



Heritage Impact Assessment

Sandford Farm, Darland
Lane, Rossett

Mr. and Mrs. Evans

March 2022

hendersonheritage.co.uk

© Copyright – Henderson Heritage

Contents

Executive summary	4
1. Introduction	5
2. The application site and identified heritage assets	7
3. Historical context and heritage assets	9
4. The significance of the heritage assets	12
5. Relevant conservation planning policy and guidance	17
6. Impact of the development proposal on the heritage assets	19
7. Conclusion	28



Sandford Barn

Executive Summary

This report relates to Sandford Barn, Darland Lane, Rossett. It is located to the south-west of Trevalyn Farm, and once formed part of its curtilage. It was converted into residential use in 2005. The farmhouse is late 16th century in origin, and Sandford Barn is a combination barn built in the mid 19th century possibly incorporating an earlier structure. The building is a curtilage listed building; and its overall form has local interest, and group value with Trevalyn Farm and the other barns. However, it is very much seen within its own wider domestic curtilage, particularly from the south and its architectural language is that of a rural domestic barn conversion.

Planning permission and listed building consent is being sought for minor alterations to the house and garage, a single storey rear extension, front entrance canopy and single storey outbuilding. This Heritage Impact Assessment has been written to identify the significance of the building and the impact of the development on that significance. This is in accordance with national planning guidance on the historic environment.

The significance of Sandford Barn derives from the planned farm development at Trevalyn of the mid 19th century, and its origins from this period as a combination barn, with features of that period that can still be seen. These features have remained and are expressed externally as part of the conversion to residential.

The proposed extensions and alterations are minor and have been designed to respond to the historical and current references of the building and its relationship with the outside, which was a fundamental requirement of the barn's original function. The design is sympathetic, and the changes are a neutral impact to the building, which does not impact on its domestic character, or the setting of the original farm group and Trevalyn Farm. As such, the application should be respectfully supported.

1.0 Introduction

- 1.1 This heritage impact assessment has been prepared on behalf of Mr. and Mrs. Evans to accompany a listed building consent and planning application for alterations to the house and garage, a single storey rear extension, front entrance canopy and single storey outbuilding to Sandford Barn, Darland Lane, Rossett, Wrexham LL12 0BD.
- 1.2 The purpose of the assessment is to describe the significance of heritage assets and their setting. This information will subsequently highlight any impact of the proposal on the significance of the assets. It will identify mitigating measures, where necessary, to address this impact.
- 1.3 Under Section 66 of The Planning (Listed Buildings and Conservation Areas) Act 1990, when assessing planning applications, there is a statutory duty to have special regard to the desirability of preserving the listed buildings or their settings.
- 1.4 Policies in the **Planning Policy Wales Edition 11 (PPW), Technical Advice Note 24: The Historic Environment and local development plans**, set out national and local planning policy in respect to the conservation of the historic environment and local development plans, set out national and local planning policy in respect to the conservation of the historic environment.
- 1.5 The **historic environment** is described in Wales Technical Advice Note 24: Historic Environment, (October 2017) as “All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and deliberately planted or managed.” A historic asset is: “An identifiable component of the historic environment. It may consist or be a combination of an archaeological site, a historic building or area, historic park and garden or a parcel of historic landscape. Nationally important historic assets will normally be designated.”

- 1.6 **Setting** is not a heritage designation. However, “the setting of an historic asset includes the surroundings in which it is understood, experienced, and appreciated embracing present and past relationships to the surrounding landscape. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. Setting is not a historic asset in its own right but has value derived from how different elements may contribute to the significance of a historic asset”. TAN 24 (paragraph 1.25)
- 1.7 The definition of **significance** in relation to heritage policy is defined in Conservation Principles for the sustainable management of the historic environment in Wales (Cadw, 2011). “To identify the heritage values of an asset, its history, fabric, and character must first be understood. The relative significance of the different values then needs to be considered. It will be necessary to compare the values of the asset under consideration with others in the locality, region or even nationally, depending on its importance.”
- 1.8 The application site is Sandford Barn, located on Darland Lane, Rossett. It is a curtilage listed building, within the setting of Trevalyn Farmhouse, listed at Grade II.
- 1.9 This document has been prepared following a site visit in November and March 2022. It is to be read in conjunction with other associated plans and documents in relation to this planning application.

2.0 The application site and identified heritage assets

2.1 The application site is Sandford Barn, Darland Lane, Rossett. It is a curtilage listed building to Trevalyn Farmhouse, listed at Grade II in 1952. The barn was converted into residential use in 2004.

