HENDERSON HERITAGE

Heritage Impact Assessment

Willington Lodge Barn, Hanmer, Wrexham

Mr. and Mrs. Morris

April 2025

Fairfield, 16 Upton Park, Chester, Cheshire, England, CH2 1DG
Company No. 15287608 (Registered in England and Wales)

hendersonheritage.co.uk

© Copyright – Henderson Heritage

Contents

Executive summary	4
1. Introduction	5
2. Relevant conservation planning policy and guidance	6
3. Historical context and heritage assets	11
4. The significance of the heritage assets	13
5. Impact of the development proposal on the heritage assets	20
6. Conclusion	30
Appendices	

Kirsty Henderson BSc (Hons), PgDip, MRTPI, IHBC



Willington Lodge and the Barn

Executive Summary

This report has been prepared in support of a planning application and listed building consent to convert a detached barn into a private residential dwelling. The barn is located adjacent to and within the grounds of Willington Lodge, Horseman's Green. Willington Lodge and its surrounding land is currently used as a holiday rental.

Willington Lodge, including attached farm building, is a collection of Grade II Listed Buildings. The complex is listed for its special architectural interest as a complete and well-preserved small 19th century farmstead, with house of definite architectural character. The barn to be converted is not part of the listing, but it is a curtilage listed building. This Heritage Impact Assessment has been written to identify the significance of the Willington Lodge and its setting and the impact of the development on that significance. This is in accordance with national planning guidance on the historic environment.

The significance of Willington Lodge derives from its development as a planned farmstead in the mid-19th century. The application barn is contemporary with the wider farmstead and presents some features of note including the strong brick columns and decorative barge board to the northern gable.

The setting of a 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. In this case, the significance of barn is low, the setting and its relationship with Willington Lodge is high. The degree of change to the barn would be high.

The proposed change of use and extension to the barn would be a natural extension to the current residential use of the site. There would be a slight change to the setting of the Willington Lodge by virtue of the alteration and extension to the barn. The way in which Willington Lodge, attached ancillary buildings, and the former farm courtyard is experienced would not change because of the proposal. Willington Lodge would remain experienced and appreciated as a prominent building of interest when travelling along Willington Road, its contextual and functional relationship to the surrounding historic farming landscape would be preserved.

1.0 Introduction

1.1 This heritage impact assessment has been prepared in support of a planning application and listed building consent to convert a detached barn into a private residential dwelling at Willington Lodge, Willington Lane, Horseman's Green.

1.2 The application site is a barn within the former farmstead associated with Willington Lodge. The barn is within the setting of the Grade II listed house, is detached from the main built form of the house and is clearly associated with the historic farming processes. The building is currently vacant, used only for occasional storage due to the open sided nature of the barn. The barn is likely contemporaneous with the house, dating to mid/later 19th century.

1.3 The purpose of the assessment is to describe the significance of the 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. This document is to be read in conjunction with other associated documents in relation to the planning and listed building consent application.

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

- Listed Building: Willington Lodge, including attached farm buildings (Grade II).

1.5 The proposal includes, and is described in more detail in Section 6: -

- the change of use of the barn to ancillary residential accommodation.
- the replacement of the existing barn roof with slate.
- Replacement of the existing corrugated lean-to extension with timber and a corrugated roof construction,
- Associated landscaping and boundary treatment.

2.0 Legislative and policy background

2.1 Welsh legislation on the Historic Environment is contained in new legislation - The Historic Environment (Wales) Act 2023. Chapter 2: Control of Works to Listed Buildings. It requires any works of demolition, alteration and/or extension which would affect the character of a listed building to be authorised through the process of listed building consent.

2.2 Planning Policy Wales (2024) is the national planning policy framework. Chapter 6: Distinctive and Natural Places provides policy on the historic environment including on listed buildings. The policy specifies that the objectives of the Welsh Government is to "safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved". It states that "There should be a general presumption in favour of the preservation or enhancement of a listed building and its setting, which might extend beyond its curtilage. For any development proposal affecting a listed building or its setting, the primary material consideration is the building, its setting or any features of special architectural or historic interest which it possesses." (6.1.10)

2.3 Chapter 6: 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.

2.4 Historic assets are described within PPW as historic buildings, parks, gardens, landscapes, townscapes, and archaeological sites. Nationally important historic assets will normally be designated.

