
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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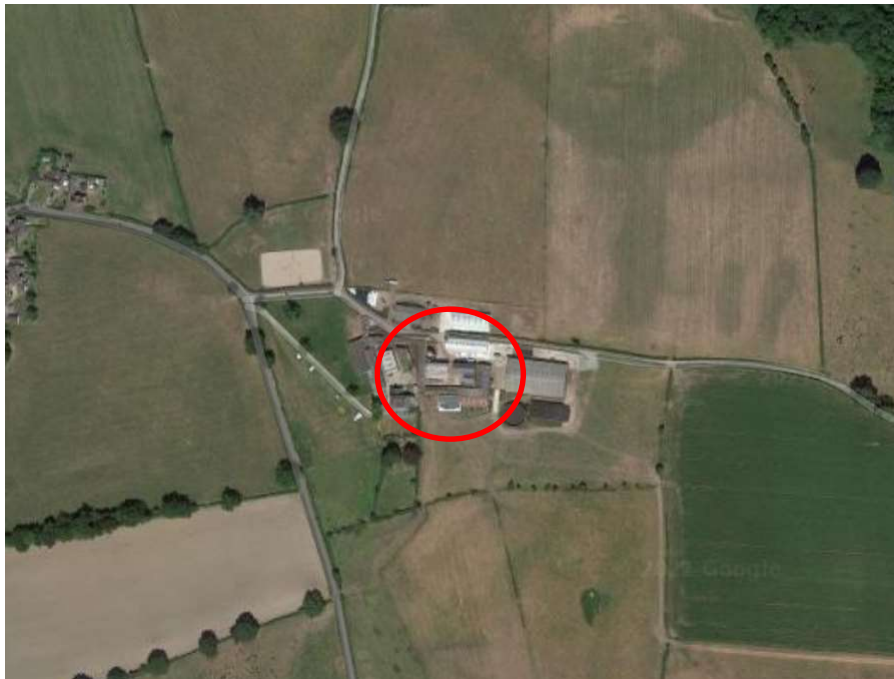
Date: December 2021

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 covered holding yard 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.



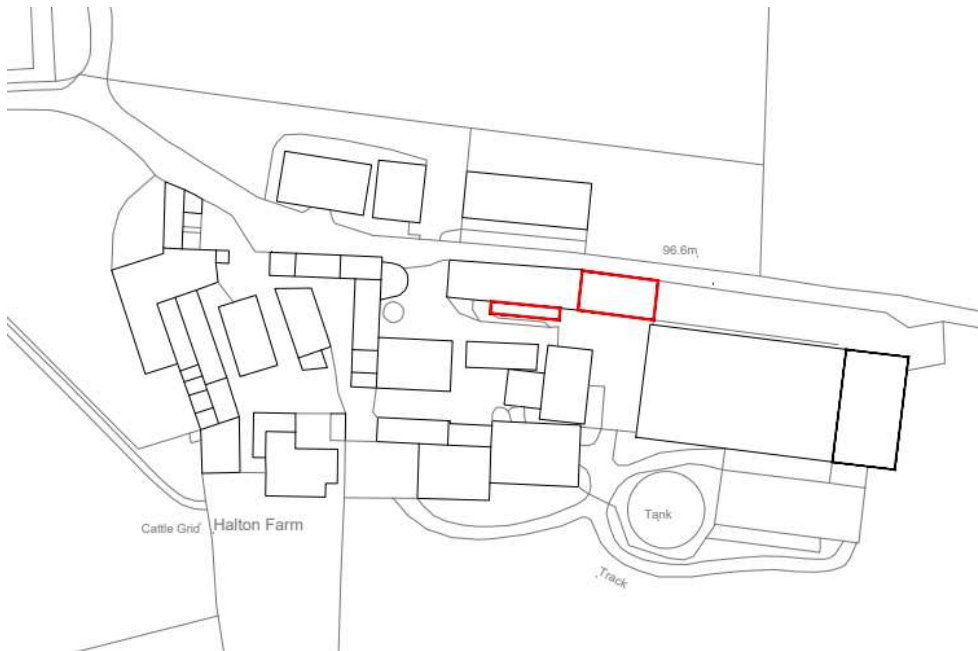
Halton Farm has a range of both traditional and modern buildings

2. Proposed Development – Covered Holding Yard

An application has been submitted (ref P/2021/1104) for the erection of a covered holding yard and all associated works. The proposed with involves the erection of a roof to be sited over an existing development holding yard to provide a covered area for the cattle to be held during and after the milking process.

The Objective

The purpose of the coved holding area is to improve existing on farm infrastructure through the separation of rain/clean water from dirty water/animal manure. This will support separation of rainwater and slurry from existing livestock gathering areas. Yard covering is an important element of the Welsh Government Rural Communities – Rural Development Program 2014-2020. It is designed to help farmers in Wales to improve the economic and environmental performance of their agricultural holding.



Location of the areas to be covered



The larger holding area to be covered



Holding area to the side of the milking parlor to be covered



Dairy parlor to the left with a tall Dutch barn and feeder adjacent

Following on from the above the proposed roof covering will be sited over an established part of the dairy farm that has existing hard standing, high walls and adjoining roofed areas. The proposed roof will be the same height as the adjoining building and will not incur any visual harm from the listed farm house. Sited between the listed farm house and the proposed building there is a tall dutch barn that mitigates any views of the proposed yard covering.

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 covered holding yards 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.