2.2 The designated heritage assets that are relevant in considering the proposed development are identified below:

- Listed Building: Trevalyn Farmhouse) (Grade II)
- Curtilage listed building: Sandford Barn

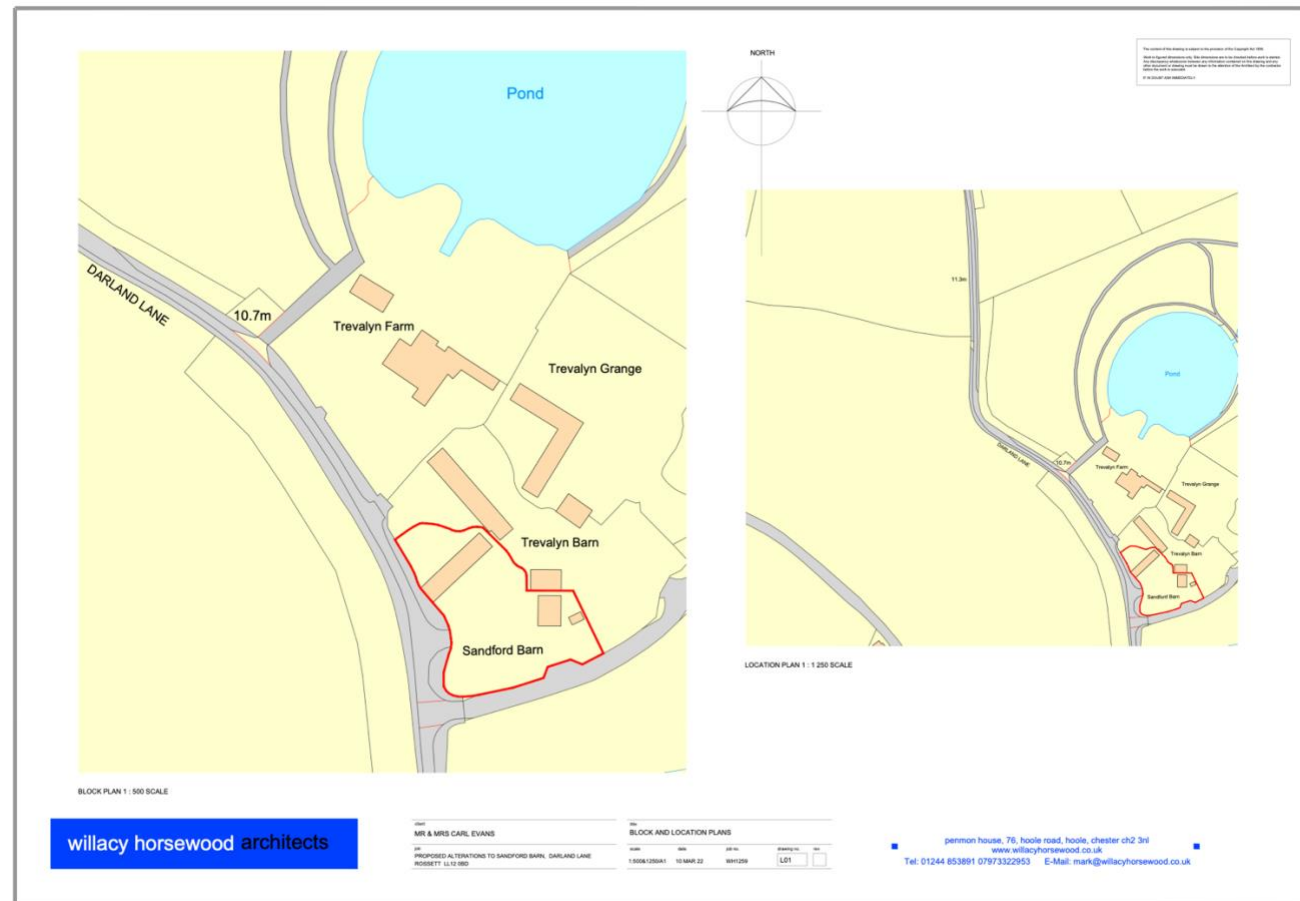


Fig 1. Location and block plan (Copyright: Willacy Horsewood Architects)