2.5 Wales Technical Advice Note 24: The Historic Environment, (October 2017), sets out national planning policy in respect to the conservation of the historic environment. It states that the planning system should look "to protect, conserve and enhance the significance of historic assets." The impact of any planning decisions that change the historic environment in terms of its significance and heritage values where they contribute to the character of place must be fully considered by the decision maker. 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.

2.6 The historic environment is in 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.”

2.7 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 but has value derived from how different elements may contribute to the significance of a historic asset.” TAN 24 (paragraph 1.25)

2.8 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.”

2.9 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). Best practice guidance is contained in the Cadw document ‘Managing Change to Listed Buildings in Wales’ (2017).

2.10 There is therefore a balanced view required on use, viability, and conservation. If harm is identified, the degree must be given sufficient weight and balanced against the public benefits generated by the proposals. In the Bramshill case in the Court of Appeal, Lord Justice Lindblom stated “what amounts to "substantial harm" or "less than substantial harm" in a particular case will always depend on the circumstances. Whether there will be such "harm", and, if so, whether it will be "substantial", are matters of fact and planning judgment.”

2.11 In terms of assessing setting, special regard should be had for preserving the setting of a listed building. Case law has determined that preserve means to not cause harm to the setting, rather than to not change the setting. If there is harm, whatever magnitude, then the harm, must be evaluated in terms of assessing and mitigating positive and negative impacts in a holistic and balanced manner. This is to establish an overall conclusion on the level of harm, the weight that could be attributed to each element, seasonal effects and non-visual impacts and mitigating measures including public benefit.

2.12 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. The Council’s document 'Converting Rural Buildings’ states: “The emphasis in any conversion scheme must be upon demonstrating that the building in its present form is suitable for the proposed new use. “Also, of relevance is ‘Converting Historic Farm Buildings in Wales – A Guide to Good Practice’ (Cadw 2004).

