
Heritage Impact Assessment

Halton Farm
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The logo for Roger Parry & Partners is located in the bottom left corner. It consists of a dark blue square with a white border. Inside the square, the text "Roger Parry" is written in a large, bold, yellow sans-serif font, and "& Partners" is written in a smaller, yellow sans-serif font below it. A yellow diagonal shape is visible in the bottom right corner of the square.

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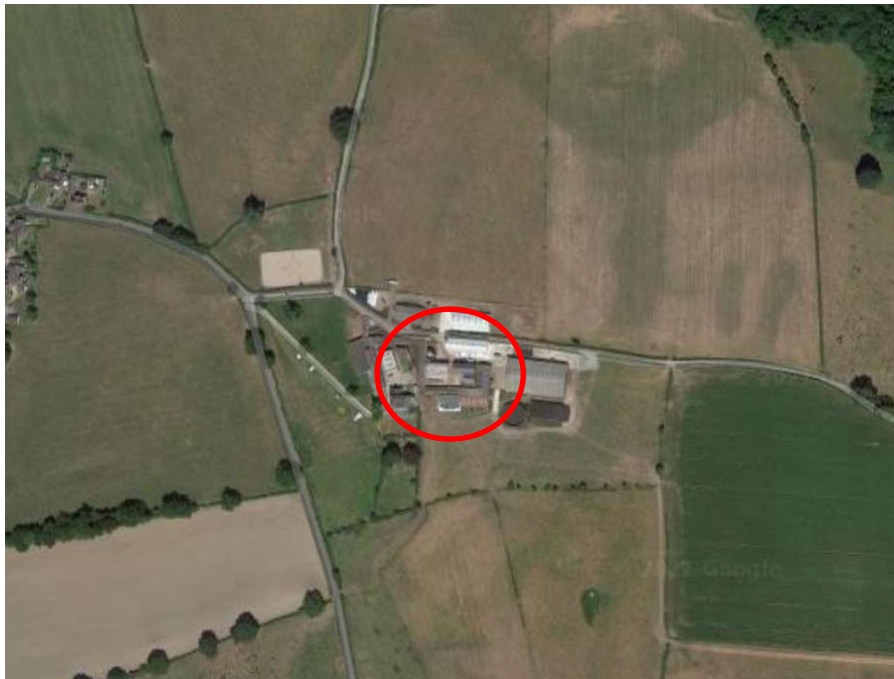
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1. Introduction

This Heritage Impact Assessment has been prepared to accompany an application for listed building consent and full planning permission for the erection of a slurry store at Halton Farm. Halton Farm included two grade II listed buildings (number 20234) and the two adjoining ranges of farm buildings (number 20234)

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 Halton Farm

The British Listed Building Text for Halton Farm states :

History (Listing 20233)

The farmhouse was probably built c1800

Exterior

Built of rubble stonework with a hipped slate roof. A large farmhouse of double pile plan, comprising 3 floors and cellars. The principal elevation faces S; 3 bays, with a central part-glazed 4-panel door and 3-pane overlight, all now within a late C20 glazed porch. Sixteen-paned sash windows to the ground and first floors, but 12-

pane over the door, all with segmental stone arched heads. Six paned sashes to the attic floor. One window, left of the door has been replaced with a metal French window with concrete lintel. Gable stacks. Against the E end, a secondary lean-to building has been added, now with C20 glazing, but one leaded casement window to the upper floor. To the rear, only 2 storeys of sash windows. A rendered service extension has been added, with a gable stack.

Reason for Listing

Included as a well preserved example of a substantial early C19 farmhouse built for a prosperous borderland farm.

The British Listed Building Text for Two adjoining Ranges of Farm Buildings with a Horse Gin at Halton Farm states:

History (Listing 20234)

The farm buildings were built in 1823 as multi-purpose barns and cow-houses for the newly built Halton Farm. They are now largely cowhouses with feed storage on the upper floors, and a milking parlour.

Exterior

The two ranges are set out in a right angle, the N limb lying parallel to the road, the other extending S towards the house. Built of good quality stone rubble with quoins and ashlar dressings, and now with corrugated sheet roofing probably replacing slate. The northern E-W arm has a tall cartway facing the yard with a segmental stone arch, the keystone dated 1823. It is now blocked. Two high-level pitching doors, and a central dovecote, and a door at the E end. The roadside elevation and gable end has three tiers of regularly placed slit ventilators. At the E end, an octagonal horse gin house, with stone walls and large regular ventilation openings in the enclosing walling, all now blocked and replaced by a wide axial opening for farm machinery. The N-S range is similar, with stable doors and part-glazed vented windows on the ground floor and pitching doors above, and a similar blocked cart opening to the yard. Coped gable ends with kneelers.