3.0 Historical context and heritage assets

- 3.1 **Trevalyn Farm** is an ancient site, dating from around 1576. It was owned by the Meredith family until the 19th century and then owned by Dr. Daniel Williams, remaining in that estate until 1978.
- 3.2 The **tithe map** in the township of Allington in the Parish of Gresford (c1838 – 50) states that the house, buildings, yard, and garden, (Plot 127) plus arable fields, was occupied by Mary Parsonage, and the land was in the Trustees of the late Dr. Daniel Williams Charity. Daniel Williams (c1643 – 1716) was a Doctor in Divinity, a Presbyterian Divine and benefactor to Nonconformity; the charity was established in 1716 following his death and was for the Protestant Dissenters. Amongst other things, he created a charity school to teach children to read and write.
- 3.3 The tithe map refers to the site as ‘Parsonages’. It shows a C shaped house, and three outbuildings in a loose irregular courtyard, two rectangular in form with a T-shaped building to the south. Exact correlation between the tithe map and the present-day map isn’t clear; a building is set close to the road, but it doesn’t appear to be Sandford Barn in its present form. The next available map, the first Ordnance Survey Map 1:25,000 of 1896 (surveyed between 1871 – 2) shows a regular courtyard plan on four sides, and it appears that Sandford Barn forms part of an L-shape range off the courtyard. Therefore, the date of Sandford Barn is probably between c1850 – 60 as part of a planned development of the farm, although perhaps incorporating the earlier structure to some degree.
- 3.4 The development of the farm range correlates with census information on the occupancy and acres farmed at the farm. Census records for 1851 show that Mary Parsonage, aged 52, was head of the family and was a farmer. She lived on the farm with her 7 children, ranging between 15 and 27, and a female servant aged 14. The subsequent census of 1861 records Mary, a farmer of 200 acres living there with her four children, a helper, and a servant. In 1871 Mary was 72, now farming 175 acres, living there with her two sons and a daughter, a lodger and two servants. By 1881, Mary was 82, described as a retired farmers widow, living with her son, daughter, and son in law.

- 3.5 The barn is mostly of brick but there are remnants of an earlier stone wall to the north side of the barn. Because the accuracy of the tithe map isn't fully known, it may well be that the building close to the road in the tithe map was incorporated into a new longer brick combination barn, or that the new barn (Sandford) was built using stone taken from this building.
- 3.6 The building of the barns was in a period of High Farming, where the population doubled between 1820 and 1870. Government grants after 1846 assisted in better drainage of land, and there was an emphasis on better efficiency, mechanisation, multi-functional barns and the need for better farm buildings. As such it would appear that the wholesale rebuilding and restructuring of the farm buildings took place in this period.
- 3.7 The buildings at some point in the 20th century fell into disuse. Harvey Homes Ltd were granted planning permission and listed building consent for conversion in 2004. (P/2004/0899), and the building was subsequently converted along with the other barns, into residential use in 2005.



Fig 2. Sandford Barn (arrowed; the domestic conversion of the historic barns seen against the backdrop of Trevalyn Farm (arrowed yellow (Grade II)

