HENDERSON HERITAGE

Heritage Impact Assessment

Croxton Farm Outbuildings, Hanmer, Wrexham

Mr T. Hanmer

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Croxton Farm Outbuildings

Executive Summary

This report has been prepared in support of a planning application and listed building consent to convert two detached outbuildings into two private residential dwellings. The outbuildings are located adjacent to and within the grounds of Croxton Farm, Hanmer. Croxton Farm is a children's home, and run as a separate entity, and are separately managed from the outbuildings. The outbuildings are not currently in use and are redundant agricultural buildings. They have a separate curtilage from the former farmhouse, but at the time of listing on 15 November 2005 they formed part of the land and were in agricultural use associated with the farm. Croxton Farm Outbuildings are not listed in their own right but form part of the listing with Croxton Farmhouse, which is a Grade II listed building.

The two outbuildings at Croxton Farm date from the 19th century outbuilding. Their form is generally well preserved and they are laid out parallel to each other, with the larger of the two outbuildings fronting the roadside. This Heritage Impact Assessment has been written to identify the significance of the Croxton Farm Outbuildings and their 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 Croxton Farm outbuildings derives from their development as a farmstead, with a courtyard. The layout of the courtyard is a regular courtyard type, with buildings at right angles on three sides of a square courtyard, dating from the last quarter of the 19th century. The roadside barn is on the Tithe Map and is probably the same age as the farmhouse, which dates to the late 18th century.

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 the outbuilding to the roadside is high, and the setting and its relationship with Croxton Farm is high. The significance of the outbuilding running parallel and to the north of the roadside barn is low, and the setting and its relationship with Croxton Farm is moderate. The degree of change to each outbuilding would be moderate.

The proposed change of use and extension to the outbuilding would be a natural extension to the current residential use of the site. There would be a moderate change to the setting of the Croxton Farmhouse by virtue of the alteration and extension to the outbuilding. The way in which Croxton Farm is experienced would not significantly change because of the proposal. The house would remain experienced and appreciated as a former farmhouse when travelling along the A525 because of the visual relationship between the farmhouse and outbuildings, which will remain the same, and the detailing agreed as part of the conversion. The existing setting will change, but it will not be to a degree that the appreciation of the group as a former farm is diminished or lost. The most prominent building, the roadside barn, would retain its historic contextual character. It is the optimum viable use of these outbuildings, which are in disrepair and are unlikely to be used for agricultural use again.

1.0 Introduction

1.1 This heritage impact assessment has been prepared in support of a planning application and listed building consent to convert two detached outbuildings into two separate private residential dwellings at Croxton Farm, Hanmer.

1.2 The application site is two outbuildings within the former farmstead associated with Croxton Farm. The outbuildings are within the setting of the Grade II listed house, are detached from the main built form of the house and are clearly associated with the historic farming processes. The buildings are currently vacant. The roadside barn is possibly contemporaneous with the house, dated 1793. The rear outbuilding is probably similar in date to the rear wing of the house, which is 19th century. Both buildings have been altered.

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: Croxton Farm (Grade II), designated 2005.
- Curtilage Listed Building: Croxton Farm outbuildings – the application site.

1.5 The proposal includes, and is described in more detail in Section 5: -

- The change of use of the outbuildings to residential accommodation,
- The removal of two modern barns/structures,
- A new driveway,
- Associated landscaping and boundary treatment.