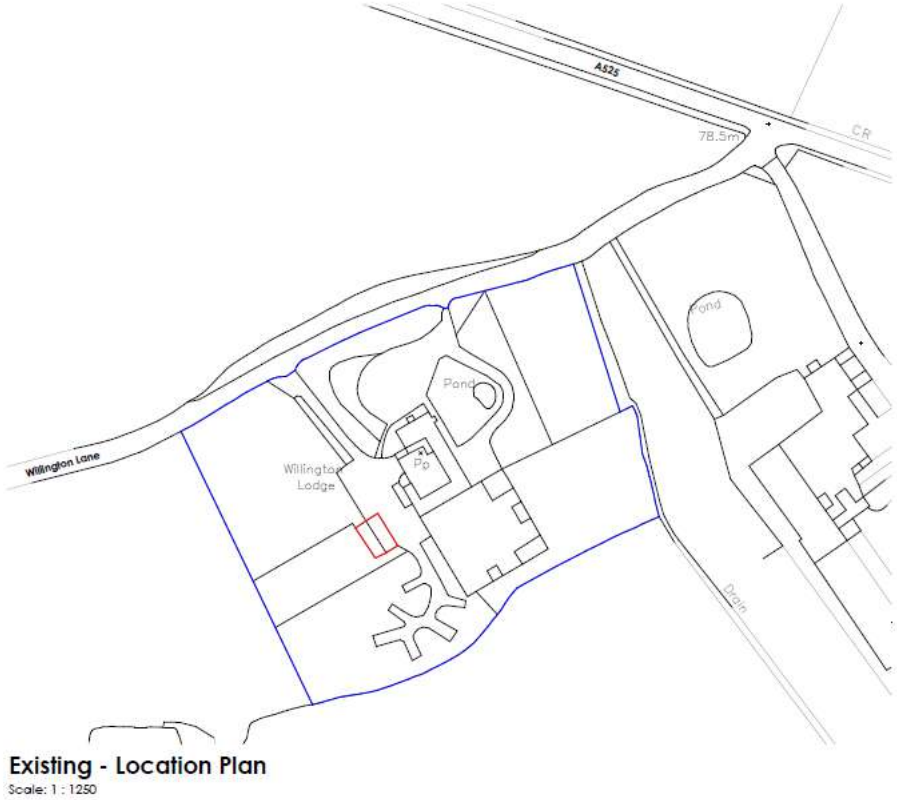


Fig 1. Site Location Plan

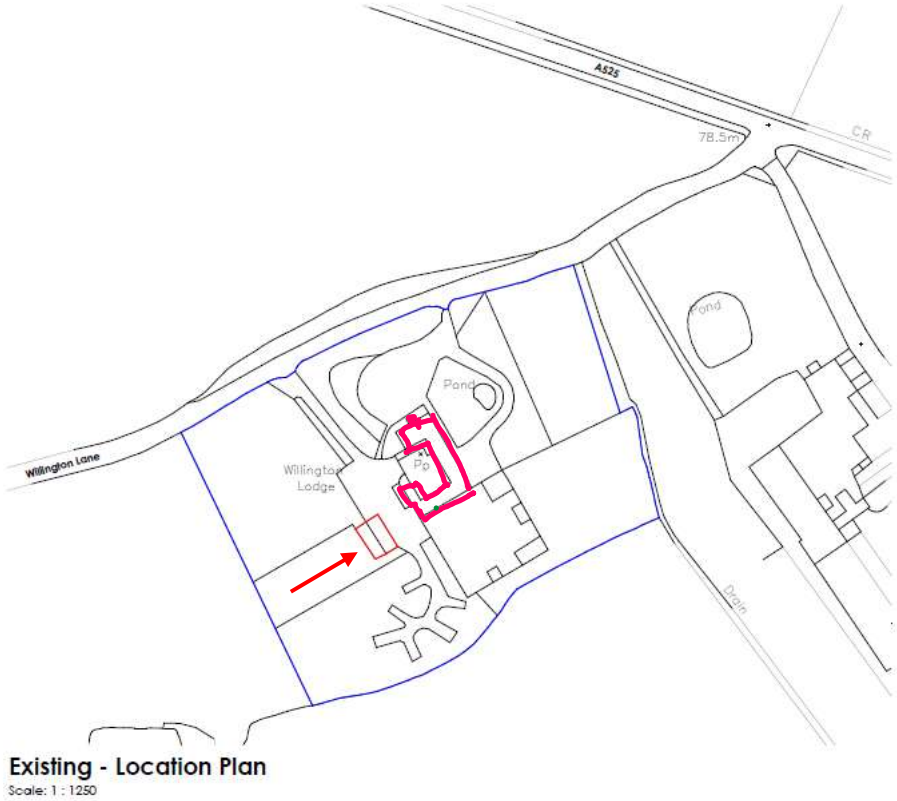


Fig 2. Location of Relevant Heritage Assets

Pink outline – Grade II listed building relevant to the proposed development. Red arrow shows the site of the barn. The site sits opposite a designated historic landscape which is set to the north side of Willington Lane.

3.0 Historical context and heritage assets

3.1. Willington Lodge is a Grade II listed building. It was formally a working farmstead dating from the mid-19th century. It is located close to the small hamlet of Horseman's Green in the wider community of Hanmer, which is in the rural south-east of Wrexham County Borough, close to the Wales-England border. The site sits on the southern side of Willington Lane and is surrounded by open fields, many of which are still farmed by nearby farms such as New Hall Farm to the immediate east.

3.2 The site was developed as a farmstead during the mid-19th century. Prior to this the land was used for agriculture. The Tithe Map and accompanying apportionment shows the presence of a house with garden (Plot 482) with the surrounding fields (481, 483, 484) laid with grass, wheat, and potatoes. The land was tenanted by George Joyce. The land owner was Lord Kenyon, of Gredington Hall, Hanmer.

3.3 Lord Lloyd Kenyon was the 3rd Lord Kenyon, born at Gredington Hall in 1805 and died in in 1869. He was a British politician. The Barony was created in 1788 giving the title of Baron of Gredington, in the County of Flint. His portrait is in the National Portrait Gallery in London.