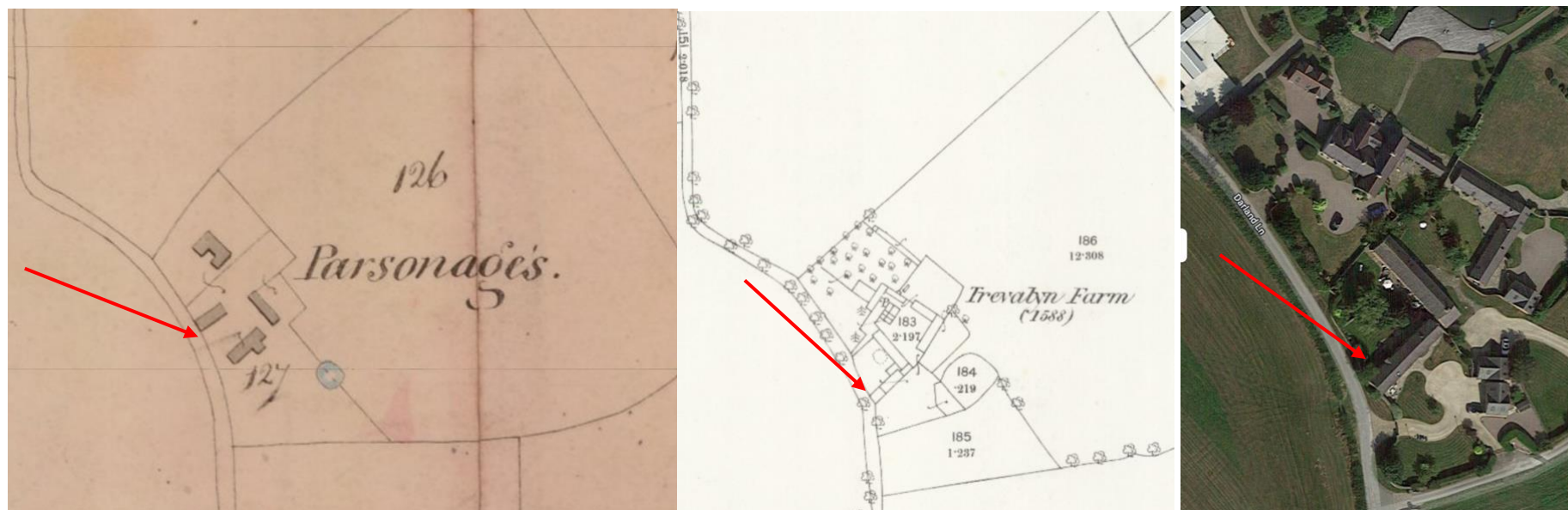


Fig 3. The tithe map – Plot 127 shows a detached C shaped house (trevalyn Farm) with three detached outbuildings. The Ordnance Survey Map of 1898 (surveyed 1871 – 2) shows a regular courtyard, plus an L-shaped range, of which Sandford Barn forms part. The layout of the farm buildings hasn't changed a great deal since then, although new garages have been added to each conversion (Google Maps 2022).

4.0 The significance of the heritage assets

4.1 **Assessing significance** is embedded in national planning policy. Heritage values that contribute to a greater understanding of significance are identified by Cadw's Conservation Principles for the Sustainable Management of the Historic Environment in Wales (2011) as being: -

- Evidential
- Historical
- Aesthetic
- Communal

4.2 There are six commonly accepted levels of significance. These are as follows: -

- | | |
|----------------------|---|
| • Outstanding | Highest level of importance, SAMs, WHS, Grade I and II* listed buildings and Historic Parks and Gardens |
| • High (significant) | Grade II listed buildings, Historic Parks and Gardens and conservation areas |
| • Medium (moderate) | Locally listed buildings, and those buildings that contribute to a listed building's setting |
| • Low (limited) | Limited heritage value |
| • Neutral | Neither positive nor negative features |
| • No significance | Features that detract from the heritage values |

4.3 Sandford Barn

Evidential Value medium	The site has a history of agricultural use, as evidenced in archival records. The building is an example of a mid-19th combination barn that has incorporated an earlier structure and is now in residential use. It has a slate pitched roof and is mostly of Cheshire brick, with a stone gable end to the west and a small section of walling to the north. It shows evidence of a hayloft and granary to the first floor as well as evidence of an open cart shed at ground floor level, facing south. It has been heavily altered inside for residential purposes.	Overall significance Medium / low 
Historical Value medium	The site has historical and social interest in the identification of farming tenure types of the late 18th and early 19th century. The rural setting of the asset can still be appreciated which adds to its historical interest. The farmyard layout is an historic feature that contributes to the wider rural landscape. Each building contributes to the setting of each other and has group value. The building was modified from a smaller barn of the 18th / 19th century to a larger mid 19th century combination barn as part of planned farm development during the High Farming period of the 19th century.	
Aesthetic Value medium / low	The barn has aesthetic value that relates strongly to the agricultural practices and social hierarchy of farmers of the late 18th / early 19th century. The simplicity of the building's form and shape has not changed significantly. Its linear form, openings, roof line and materials have been retained. Its appearance has changed by virtue of it being adapted and it has a clearly domestic character and setting, although the conversion has been undertaken sensitively. Pitching holes, diamond lattice ventilation holes and slits, and the cart shed opening remain, although doors and windows are clearly domestic in character.	
Communal Value low	The building has limited communal value as an historic farmstead. The building was an outbuilding ancillary to the functioning of the farm but has now been converted to independent residential use.	

4.4 The Setting of Heritage Assets

4.4.1 Although setting is not a heritage asset, it still requires assessment. To understand how heritage assets are experienced within its surroundings, it is important to define the contribution that the existing site makes to their significance. **Historic England's Good Practice Advice in Planning Note 3 (Second Edition) - The Setting of Heritage Assets** states in para. 9 that "settings of heritage assets which closely resemble the setting at the time the asset was constructed or formed are likely to contribute particularly strongly to significance". It also provides a checklist approach to identify to what degree sites might contribute to the significance of the heritage asset, once that is identified. The setting of heritage assets can change over time, and it is how the surroundings change. The checklist is not exhaustive, and is as follows: -

- Definition of setting
- Difference between setting and curtilage
- Extent of setting.
- Setting and the significance of heritage assets
- Views and setting
- Landscape assessment and amenity

This may include the extent to which the historic connections and views can still be appreciated.