Fig 1. Site location plan

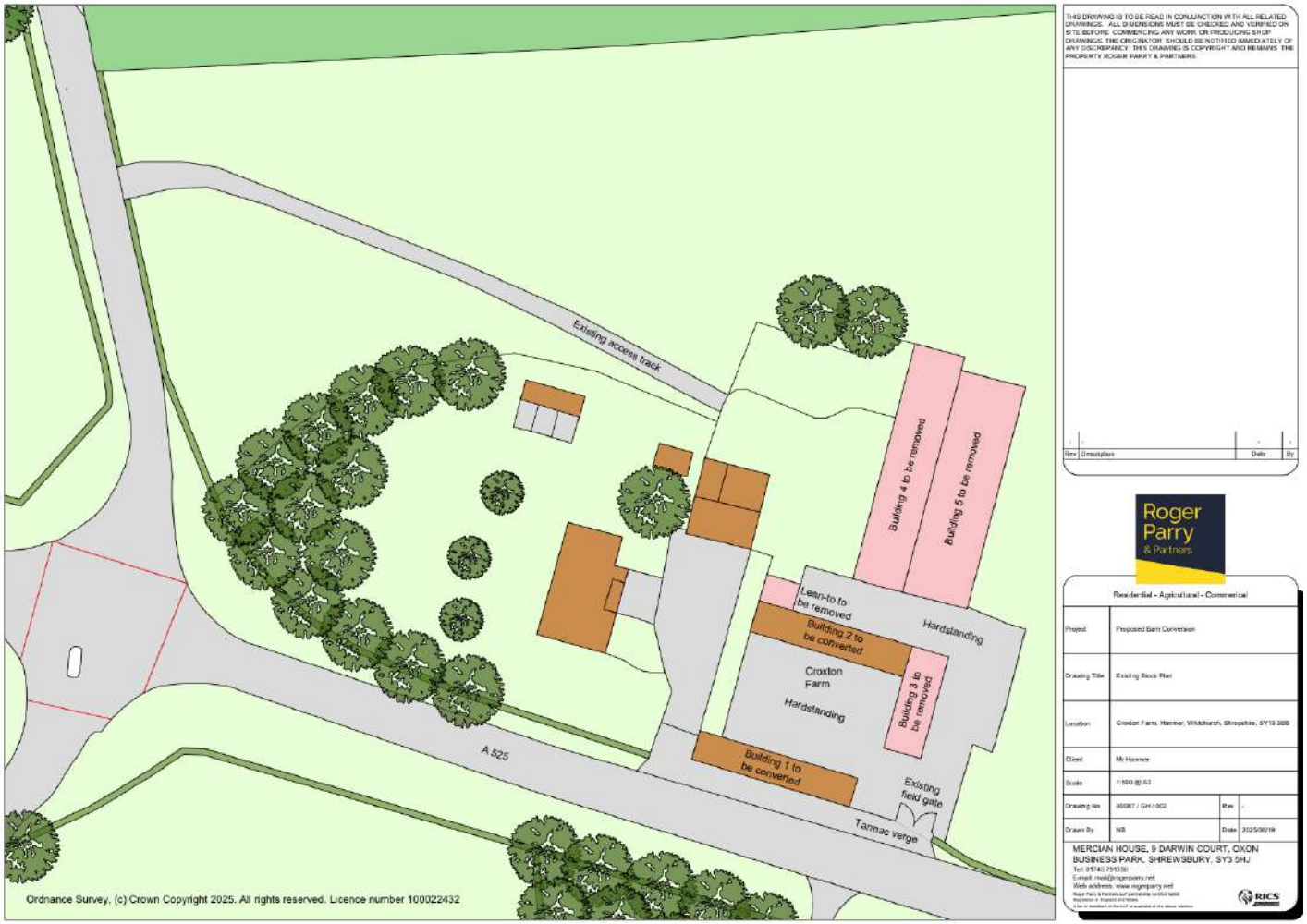


Fig 2. Existing block plan

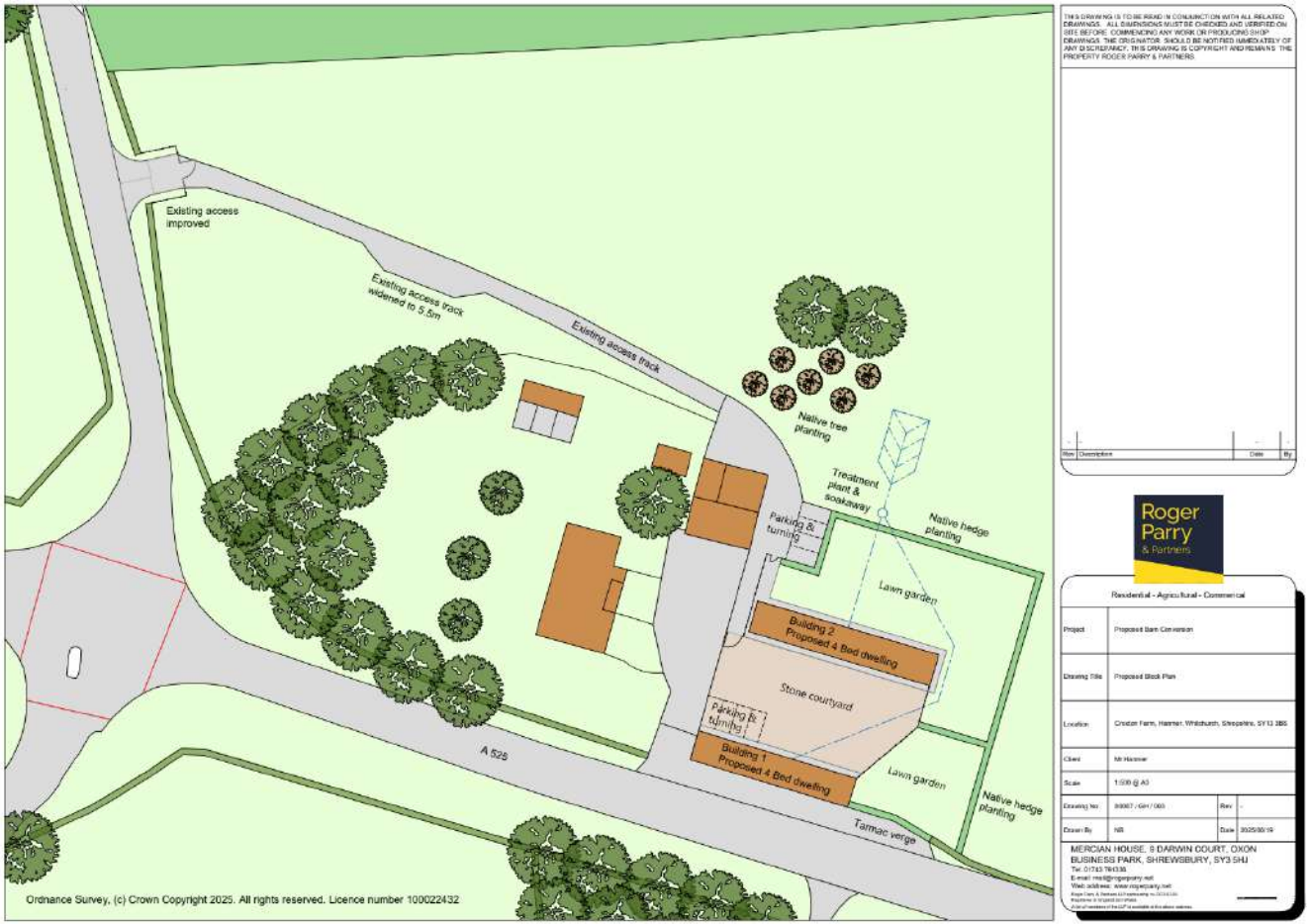


Fig 3. Proposed block plan

2.0 Legislative and policy background

2.1 Welsh legislation on the Historic Environment is contained in The Historic Environment (Wales) Act 2023. Chapter 2: Control of Works to Listed Buildings is relevant here. The Act 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 puts great emphasis on protecting the natural and built environment for historic, scenic, aesthetic and nature conservation 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. The policy specifies that the objective 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 Technical Advice Note 24: The Historic Environment (2017) provides guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning and listed building consent applications. 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. Paragraph 1.7 states 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."