3.4 The Tithe Map shows the presence of the road network that is still present today. Willington Lane runs from the nucleated settlement of Horseman's Green eastward towards what is now the A525, the main route from Wrexham southwards. At this time the area around the site is predominantly farmland with single buildings dotted along the roadways. Landscape features such as ponds, possibly marl pits, are visible in the field systems.

3.5 The farmstead is first seen on the 1873 OS Six-inch mapping appearing mostly in its current form and is recorded here as Willington House. The house is set back from the road with a prominent space and entrance to its frontage. To the rear the traditional courtyard form of the workings part of the house can be seen. Access to this part of the site is to the right of the site, as it is today. The more formal entrance to the house is to the left, as remains today.

3.6 A building in the rough location of the application barn appears to be shown on this map suggesting it contemporaneous with the house and the farming function. The barn is set outside of the defined curtilage of the farmstead, being set into the adjacent field. The barn is constructed of red brick columns with timber panelling, a third of the eastern elevation is fully open. The brickwork is laid in garden wall bond which is typical of the period and is evident both internally and externally. The roof is of corrugated metal sheeting and appears to have modern timbers. There is some evidence of at least a partial first floor. The building is sited with equal access from the farmyard and the surrounding fields and was likely used has a hay loft/store and for storing of farm equipment.

3.7 The site goes through very little, if any, change over the following century. The OS Six-inch mapping shows the change in name from Willington House to Willington Lodge, and this remains to the present day. The site is an excellent example of a complete and well-preserved small 19th century farmstead, with house of a positive architectural character.

3..8 All farm and personal effects were sold following the death of Mrs. K. R. McColl, widow of Dr. Ernest Hugh McColl, O.B.E, a local G. P. in January 1967. This included the sale of dairy and young stock cattle, farm and garden tractors, a 1963 Hillman Imp, small tools and implements and furniture and antiques.

3.9 The house and farmstead were listed on the 15 November 2005. It is presently used as a holiday let.

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 / II* listed buildings, Historic Parks & 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 Heritage Values – Willington Lodge, including attached farm buildings (Grade II)

Evidential Value - High	The former farm complex survives in its intended form and layout as evidenced by historic mapping sources, particularly OS Six-inch England and Wales surveyed 1873 where it is shown as Willington House. The house retains its ancillary buildings from its former farming association. Of note is the single story former cheese room, rear courtyard, and surrounding brick buildings.	Overall significance **High** 
Historical Value –High *(Special Historic Interest)*	The land on which the site is constructed was once under the ownership of the Kenyon Family, who became Barons of Gredington in 1788. The peerage being created for Sir Lloyd Kenyon who served as Lord Chief Justice of England and Wales. The historic farmstead is associated with dairy farming a key industry within the area and across in Cheshire throughout the 18th and 19th centuries. The building is listed for its special historic interest.	
Aesthetic Value – high / *(Special Architectural Interest)*	Constructed of chequered brick with hipped slate roof of two storeys and three bays the late-Georgian style house has a commanding presence within the surrounding open countryside. The four chimney stacks of 2 and 3 square brick shafts with zigzag patterned tile work are of note within the roofscape. The symmetry and simplicity of the elevations presenting the traditional hierarchy of window form and simple stone banding running through the centre of the elevations gives a restrained but polite composition. The porch to the main entrance is of interest providing some strong but restrained detailing. The building is listed for is special architectural interest.	
Communal Value - Low	Willington Lodge has previously been a private residence associated with the farm limiting its communal value. However, it may retain some historic communal value as a prominent working farm in the area. Its communal value is likely increased through its current use as a leisure venue.	

4.4 Heritage Value – Barn (within setting of Willington Lodge)

Evidential Value - Medium	The barn building is likely contemporary with Willington Lodge as it appears on historic mapping sources at the same time, particularly OS Six-inch England and Wales surveyed 1873 where it is shown as Willington House. The brick columns of the barn are constructed in garden wall bond which was typical of the 19th century.	Overall significance **Low** 
Historical Value – Low *(Special Historic Interest)*	The barn has always been associated with Willington Lodge and the original farming practices. It appears to have been a hay barn, later used for holding machinery and the opening covered in timber. A corrugated iron lean-to is on the rear of the building, and it has been re-roofed in the same. The rural setting of the asset can still be appreciated which adds to its historical interest.	
Aesthetic Value - Low *(Special Architectural Interest)*	The barn is of a simple form with some features of note such as the brick columns throughout and the large cart opening. Timber barge boards in an undulating pattern are also of note and are assumed to have been added to the barn at a later date. It is not of any intrinsic aesthetic value or interest.	
Communal Value - Low	The barn has limited communal value having been used as part of the farmstead and now for storage.	