4.4.2 Trevalyn Farm is set well back from the road and as such there are only glimpses of it from Darland Lane. Whilst the farm group form part of the wider setting, the location and orientation of Sandford Barn faces south in a garden with high stone walls and domestic gate. Mapping records show that the form of the outbuildings have not significantly changed since the mid 19th century. The setting is that of a well-manicured private garden with a grass and pea gravel surface, with garaging. It has limited group value with Trevalyn Farm, but from the north can be read in the same view from Darland Lane.

4.5 Key Points of Significance relevant to the site:

- The historic association as a 19th century farm building to Trevalyn Farm.
- Its relationship and context with its farm buildings, designed in the same period, in a planned farmyard context, that contributes to its group value and sense of place.
- The planned farmyard layout and setting and their inter-relationship with each other and the farmhouse
- Its locally distinctive context, materials and character that helps to define its sense of place.
- Its relationship to the wider countryside setting in which the building is still read as forming part.
- **The architectural alterations associated with its former and current use**, which can be read by differences in materials, historic cart shed openings, diamond latticed ventilation holes, pitching holes, straight, joints, domestic windows, and doors.



Fig 4. Existing front elevation - south-east (Copyright: Willacy Horsewood Architects). Note cart shed openings – the flat lintel is probably dating from the 1860's or later, note the straight join, the pitching holes and domestic cottage appearance. Including full length French doors.

5.0 Relevant Conservation Planning Policy and Guidance

- 5.1 Under Section 66 (1) of the **Planning (Listed Buildings and Conservation Areas) Act 1990** local authorities must give special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest. The Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012 as amended by the Planning (Listed Buildings and Conservation Areas) (Wales) (Amendment no 2) Regulations 2017 introduced the obligation to submit a Heritage Impact Assessment with all applications for listed building consent.
- 5.2 The Historic Environment (Wales) Act 2016 enables Welsh authorities to give more effective protection to the historic environment by further improve procedures for its sustainable management and to provide further transparency on decision making. This is read in conjunction with Planning Policy Wales and Technical Advice Note 24: The Historic Environment.
- 5.3 National guidance is within Planning Policy Wales (edition 11, 2021): Chapter 6: Distinctive and Natural Places. This places great emphasis on protecting the natural and built environment for historic, scenic aesthetic and nature reasons, recognising that they give places their unique identity and distinctiveness. This includes the protection of historic buildings, preserving sites on the register of historic parks and gardens and the character and appearance of conservation areas and setting, based on their significance and the impact of changes.
- 5.4 Wales Technical Advice Note 24: Historic Environment, (October 2017), Section 7 states in 1.7 that “In policy terms, the historic environment is defined as 6: “All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and deliberately planted or managed.” A historic asset is: “An identifiable component of the historic environment. It may consist or be a combination of an archaeological site, a historic building or area, historic park and garden or a parcel of historic landscape. Nationally important historic assets will normally be designated.”

- 5.5 Setting is quantified in 1.25 which states that “The setting of an historic asset includes the surroundings in which it is understood, experienced, and appreciated embracing present and past relationships to the surrounding landscape. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. 24 Setting is not a historic asset in its own right but has value derived from how different elements may contribute to the significance of a historic asset”.
- 5.6 The role of the applicant is further described in 1.26. This states that “It is for the applicant to provide the local planning authority with sufficient information to allow the assessment of their proposals in respect of scheduled monuments, listed buildings, conservation areas, registered historic parks and gardens, World Heritage Sites, or other sites of national importance and their settings. These principles, however, are equally applicable to all historic assets, irrespective of their designation”.
- 5.7 Other relevant Cadw guidance is contained in the ‘Setting of Historic Assets in Wales, Cadw (May 2017), ‘Heritage Impact Assessment in Wales, Cadw (May 2017). Managing Change to Listed Building in Wales.
- 5.8 **Relevant local plan policies** are in the Wrexham Unitary Development Plan: 1996 - 2011; adopted 2005. Policy EC9 relates to listed buildings and stipulates the legislative requirements.

6.0 Impact of The Development Proposal on The Heritage Assets

6.1 The proposal is for alterations to the house and garage, a single storey rear extension, front entrance canopy and single storey outbuilding.