2.4 Setting is not a heritage designation. However, “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. 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)

2.5 In terms of assessing setting, the contribution that the setting makes to the house is of importance. Case law has determined that to 'preserve' in in the context of national planning policy means not to cause harm to the setting, rather than not to change the setting. If there is harm of any 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. TAN24 document states that for any development within the setting of a historic asset, some of the factors to consider and weigh in the assessment include: -

- The significance of the asset and the contribution the setting makes to that significance,
- the prominence of the historic asset,
- the expected lifespan of the proposed development,
- the extent of tree cover and its likely longevity,
- non-visual factors affecting the setting of the historic asset such as noise.

2.6 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.”

2.7 Therefore, a balanced view is 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 case of *City & Country Bramshill Ltd v Secretary of State for Housing, Communities And Local Government & Ors* [2021] EWCA Civ 320 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.”

2.8 Other relevant Cadw guidance is contained in the guidance booklets ‘Converting Historic Farm Buildings in Wales – A Guide to Good Practice’ (2004), ‘Traditional Agricultural Building In Wales –Care and Conservation’ (2006), ‘Setting of Historic Assets in Wales (May 2017), ‘Heritage Impact Assessment in Wales (May 2017), and ‘Managing Change to Listed Buildings in Wales’ (May 2017).

2.9 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.

3.0 Historical context and heritage assets

3.1. Croxton Farm is a Grade II listed building. It was formally a working farmstead dating from the late 18th century. It is located close to the small hamlet of Croxton in the wider community of Hanmer. Hanmer is located in the rural south-east of Wrexham County Borough, close to the Wales-England border in Maelor Saesneg. The site sits on the northern side of the A525 Wrexham Road and is surrounded by open fields, many of which are still used as farmland by the nearby farms.

3.2 Maelor Saesneg is a well-preserved historic landscape, that is located on the western fringes of the North Shropshire and South Cheshire plain. Topography, the settlement pattern and the economy of the area are influenced by its location on the border with Cheshire and Shropshire, and consequently the historic character of the landscape is not a characteristically Welsh landscape. The landscape is influenced by arable farming practices, and this is distinguished by the removal of field boundaries to create larger fields. The area encompasses a number of historic settlements including Bangor-on-Dee, Overton, Worthenbury, Penley, Horseman's Green and Hanmer.

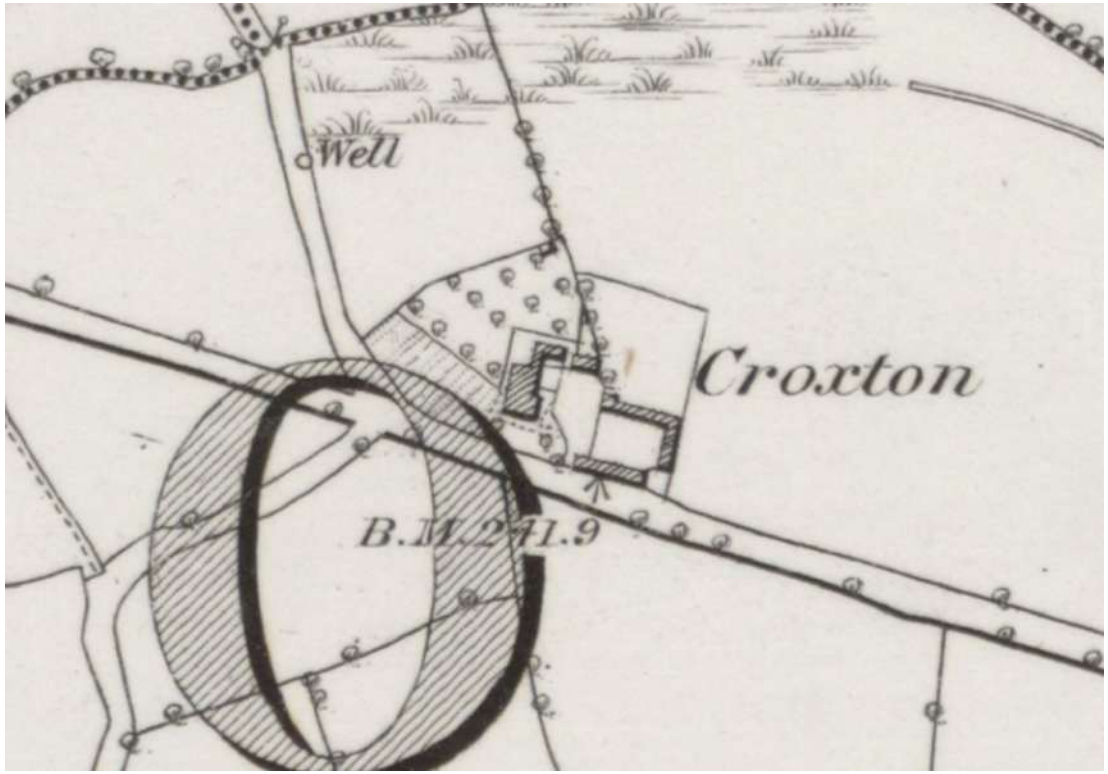
3.3 The historic landscape character is described by Heneb - The trust for Welsh Archaeology as including scattered farmsteads. It has a high level of dispersed settlement. The use of brick became widely used from the 17th century onwards, initially for higher status buildings but by the 18th century for many different types of buildings.