4.5 The setting of heritage assets

4.5.1 Although setting is not a heritage asset, it still requires assessment. To understand how adjacent designated heritage assets are experienced it is important to define the contribution that the existing site makes to their significance. The assessment is based on aspects of setting, following the staged approach recommended by Cadw in their technical guidance on the Setting of Heritage Assets in Wales. Step 1 of Cadw's approach is to identify which heritage assets and their settings are affected. Step 2 is to define and analyse the settings to understand how they contribute to the significance of the historic assets and the ways in which the assets are understood, appreciated, and experienced.

4.5.2 Willington Lodge is set back from the road with the application barn set further back and to the very edge of the site. The barn is visible when travelling along Willington Lane approaching from the west. It is read as an agricultural building with open fields to the front and sides and is very much read as an expected piece of built form within the open landscape setting. Willington Lodge is visible behind the barn, revealing itself more and more as one travels along Willington Lane. Despite its scale, the barn reads clearly as part of the agricultural character of the area and very much subordinate, even separate, to the house.

4.6 Key Points:

- The historic association as a 19th century farmstead.
- 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.



Fig. 3. Photograph of front elevation showing central open bay and historic brickwork.



Fig.4. North and South gables.

Note distinctive undulating barge boards to the north gable. South gable shows signs of degradation.



Fig. 5. Internally showing the Queen Post Trusses.

Brick columns are present. The roof seems to have been replaced at some point with new timbers in evidence.

5.0 Impact of The Development Proposal on The Heritage Assets

5.1. The application proposes the conversion of the barn to a private residential dwelling. The proposal would retain the existing barn structure, replace the existing lean-to extension, and replace the existing sheet roof with slate. A previous application submitted in 2023 to Wrexham County Borough Council, Case No: P/2023/0338, was refused on the grounds that the barn was overly domesticated in its proposed form. This has now been addressed.

5.2 The barn sits to the south-west of the main complex of buildings adjacent to the field network associated with the former farmstead. To the immediate south of the barn is an area of the site that is used as a caravan and camping site. A main access route from Willington Lane leads through the site past the barn and into the caravan and camping park. It is not proposed that this arrangement would change because of the proposal.

5.3 The application site is part of a wider historic farmstead complex which is listed at Grade II. The barn makes an important contribution to the setting of this heritage asset. The complex sits within a historic farming landscape with several historic field boundaries still in place today. Other landscape features such as ponds to the west of the site are likely the sites of former marl pits.

5.4 Traditional post and rail fencing, mature hedgerows and trees bound both the curtilage of the site and define areas within, with the buildings set back from Willington Lane. It is not proposed that this would alter because of the proposal. The area to the front of Willington Lodge is a combination of grassed land and hardstanding. Mature trees frame the building giving it stature within the landscape.

5.5 The application barn is visible from Willington Lane, particularly when approaching from the west. The Lodge and attached buildings are visible in the background, the barn is very much read as a subordinate building on the site with an ancillary historic function. Its relationship with the remaining open fields immediately adjacent directly relates to its position on the site and its former farming use.

5.6 The barn has some features of note, of which include the trusses and the structural brick columns that are present both internally and externally. These are important features that contributes to the barn's character. These will be retained. A first floor is proposed within the barn to facilitate additional accommodation. There is some evidence within the barn of joist holes in the masonry suggesting that a first floor in some form has been present in the past. This was likely a hayloft or feed store.