6.2 The features of significance of Sandford Barn includes: -

- The historic association as a 19th century farm building to Trevalyn Farm.
- Its relationship and context with its farm buildings, designed in the same period, in a planned farmyard context, that contributes to its group value and sense of place.
- The planned farmyard layout and setting and their inter-relationship with each other and the farmhouse
- Its locally distinctive context, materials and character that helps to define its sense of place.
- Its relationship to the wider countryside setting in which the building is still read as forming part.
- **The architectural alterations associated with its former and current use**, which can be read by differences in materials, historic cart shed openings, diamond latticed ventilation holes, pitching holes, straight, joints, domestic windows, and doors.

6.3 The alterations to both the house and garage are minor. The key change to the principal southeast elevation is the introduction of a front entrance canopy. The barn is domestic in appearance and this small change won't adversely affect the building's character. It is relatively lightweight and transparent, as it is open to all sides, supported by timber posts.

6.4 The key change to the secondary northwest elevation is the introduction of a small single storey rear extension. The barn is domestic in appearance and this small change won't adversely affect the building's character, built as a traditional lean-to found on barns. The diamond latticed ventilation holes are still evident and will be retained, it will be built of brick with a slate roof, the doors remain the same.

- 6.5 A minor change to the same elevation is an enlarged window opening. One presently exists to the rear elevation. It is proposed to use the volume of this to allow for an entrance of a single cart shed width, to allow for access to the garden, which can only be accessed via the utility. The opening is designed in a deliberately contemporary style, but, if necessary, cart shed type shutter doors could be applied to them. The intervention and opening are kept to a minimum, but views to the rear garden can be appreciated. There is no great loss of any fabric, and it will not lead to a diminishing of character, given the barn's previous approved changes as part of the original conversion. Please note other barns in the complex have similar doors approved.

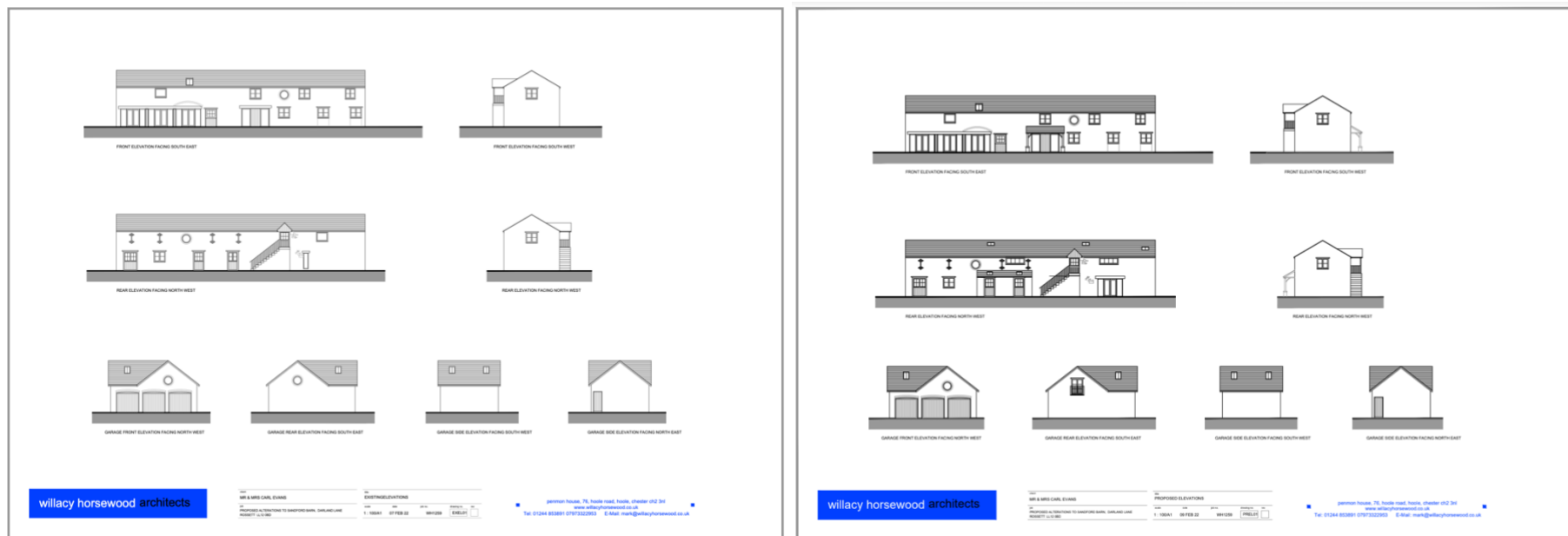


Fig 5. Existing and proposed elevations (Copyright: Willacy Horsewood Architects)