3.4 Croxton Farm house was built in 1793, described as a higher status house of the period. It is built in brick in a Georgian vernacular style. The site was developed as a farmstead during the late 18th century. Its first occupant was Thomas Gossage as identified in a newspaper article in the Chester Courant 28 May 1776. M.H. Lee in 1888 reported that some Roman bricks were found in 1866 when digging a hole to bury cattle beside Croxton Farmhouse.

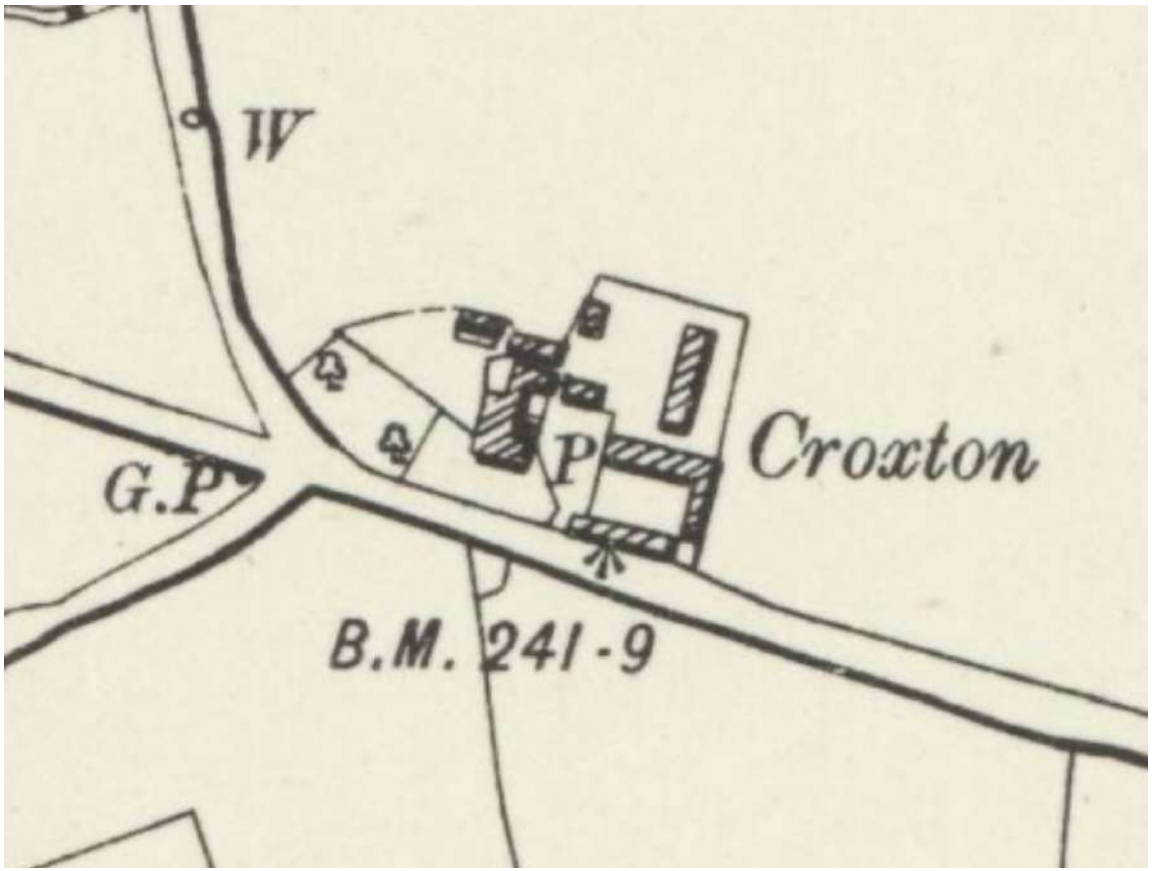
3.5 The Tithe Map for the Township of Hanmer, in the County of Flint and accompanying apportionment was dated 1840. The map identifies who owns the land, how the land was used and who tenanted it at the time. The farm is Plot 320, named on the Tithe apportionment as “Croxen House, Buildings, Garden and Stackyard’. The surrounding fields (316, 317, 318, 319, 321, 322, 323, 324, 325, 326, 337, 338, 610, 629, 630, 631, 644, 645) are called by names that reflected how the fields were used or cultivated. They were a mix of arable and pasture. The names included Brickfield, Crabtree Field, Yew Tree Meadow, Cloverfield etc and included the cultivation of oats, barley, wheat and potatoes. The fields had a mix of Welsh and English names. The land was tenanted by Mary Gossage. The land owner was Miss Constance Benyon. Miss Constance Benyon is assumed to be Constance Lydia Benyon (1805-1854). She was the daughter of Samuel Yate Benyon (1762-1822) KC of Ash Salop.



3.6 The Tithe Map (Fig. 4 above) shows the layout of the buildings in 1848. It shows the farmhouse and roadside barn. There is also an L-shaped outbuilding to the north of the roadside barn, but it is not the one that exists today. The outbuilding is not parallel to the roadside barn but it is set at an oblique angle. There is a courtyard between the house, roadside barn and L-shaped outbuilding. The Tithe Map does not show the entrance into the courtyard from the road, but it is assumed that it is between the house and roadside barn. The L-shaped outbuilding is set close to the east side of the roadside barn, creating a pinch point. This type of farm layout is an irregular courtyard layout with a threshing barn, with the building built around a yard for fattening cattle.



3.7 The farmstead is on the First Ordnance Survey Map, Six-inch to one mile, Flintshire Sheet XXIII Surveyed: 1873, Published: 1878 (Fig 5. above). This is more detailed. The more affluent times for the farm appeared to be in the middle to the late 1800's, and this would correlate with the erection of the buildings. This shows that the house has been extended to the north and is called Croxton, which suggests a house of high standing rather than a farmhouse as such. The farmhouse is segregated from the outbuildings by a wall, and a new outbuilding, a stable, has been erected between the outbuildings and farmhouse. It lies in a line with the rear outrigger of the house, suggesting they were built at the same time. A new L-shaped outbuilding is to the north of the roadside barn. This has been designed around a three-sided courtyard. There is a gate attached to the end of each building, and this is probably the access point for animals to enter and leave the courtyard. The house has an orchard to the northwest and trees to the south front garden adjacent to the road. The more formal entrance to the house is to the left west side of the roadside barn, as remains today. This is reflective of a regular courtyard farmstead with housing for dairy cattle in the L-shaped outbuilding.



