transom mullions have been removed and the window has been blocked in brick. The gable end has a 3-light wood-framed mullioned and transomed window. In the surround of an original 3-light mullioned and transomed window, which is blocked above the level of the former transom. A smaller attic cross window is a later insertion. The S side has 3-light small-pane metal casements in each storey, a sawtooth frieze and eaves stack to the L side. The lower C19 E wing is 2 storeys, of brick with slate roof on dentil eaves, and brick ridge stack. Its 3-window front faces N and has a replacement door to the L of centre, and 3-light small-pane casement windows, under segmental heads in the lower storey. The 3-window S wall has 2-light and 3-light small-pane casements and a lately added porch at the R end. Further R is a 1-storey projection with two 2-light windows. At R angles on the NE side of the E wing is a 1-storey link to a former 2-storey dairy and cheese room (The Studio). The link has two 2-light casement windows in its W wall. The dairy has a corbelled verge and moulded brick heads to the openings. These comprise a boarded door with small-pane overlight, square opening boarded up to the R, and 2-light window in the upper storey. The rear (E) gable end of the dairy has segmental-headed 2-light windows, to the L of which is a rebuilt link (a separate dwelling) to the projection against the gable end of the E wing.					

Interior
inside the entrance porch is the original front door, a large studded door with strap hinges, in a surround with 4-centred head. The original layout of the lower storey is uncertain given that part of it is said to have been demolished. However, it is possible that the hall was on the R, kitchen to the L and solar in the SW wing. The L-hand room retains a lateral fireplace with large timber lintel. An original studded door in a surround with 4-centre head leads to basement steps. In the middle storey the original layout was altered in the C18 or C19. Main rooms have fielded-panel doors, one with bolection moulding. (Another similar door has been re-used in the E wing.) The room on the L side retains a lateral freestone fireplace surround with damaged moulded lintel and cornice, above which is C17 plaster strapwork in relief incorporating a modern crest. The stairway between middle and upper storeys has C17 fretwork balusters and a square newel. The upper storey was possibly a long gallery. It has 4 bays of panelled ceiling with restored moulded cornice. The N end has a plaster barrel ceiling. The roof has a single original truss with crown and queen posts, and windbraces. The original wing has 2 queen-post trusses.
Reason for designation
Listed grade II* for its special architectural interest as a C17 gentry house, of unusual layout and proportions, notable as an early brick house and retaining much of its original character and construction following many additions and repairs.
Cadw : Full Report for Listed Buildings [Records 1 of 1]