Reason For Listing

Included as a fine group of farm buildings, typical of agricultural improvements taking place in the early C19, and part of a substantial farmstead group at Halton Farm.

The British Listed Building Text for Dog Kennel and Mounting Block at Halton Farm states:

History (Listing 20235)

The mounting block with its kennel were probably built c1800-1830 at the same time as the farmhouse and farm buildings.

Interior

Raised brick floor to the kennel.

Reasons for Listing

Included as an interesting and carefully worked out combination of two essential elements of an early C19 farm, part of a group with the house and associated farmbuildings.

General Setting

Halton Farm is in the hamlet of Halton, lying on the south side of the old lane to Pont y Blew. Halton Farm is an established dairy farm with a range of traditional barns and modern agricultural buildings.



Halton Farm has a range of both traditional and modern buildings

2. Proposed Development – Slurry Store

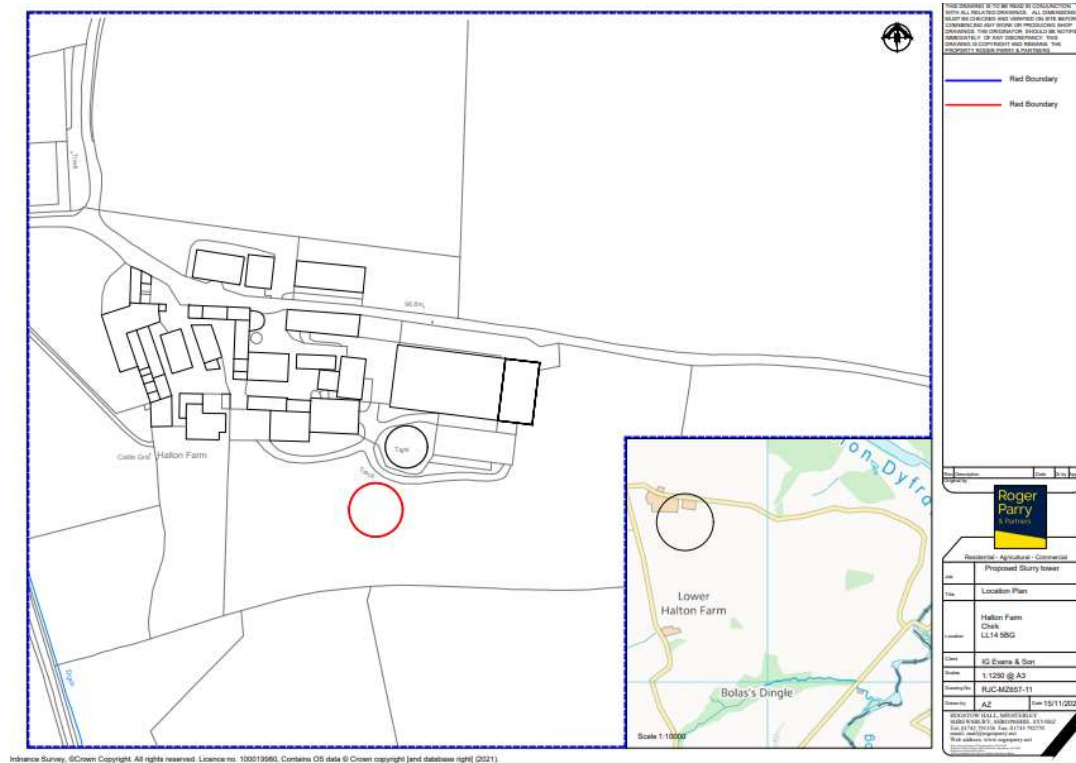
An application has been submitted (ref P/2021/1143) for the erection of a slurry store and all associated works. The proposed with involves the erection of a circular slurry store sited to the south of the large farmstead to provide essential slurry storage at Halton Farm.

The Objective

The aim of slurry storage is to improve water quality and help mitigate climate change by ensuring sufficient slurry capacity is available on a farm for the equivalent livestock units.

The additional storage will allow the plant nutrients within the slurry to be used more efficiently and reduce the needs for inorganic fertilisers, thereby reducing greenhouse gas emissions and the potential for the leaching of nutrients to the water.

It is designed to help farmers in Wales to improve the economic and environmental performance of their agricultural holding.



Location of the proposed slurry store



The area the proposed store will be located, adjacent to the existing store.

Following on from the above the proposed slurry store will be sited to the south of the existing agricultural buildings and slurry store. It is essential for the proposed slurry store to be sited adjacent to the existing store to allow for the farm layout to run efficiently. The proposed lagoon will be in juniper green as per the existing and will not cause any visual harm to the farmhouse. The store is adjacent to the existing large farmstead and is a natural expansion to the farming business. The clients reviewed alternative sites for the store however they were not suitable.

3. Conclusion

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

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