5.7 A replacement of the existing corrugated metal lean-to with a new timber extension would be single storey, as it is presently. It would have a contemporary corrugated iron roof. New openings are simple and vertical in emphasis, with no glazing bars and chunky timber frames. Openings to the front elevation largely retain the status quo – that is the upper section of the central bay remain as timber, but with a central casement installed, and the bottom section is a four section fixed glazed panel. Access to the building is via a single glazed doorway on each gable end. The rear elevation, because it is a new extension has more openings. Thus, the solid to void ratio is retained to the original haybarn and is reversed to the new lean-to. The proposed form retains the traditional gable form and simplicity of the structure whilst creating a sensitive and desirable addition to the building. The extension would result in a minor change to the setting of Willington Lodge through the visual change to the barn.

5.8 The barn will maintain its traditional agricultural character and its clear ancillary position as part of the historic farmstead complex. The ability to understand and appreciate the special character of Willington Lodge would not change resulting in no harm to its setting.

5.9 In terms of materiality the proposal takes its lead from the existing building. The existing brick work and timber cladding is to be retained and repaired as required. Timber cladding and a corrugated iron roof will be used to the extension. The existing corrugated metal roof of the barn will be replaced in traditional slate. The use of slate on traditional farm buildings is common and considered to be a sensitive approach. The existing roof replacement will result in a high quality and appropriate material finish and will bring a heritage benefit to the wider site.

5.10 The proposed change of use would result in a slight change to the setting of the Willington Lodge by virtue of the repair, restoration, alteration and extension to the barn. It is important to note that the key features, such as the overall form and proportions ae retained. Traditional materials associated architectural detailing and existing wall openings are retained to the main body of the barn, with simple and complementary detailing proposed to infill architectural elements to the central bay. It would still be read as an agricultural building in terms of its character and significance.

5.11 The way in which Willington Lodge, attached ancillary buildings, and the former farm courtyard is experienced would not change because of the proposal. Willington Lodge would remain experienced and appreciated as a prominent building of interest when travelling along Willington Road, its contextual and functional relationship to the surrounding historic farming landscape would be preserved. The building is appropriate for the proposed use, with the proposed extension replacing an existing to create a higher quality and clearly more usable addition. The proposal would have a neutral to beneficial heritage impact resulting in a change to the setting of Willington Lodge, but not one that is harmful.

5.12 Overall, it is concluded that the proposal will not fundamentally affect the experience, views, setting, appreciation or significance of these listed buildings and as such would not be harmful. The proposal therefore complies with national and local policy on designated heritage assets.

5.13 Whilst the best use for a building is the one it was originally intended; in this case it is not feasible and an alternative new use that respects the character of the barn and the integrity of the group to which it relates is necessary. The proposed residential use is appropriate. The proposed external changes are the minimum necessary to accommodate the proposed use in a sensitive manner. Residential use is a common solution for vacant farm buildings and examples of similar conversion schemes are elsewhere.

5.14 The proposal will not interrupt the understanding of the building hierarchy, evolution, and significance of the wider site nor detrimentally affect the setting of each building. The level of proposed visual change does not detrimentally impact upon how the building is viewed or experienced either within the site or the landscape in which it sits.

5.15 Impact assessment on significance

Proposal	Features affected	Heritage values	Significance	Scale of Change	Heritage Impact	Justification
Change of use to residential	The barn	Historic Evidential Aesthetic Communal	Low	Moderate	Positive – some elements of less than substantial harm arising from the loss of fabric, and positive aspects, such as repair and re-use, resulting in neutral harm.	The building is unlikely to have an agricultural end use again. The optimum viable use is for ancillary residential accommodation. The building lends itself to sensitive residential conversion. The proposed single unit successfully utilises the original form and layout of the building with full height volume retained to some degree to the central bay. Features that are significant, such as the original trusses and brick pillars, will be repaired. There will be a cavity between the walls, and the new timber framed inner leaf and the roof re-slated and insulated to the main barn. Rainwater goods will be replaced in cast iron rise and fall gutter types. New rooflights are proposed. These are small and will be flush to the roof and will sit within rafters and purlins on the rear elevation thus minimising any harm to historic roof timbers. Where repairs are necessary to timbers, particularly where it is demonstrated that there may be rot and infestation damage, a sensitive repair schedule will demonstrate how this will be achieved, so that the maximum historic fabric is retained. Cement pointing will not be used; a lime based mortar will be utilised for any repair or rebuilding / repointing of brickwork. Limecrete will be used for the proposed insulated ground floor slab to allow optimum breathability and protection from damp. On top of the slab insulated lightweight stud walls will form an inner leaf to the external walls.