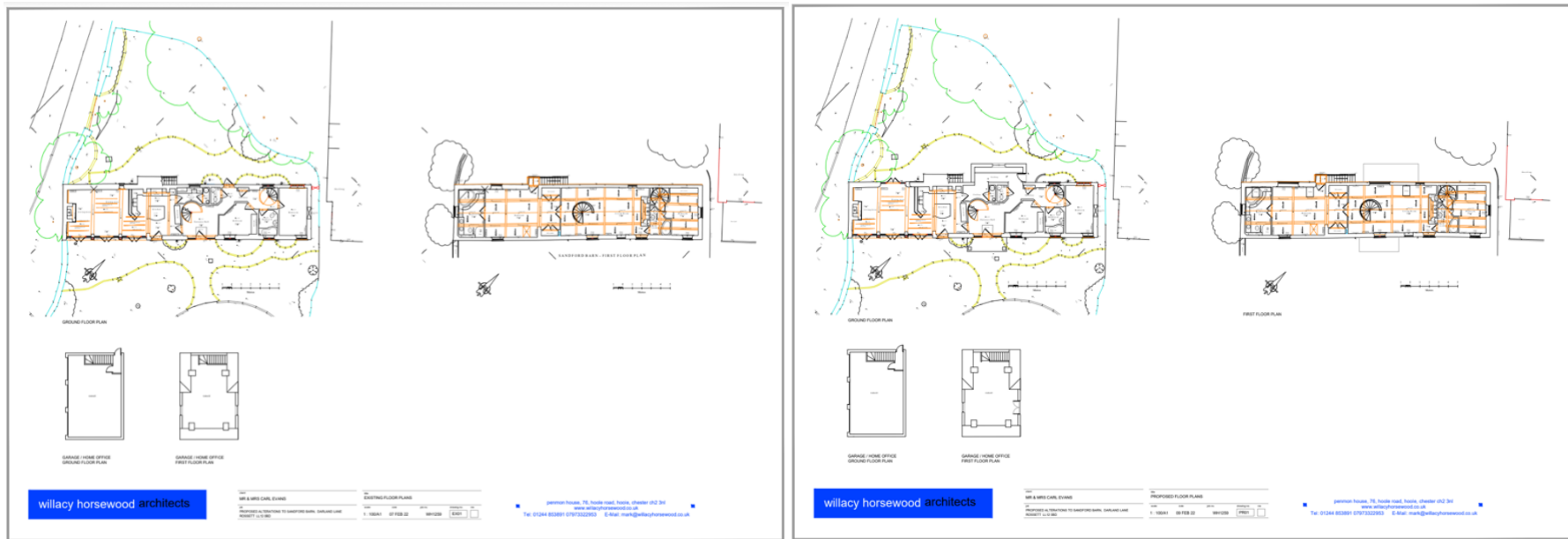


Fig 6. Existing and proposed floor plans (Copyright: Willacy Horsewood Architects)



Fig 7. Existing front elevation - south-east (Copyright: Willacy Horsewood Architects). Canopy will be added to the doorway. This is a minor change; the barn looks domestic in character.



Fig 8. Existing rear elevation – north-west (Copyright: Willacy Horsewood Architects). The cart shed openings to the front, which has been infilled by full length French doors. This will be replicated on a much smaller scale to the rear by using the volume of the existing opening, which is modern, and adding to it, so that the opening would be opposing. There is evidence of rebuilding here. The lean-to area's location is arrowed. It will have a traditional mortared eaves treatment. These are minor changes.

6.6 Proposals and assessment of impact – Sandford Barn

Proposal	Features affected	Heritage Value	Significance	Scale of change	Heritage Impact	Justification
Canopy over front door.	South-east elevation.	Evidential. Historic, aesthetic	Medium.	Minor. Reversible	Neutral.	This involves minor change to the frontage to allow for a reasonably transparent open timber porch. The barn is domesticated in appearance, and this will not unduly impact on the character or the building's significance or previous understanding as a barn.
Single storey lean-to extension.	North-west elevation	Evidential. Historic. Aesthetic.	Medium.	Moderate.	Neutral.	This is a small addition to the barn in a style that is typical for its type. This will not unduly impact on the character or the building's significance or previous understanding as a barn and retains those historic and original features of interest, including the diamond lattices ventilation holes.
An opposing opening from the cart shed entrance in the same style.	North-west elevation.	Evidential. Historic. Aesthetic.	Medium.	Minor.	Neutral.	This involves minor change to the rear to allow for better access to the rear garden, which now is only accessed via a utility door. This is a small intervention into this long elevation, which will result in a minor change to the barn's rear. The proportions will match a single storey cart shed opening and the same design to those to the front elevation. The new window is designed to be very clearly a new intervention of its time and should be read as part of the barn's present use as residential. It will not unduly impact on the character or the building's significance or previous understanding as a barn.