3.8 The next map, the First Edition Ordnance Survey Map, Six-inch to one mile, Flintshire Sheet XXIII Revised: 1897, Published: 1900 (Fig 6. above) shows that four more outbuildings have been erected to the north of the farmhouse, stable and L-shaped outbuilding. The occupiers in the late 19th and early 20th century were Mr and Mrs William Large, who occupied the farm from 1887 until the mid 1930's. The farm remained in the family until the late 1960's. It was then farmed by the Moreton family. This layout remains broadly the same until 1972.



3.9 Google maps 2025 (Fig 7. above) shows that the L-shaped outbuilding is now linear, and the outbuildings are laid out as two parallel ranges rather than as a regular courtyard. There is a a modern corrugated open sided structure on the east of the former L-shaped building, used for storing machinery. The farm house is now a children's home.

3.10 The roadside barn

3.10.1 The roadside barn appears to have been a combination barn of late 18th or early 19th century date. There are few openings to the south, save for a double height threshing door opening and a small window to the left of what is perhaps another threshing door, now blocked off. The north elevation, facing into the courtyard has several openings. It has a double cart opening to the east, probably late 19th century or early 20th century, an off-centre double height threshing door, a further two cart shed openings of a similar age to the other two, a cattle door and 1940's hopper head metal window, and a stable to the east. There are three high-level openings that demonstrate that the upper floors were used for the storage of hay, grain and fodder. The hayloft was used to store hay or straw brought in from the summer. The cows were housed in winter. There also had to be room for milking twice a day.

3.10.2 Internally there are cross walls with inverted diamond shaped ventilation holes to either side of a central doorway. This suggests that there were specific areas set aside for the storage of hay. This is to the east upper floors of the barn. It is evident that at some point there has been a first floor, as there is a double skin wall to the outer walls and a brick cross wall that that ends at first floor level. The west section of the barn is compartmentalised with cross walls of brick, and it is evident that timber beams have been reused from a higher-status house. This is evidenced by the chamfered stop detailing. This is in the former cattle area. This area has been modernised following the change in regulations relating to cattle husbandry and welfare in the 1940's, as evidenced by the metal hopper head window, the orientation of the troughs, and the concrete floor. The stable at the west end of the barn, is relatively intact, and there is a lath and plaster ceiling to this area. It is assumed that this part of the barn was used to store fodder and hay at upper floor level.

3.10.3 The roof is a double purlin roof structure with exposed rafters and king post trusses, set at regular intervals. The trusses do not exist where there is a full height cross wall. The cross walls are all of brick. The threshing doors are oposing but there has been a floor inserted that is later than the threshing doors, suggesting that when threshing ceased, this area of the barn was repurposed. There is one earlier truss evidenced by the scarf pegged detail at apex level.

3.10.4 The barn is constructed of red brick laid in garden wall bond which is typical of the period. Internally some of the cross walls have been erected in a random bond. The building was built in the local brick but there are clearly areas that have been blocked off. This is most noticeable to the front south elevation, where a whole section of infill in orange brick is adjacent to the present threshing barn doors. The roof is of slate.



Fig 8. West gable end and south elevation facing the road.



Fig 9. East gable end and north elevation facing the courtyard.



Fig 10. The northern east side of the roadside barn – cart shed openings, evidence of an internal floor and double purlin roof with king post trusses.



Fig 11. The northern east side of the roadside barn – threshing doors to each side of the barn (facing north and south), an inserted first floor between them, brick cross walls with ventilation and double purlin roof.



Fig 12. The northern side of the roadside barn To the centre of the northern elevation there are a pair of cart shed openings, a hayloft door above, and on the south wall of this area there is an eating trough. Note the brick floor.



Fig 13. The northern west side of the roadside barn – a small shippon with an earlier timber window to the south elevation, a 1940's hopper head window to the north elevation and an inserted floor using a beam taken from a higher-status building.



Fig 14. The northern west side of the roadside barn – a stable, limewashed, lath and plaster ceiling, and a window to the west gable end.

3.11 The north outbuilding

3.11.1 The north outbuilding was a shippon, built in the last third of the 19th century at a time of High Farming. There are several openings to the south, but few to the north.

3.11.2 The 20th century saw a substantive change in farming practices which resulted in historic farm buildings being made redundant. The 20th century additions include prefabricated corrugated iron barns and concrete block. Hygiene regulations in the inter-war period resulted in new forms of cow house and dairy, which could explain the additions to this outbuilding. This is evidenced by concrete feeding areas, where the cows were tethered, the use of cement to line walls so that they were easier for cleaning, and additional ventilation and light created by metal hopper head windows.

3.11.3 The building has limited openings and doorways for cattle., and there are two sliding doors – one to go into the feed area and one on the north elevation. Internally this houses the modern mechanised milking parlour which compromises a deep central concrete pit for machinery, and which was installed possibly in the 1950's. It is adjacent to a small bay with feeding troughs. The concrete single storey outshut at the back may have been used for animal welfare where animals were assessed and given medicine in pens by the vet.

3.11.4 Internally there are no cross walls, and corners are curved so that the cattle may rub comfortably against them. The roof is supported by a mix of king and queen post trusses, set at regular intervals. It is a single purlin roof.