Proposal	Features affected.	Heritage values	Significance	Scale of change	Heritage Impact	Justification
New kitchen extension	Rear elevation	Aesthetic	Low	Moderate	Moderate – considered to be positive.	The new extension is single storey and located on the rear. The historical evidence and present status quo of the barn instigated several design options. Various layouts were set out, where the design process evolved. The barn, with its solid to void ratio works for animals and storage, but not for domestic use, and rather than punch several new openings into the barn, which would affect its former functional understanding and its special interest, the design team looked at ways in which an extension could be added to reflect the spirit of the scale and massing of the existing, but also with the solid to void ratio reversed so that there could be an element of light entering the building without compromising the understanding of the previous functional use of the barn. The least impactful area where the extension could go, in terms of the setting of the barn and farmhouse and of its usability, is in its existing location. Thus, the extension is added in a linear way and interpreted in a way that works best for the usability of the barn and for the setting of both the barn and Willington Lodge. It hides light filled accommodation behind it, retains the solid character and views of the barn from the road and from within the site, and has little impact on the setting of Willington Lodge, and is an aesthetic improvement. The solid to void and overall mass of the façade, and the creative interpretation of evidence based on the historic layout, allows the barn to accommodate this small extension.

Proposal	Features affected.	Heritage Values	Significance	Scale of change	Heritage Impact	Justification
New glazing to existing historic and modern openings	All external walls	Historic Evidential Aesthetic Communal	Moderate	Moderate	Positive.	There are several new openings. The largest expanse of glazing is to the rear in the proposed new extension. Thus, the impact is minimal on the main barn, but the extension allows the solid to void ratio of the barn to be respected. These are presented as simple flush timber casements or full height glazed doors with chunky frames.
Insulation, ventilation, services	Internal walls and roof	Historic Evidential Aesthetic Communal	Low	Moderate	Neutral	It is inevitable that with a change of use from agricultural to a house, that internally, changes will be made that reflect that. The design of the barn needs to reflect the requirements of present living standards. The present barn was used for the storage of hay and machinery. Services can be easily provided to the barn, given its proximity to the house. Waste pipes will be internal. Ventilation to the roof will be inconspicuous and under the eaves. Insulation will be provided to the walls and roof using 150mm closed cell phenolic insulation boards. The floor will be insulated with recycled glass under a limecrete flooring system. A wood burning stive will be installed to the new extension and the flue will be set well back of the façade. Please see Drawing PL05 by Abigail Owen Architects. In correspondence with plan layout and functional requirements, every element of the facade has been considered carefully, aiming for a coherent outcome but avoiding a ‘blanket approach’ that might diminish aspects of the history of the building.