6.7 Proposals and assessment of impact on setting – garage and outbuilding

Proposal	Features affected	Heritage Value	Significance	Scale of change	Heritage Impact	Justification
Changing a window to French door with balcony	Modern garage gable southeast elevation	Aesthetic.	None	Minor.	None	This is a modern garage, and the heritage impact is negligible on the setting of the barns and farmhouse.  Northwest elevation
Small storage shed	Rear of garage	Aesthetic.	None	Minor.	None.	The storage shed is an ancillary structure sat behind a modern garage. There is no impact on the setting of the barns or farmhouse.

6.8 To summarise: -

- Sandford Barn **has several specific heritage features that will be retained**. These are all external.
- The general presumption of **minimum intervention** should be considered on a case-by-case basis. In this case the porch to the southeast elevation and widening of the opening to the northwest elevation are minor changes that do not unduly impact on the character or the building's significance or previous understanding as a barn.
- Similarly, the small rear single storey extension to the northwest elevation is a traditional type of extension that will not unduly alter the linear appearance, and the loss of fabric will all be reused.
- These proposals do not adversely impact on the setting of Trevalyn Farm, as the barns are already domesticated, and the changes are minor.
- **The impact on the listed buildings and setting** – This will remain largely unchanged. the order and sequence of development is legible, the unity and expression are similar, and allowing the building to be honestly expressed, retaining its domestic character, but with clearly domestic references that reflect the changes elsewhere to the building already approved.



Fig 9. Former outbuildings to Trevalyn Farm, all converted to residential, with ancillary domestic structures and domestic windows and doors. Sandford Barn arrowed red.

6.9 Summary of heritage values and impact: -

- Evidential - The layout of the heritage assets has not changed.
- Historical - The historical significance of the heritage assets can still be appreciated.
- Aesthetic – The changes are in accordance with detailing approved as part of the original scheme.
- Communal – the flow of space and relationship with the outside, particularly to the northwest elevation can be better appreciated by the owners.

7.0 Conclusion

- 7.1 Sandford Barn is of medium significance because of its context as part of the historic farming development of Trevalyn Farm in the 19th century and is now clearly read as a barn conversion with a distinctly domestic character within a domestic setting. The setting of the farm and farm group will not significantly change, and the proposed development will have aesthetic impacts that is in keeping with existing. The proposed development would not cause harm to their significance. It would not affect the ability to appreciate or understand the special architectural and historic interest of Trevalyn Farm and associated outbuildings. Its special interest would not be affected to any great degree by the proposed development
- 7.2 The proposals follow the five principles outlined for 'new work or alteration to a significant place' in Section 28 of Cadw's 'Conservation Principles for the sustainable management of the Historic Environment in Wales', March 2011. These are:
- The need for the work is fully justified - The works are justified in terms of the understanding of the barn's original function and its subsequent conversion to residential. It allows the gardens of the barn conversion to be used in a beneficial and appropriate way. It harmonises new development with old in terms of scale, mass, proportion, and rhythm.
 - There is sufficient information to understand the significance of the building and the proposals upon it.
 - The proposals would not materially harm the values of the buildings which are reinforced or further revealed.
 - The proposals have a positive impact on the value of the heritage asset and by establishing a beneficial and sustainable use for the outbuilding will retain it.
 - The quality of the design and execution must add value to the existing asset. The designs and materials chosen are a carefully response to the building's character and historic fabric. There is a clear distinction between historic and new fabric.
 - The long-term consequences of the proposals are positive and the special interest of the group of buildings are preserved. It would positively affect the ability to appreciate and understand the architectural and historic interest of the building and is an evolutionary process of use and appearance.
- 7.3 The proposed development is not prominent or intrusive, and the effect on the wider setting is limited to the immediate surroundings. It would not cause harm to the significance of the heritage assets.
- 7.4 The application should respectfully be supported.