3.11.5 The barn is constructed of red brick laid in random bond and rooflights exist to the roof. This building is roofed in corrugated iron. The east gable end has been demolished and is open, covered by a large, corrugated iron barn.



Fig 15. The south elevation – few openings, concrete block addition to west of the brick barn, gable open to east end. The corrugated barn will be removed.



Fig 16. The west section of the building has concrete troughs and concrete floor behind a sliding door. The central photo shows the gable end to the west, showing the milking pit in the foreground, and the photo on the right shows the milking pit and the open gable end to the east in the background.

4.0 The significance of the heritage assets

4.1 The assessment of 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 – Croxton Farm outbuildings (curtilage listed buildings)

Evidential Value - High	The former farm complex survives to some degree in its intended form and layout as evidenced by historic mapping sources. In particular the roadside barn is least altered and is evident on the Tithe Map. The outbuildings have significance as functional buildings associated with cattle farming. The roadside barn is linear, and the north outbuilding was formerly L-shaped. They clearly relate to the farm group in terms of function and appearance, with an economic layout reflecting the way they were used during this period.	Overall significance **Moderate – roadside barn** **Low – north outbuilding**
Historical Value –High to Moderate *(Special Historic Interest)*	The buildings have historical and social interest in the identification of dairy farming of the late 18th to the 20th century as evidenced by the substantial investment and mechanisation of milking cows to create internal changes to the building during that period. This includes a milking parlour created in the c1950s. Animal welfare units and maternity pens are also evident. The roadside barn is probably contemporary with the house and is of high historic value as a former combination barn. The roadside barn is constructed in garden wall bond which was typical of the period. The north outbuilding has been extensively altered since it was built in the last quarter of the 19th century and is of moderate value, more for the understanding of the farming process and the efficiency of process during that period, but it is also of interest for the evolution of cattle husbandry and mechanisation of milking in the 20th century. The historic farmstead is associated with dairy farming, a key industry within the area and across in Cheshire and Shropshire throughout the 18th and 19th centuries. The buildings are curtilage listed for their association with Croxton Farmhouse, a late Georgian farmhouse, dated 1773.	
Aesthetic Value – Moderate to Low *(Special Architectural Interest)*	The roadside barn reads as a combination barn, with different openings characteristic of different uses within the same linear building. The building has inverted diamond shaped vents, timber doors and its solid to void ratio is high. The north outbuilding has been much altered in the 20th century and is not of any special architectural interest. The rural setting adds to its historical value. Its change of use articulates the change of agricultural circumstances in the 20th century.	
Communal Value - Low	Croxton Farm outbuildings have historic communal value associated with its farming use, and the farm itself was of historical communal value in the community, the wider farmland historically used for the Wynnstay Hunt. The buildings are redundant and have no use.	

4.4 Key Points of Significance:

- The relationship and context of the farm buildings that contributes to its group value with the former farmhouse.
- The planned courtyard farmyard layout and setting and the inter-relationship of buildings and former functions with each other. The farmhouse is detached and the farm group isolated.
- Its locally distinctive context in Maelor Saesneg, which defines its sense of place and which the farm group is characteristic of this area as part of the Maelor, Shropshire, Cheshire and Staffordshire Plain.

4.5 Of outstanding significance and particularly sensitive to change: -

- Nothing

Of high significance and extremely sensitive to change: -

- The aesthetic and evidential value of the farmhouse.
- The historic and physical relationship between the farmhouse and the farm buildings.
- The strong simple form of the farm buildings of local materials.

Of medium (moderate) significance and opportunity to change

- Existing 19th century windows and doors, ventilation patterns, purlins, trusses and cross walls within the buildings.
- Inter-relationship of buildings to each other.
- The roadside barn retains areas of significance such as the stable, cowshed and threshing doors.

Of Low (limited) significance and of limited heritage value and opportunity to change

- The 20th Century alterations to the shippon.

Of Neutral or no significance with neither positive nor negative features, of detracting from the building and opportunity to change

- Modern fixtures and fittings, the loss of the gable wall, modern farm structures.

4.6 The setting of heritage assets

4.6.1 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.

4.6.2 The effect of a proposed development on the setting of a listed building makes it necessary for the local planning authority to understand what that setting is – even if its extent is difficult or impossible to delineate exactly – and whether the site of the proposed development will be within it or in some way related to it.

4.6.3 The application site clearly forms part of the agricultural setting of the historic farmstead. The application site forms part of the eastern surroundings in which the heritage asset is experienced, which has not really changed to any significant degree over time.

4.6.4 The experience of the heritage asset itself in that physical place, is still strongly representative of a historic roadside farmstead, where the interrelationship and co-visibility of Croxton Farmhouse and the outbuildings are still experienced from the road.

4.6.5 Croxton Farmhouse is set back from the road with the roadside barn set close to the roadside. The outbuilding to the north is set much further back into the site. The roadside barn is visible when travelling along the A525. It is read as an agricultural building, with a former use as threshing barn. It has open fields to the south beyond the road and to the east. It is very much read as an expected piece of built form within the dispersed settlement features that are characteristic of this part of Maelor Saesneg.

5.0 Impact of The Development Proposal on The Heritage Assets

5.1. The application proposes the conversion of the outbuildings to two private residential dwellings.

5.2 **The roadside barn**

- The roadside barn is the largest building within the application site, and it is proposed that 1 dwelling will be created within it.
- It is two storeys in form and, due to its size and scale, lends itself well to conversion to residential use.
- It is proposed that the new windows are simple, with no glazing bars so that the agricultural character is retained and the scheme is not overly domesticated in character.
- Cart shed openings are to be subdivided into three glazed panels, with two used as doors.
- The threshing barn entrance is to be subdivided horizontally into two because of the double height of the opening. Each section will be subdivided into four glazed panels. The threshing doors will be retained.
- The hayloft doors will be retained and repaired.
- The shippon door will be solid timber, ledged and braced.
- The stable door is to be retained and made good or replaced like for like.
- A number of rooflights are proposed to light the interior. These are to the north and south roof planes. They are vertically aligned and top hung and can also have a central glazing bar if required.
- Internally the more significant space to the ground floor is the former stable area and the former threshing area, which would have been double height.
- The volume of the threshing barn area is fully utilised.
- A wood burning stove will be installed. A small black flue will be added to the north elevation.