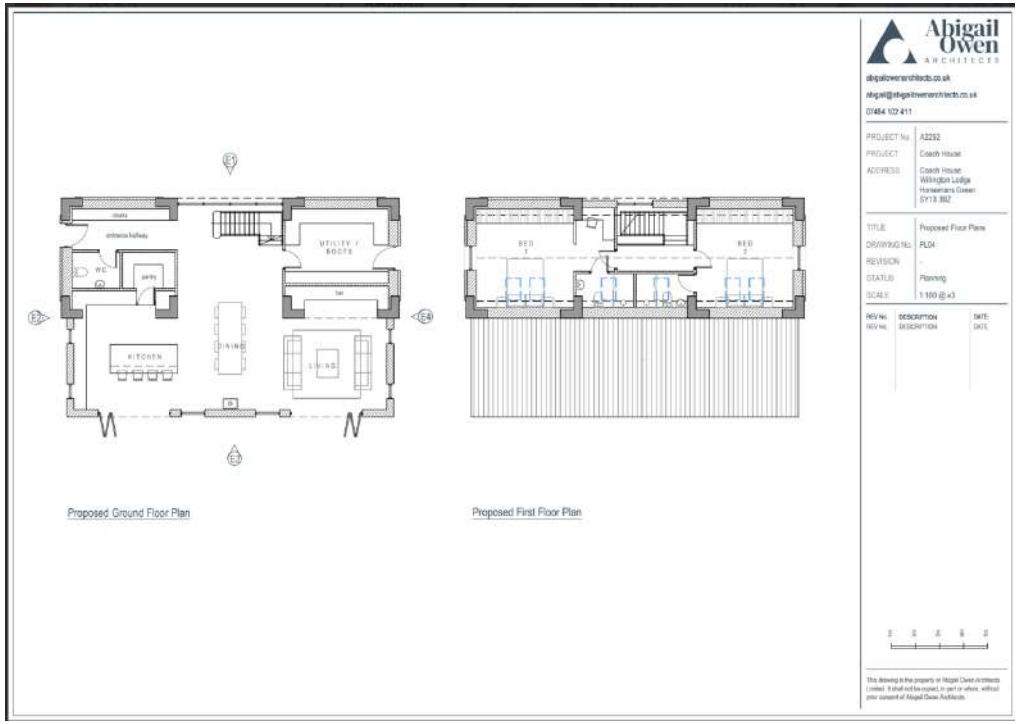


Fig 6. Floor plans as existing and floor plans as proposed (Copyright: Abigail Owen Architects)



Fig 7. Existing elevations and proposed elevations (Copyright: Abigail Owen Architects)



Fig 8. Precedent example. Left: Ty'r Olchon, Brecon Beacons (Under the Thatch). Right: Taken from Cadw guidance booklet – Converting Historic Farm Buildings in Wales - A Guide to Good Practice.

5.16 The setting of Willington Lodge, including attached farm buildings (Grade II)

The significance of this building is derived from its original function as a farm house, and its scale, plan form, and materiality, and its long association with the Hanmer Estate for many centuries. Its status as a former farmhouse has influenced the development of the associated outbuildings.

The proposed development would have a neutral visible presence. It is not felt that the visual aspects of the development will adversely impact on the significance of the former farmhouse.

The ability to appreciate the significance of the former farmhouse will not change. The setting will change but the effect on the significance on it will be low. The weight of the given effect is low, overall, of no harm.

The building and context will continue to be visible in its historic context.

5.17 Therefore, to address the tests in legislation and policy, these factors are evident: -

1. The planning and listed building consent application is not considered to be harmful. The overall weight of the impact of the development on the listed buildings and their setting is moderate to low, and this aspect should be given due weight.

2. The scale of change to the barn is moderate. It is not considered to harm or cause the harm to, or loss of, the significance of a designated heritage asset. The development does not adversely affect the character of the listed building, and its features and qualities are largely preserved.

3. The alterations to the barn has been well considered in the detailed drawings, which is in character with the site, and the wider rural context. Overall, it is concluded that this will not fundamentally adversely affect the experience, setting or significance of the barn or the setting of the barn and Willington Lodge. The weight of the given effect is neutral overall and of no harm. It preserves the character and appearance of the barn, and the setting of the farmhouse, which should be given due weight.

6.0 Conclusion

6.1 The application seeks planning permission for the conversion and extension of a traditional barn at Willington Lodge as a private residential dwelling. Willington Lodge is a Grade II listed building; the application barn is within the setting of this asset. The wider site sits within a historic farming landscape which contributes positively to the setting and understanding of the site.

6.2 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 a private residential dwelling. It allows the barn conversion to be used in a beneficial and appropriate way, in a way that is generally well contained within the existing footprint. 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 proposal, by virtue of its reuse, would have a positive impact on the value of the heritage asset and by establishing a beneficial and sustainable use for the outbuilding, retains 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.

6.3 The proposed change of use and extension to the barn would be a natural extension to the present use of the site. There would be a slight change to the setting of the Willington Lodge by virtue of the alteration and extension to the barn. The way in which Willington Lodge, attached ancillary buildings, and the former farm courtyard is experienced would not change because of the proposal. Willington Lodge would remain experienced and appreciated as a prominent building of interest when travelling along Willington Road, its contextual and functional relationship to the surrounding historic farming landscape would be preserved.

6.4 The application should respectfully be supported.