5.3 Windows and doors to sit within these openings should be of an appropriate material. Timber boarded doors with simple ironmongery including strap hinges is suggested to function as shutters to the frontage. Windows could be painted timber or aluminium may be a possibility. The proposed glazing is simple and appropriate to the proportions of the openings and the character of building. These details could be secured by condition for agreement with the Conservation Officer.



Fig 17. Left: The roadside barn as proposed. Right: An example of how a large opening can be treated in Historic England's guidance note on Adapting Traditional Farm Buildings.

5.4 North outbuilding

The north outbuilding is a single storey building within the application site, and it is proposed that 1 dwelling will be created within it.

- It is a linear building that lends itself well to conversion to residential use.
- It is proposed that the new windows are simple, with the hopper head windows replicated either in timber or aluminium in order to retain the existing character of the shippon.
- The doors will be solid timber ledged and braced.
- A small number of rooflights are proposed to light the interior. These are to the north and south roof planes. They are vertically aligned and top hung and can also have a central glazing bar if required.
- The gable end is to be treated in a contemporary manner. The north elevation will have a brick plinth and horizontal timber cladding to eaves level. If necessary, this could be from ground to eaves level.
- The new east gable end has full glazing from plinth to apex, representing the change of use in an honest and creative way. New openings are simple and vertical in emphasis, with chunky timber frames. The windows do not have any glazing bars.
- The solid to void ratio is retained to the original outbuilding and is reversed to the new gable end.
- Internally there are concrete floors, and the milking parlour has been dug down into the floor by approximately a metre or so. There are few internal features that survive from the original period of construction.
- The trusses are important features that contributes to the outbuilding's character. These will be retained.
- A wood burning stove will be installed. A small black flue will be added to the north elevation.
- A positive intervention is the removal of asbestos roof sheeting and replacement with slate. The existing roof replacement will result in a high quality and appropriate material finish and will bring a heritage benefit to the wider site.
- The rear elevation of the building is arguably the least important of the two elevations, and there a small number of openings proposed. These will mirror the detailing to the front.

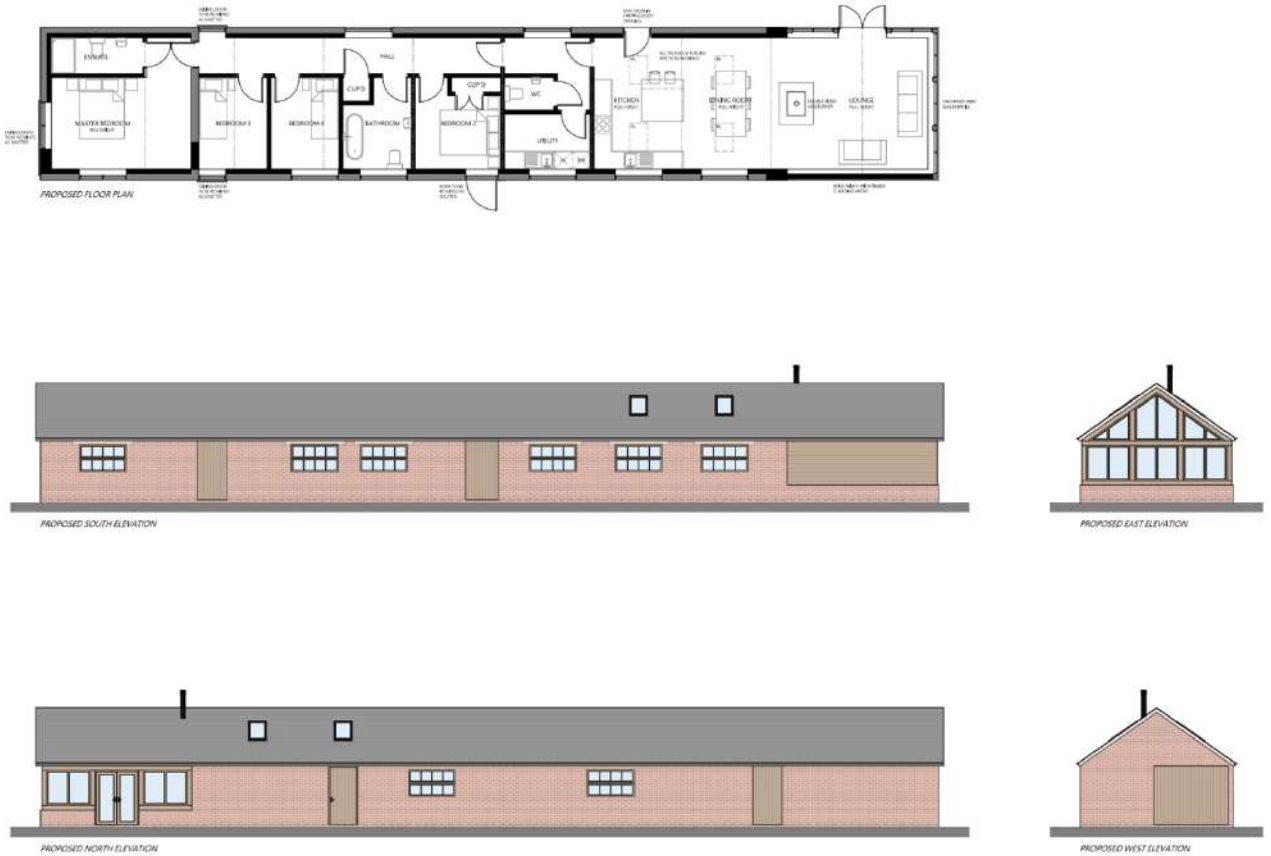


Fig 18. North outbuilding as proposed.

5.5 Impact assessment on significance

Proposal	Features affected	Heritage values	Significance	Scale of Change	Heritage Impact	Justification
Change of use to residential	The outbuildings	Historic Evidential Aesthetic Communal	Roadside barn – **moderate.** North outbuilding **– low.**	Moderate externally, major internally.	Positive – some elements of less than substantial harm, and positive aspects, such as repair and re-use, resulting in neutral harm.	The buildings are unlikely to have an agricultural end-use again. The optimum viable use is for residential accommodation. The buildings lend themselves to sensitive residential conversion. The proposed single unit to each building successfully utilises the original form and layout of each building with full height volume retained to some degree to the roadside barn. Features that are significant, such as the original trusses and brick internal walls, will be repaired. The roof repair is integral to the survival of the structure. Roof insulation is a necessary requirement to facilitate the reuse of the building to residential. It should be noted that the roof will not be raised to facilitate insulation, and any ventilation will be inconspicuous and under eaves. Please note the roof has been altered in the past – there are new rafters. The roofs to each building will be insulated, as will the floor. 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; instead a lime based mortar will be utilised for any repair or rebuilding / repointing of brickwork.

Proposal	Features affected.	Heritage values	Significance	Scale of change	Heritage Impact	Justification
New addition to north outbuilding.	East gable and north elevation	Aesthetic	Low	Moderate	Moderate – considered to be positive.	The new addition is located on the east gable, but it will also have an impact on the north elevation and the south elevation. The historical evidence and present status quo of the outbuilding instigated several design options. Various layouts were set out, where the design process evolved. The outbuilding's solid-to-void ratio works for animals and storage, but not for domestic use. Rather than punch several new openings into the outbuilding, which would affect its former functional understanding and its special interest, the design team looked at ways in which the gable end could be reinstated. Their goal was to reflect the spirit of the scale and massing of the existing structures, but with a reversal of the solid-to-void ratio so that light could enter the building without compromising the understanding of the previous functional use of the outbuilding. The least impactful area where the extension could go, in terms of the setting of the outbuilding 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 outbuilding and for the setting of both the outbuilding and Croxton Farm outbuildings. It hides light-filled accommodation behind it, retains the solid character and views of the outbuilding from the courtyard and from within the site, and has little impact on the setting of Croxton Farm farmhouse or outbuildings, and is an aesthetic improvement. The solid to void ratio and overall mass of the façade, and the creative interpretation of evidence based on the historic layout, allows the outbuilding 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 openings to the roadside barn. Thus, the impact is minimal on the south elevation but more impactful on the north elevation. The openings will not change in size and are sympathetic in design. The treatment of these openings allows the solid to void ratio of the roadside 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	The changes involve the insertion of staircases and partitions to facilitate the new use. Floors are currently concrete, and a new floor with DPC will replace this. Most of the changes are of no significant aesthetic or historical value. Changes will necessarily be inevitable given the change of use from agricultural to dwelling. The change of use needs to reflect the requirements of present living standards. The present outbuilding was used for the storage of hay and machinery. Services can be easily provided to the outbuildings, given their 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. It is recommended that these elements are conditioned. 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. There will be a cavity between the external internal walls and inner leaf for insulation. It is recommended that these elements are conditioned.

						In correspondence with plan layout and functional requirements, every element of the façade 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 19. 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.

5.6 The setting of Croxton Farmhouse (Grade II) and outbuildings

The significance of this building is derived from its original function as a late 18th century Georgian farm house, and its scale, plan form, and materiality, and its long association as a farm for many centuries. Its status as a yeoman former farmhouse has influenced the development of the associated outbuildings.

The proposed development would result in a visible change to each building. It is not felt that the visual aspects of the development will adversely impact on the significance of the former farmhouse. The buildings will continue to be visible in its historic courtyard setting.

The new access is from the north, behind the farmhouse, This is an existing access that will not diminish the experience of arrival to the farmhouse or outbuildings.

The courtyard will be retained and kept as is.

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.

5.7 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, and this aspect should be given due weight.

2. The scale of change to the outbuildings are 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 outbuildings have been well-considered in the 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 outbuilding or the setting of the outbuilding and Croxton Farm Outbuildings. Weighing up the effect, these alterations preserve the character and appearance of the outbuildings, 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 two traditional outbuildings at Croxton Farm into two private residential dwellings. Croxton Farmhouse is a Grade II listed building and the application outbuildings are 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 each outbuilding's original function and the subsequent conversion to a private residential dwelling. It allows the outbuildings and a small area of land around it to be used in a beneficial and appropriate way that is generally well-contained. 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 because the scheme is sensitive and well considered.

• The proposal establishes a beneficial and long term sustainable use for the outbuildings, which secures their future.

• 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 to the outbuildings would be a natural extension to the present use of the site. There would be a slight change to the setting of the farmhouse and each outbuilding by virtue of the alteration and change of use of the land from agricultural to domestic. The way in which Croxton Farmhouse, and the former farm courtyard is experienced would change because of the proposal, but not in a way that makes the historic function of each building less understood. The courtyard will remain open. Croxton Farm would remain experienced and appreciated as a site of interest when travelling along the A525, and its contextual and functional relationship to the surrounding historic farming landscape and its contribution to the dispersed settlement character of the area would be preserved.

6.4 The application should respectfully be supported.