

Statement of Significance

Access Track

Full Application

Wychwell Farm, Wapley Hill, Westerleigh, South Gloucestershire,
BS37 8RJ

July 2023

Introduction

A second access track is proposed at Wychwell Farm and is the subject of this planning application (partially retrospective). Wychwell Farmhouse is Grade II Listed. Historic England's official list entry is included below.

List Entry

WYCHWELL FARMHOUSE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1211547**

Date first listed: **15-Aug-1985**

List Entry Name: **WYCHWELL FARMHOUSE**

Statutory Address 1: **WYCHWELL FARMHOUSE, WAPLEY HILL**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **WYCHWELL FARMHOUSE, WAPLEY HILL**

The building or site itself may lie within the boundary of more than one authority.

District: **South Gloucestershire (Unitary Authority)**

Parish: **Dodington**

National Grid Reference: **ST 70891 79916**

Details

ST 77 NW DODINGTON C.P. WAPLEY HILL (west side)

5/85 Wychwell Farmhouse

- II

Farmhouse. Late C17 with later alterations and additions. Sandstone and limestone coursed rubble with limestone dressings, rendered to left, double Roman tiled roof with brick gable stacks; pantiled and double Roman tiled addition to left, corrugated iron roofed single storey addition to right. Former through passage plan. 2 storeys and 3 windows, ground floor has two 3-light casements, each with ovolo mullions, surround, cornice, 3-pane lights with loopcatches, central plank door with glass insertion in moulded stone surround, flat stone hood on wrought iron brackets, first floor has 2 outer windows as at ground and central similar 2-light window, all openings with relieving arch; single storey addition to right has door and 4-pane window, lower 2-storey former kitchen to left has single storey lean-to, 2 plank doors and one C19 2-light casement. Left return has single storey lean-to with stable door in chamfered wooden frame; right return has C19 2-light casement with timber lintel at attic level. Rear has single storey rendered addition with C19 4-pane casement and two C20 windows, ground floor has 3-light window to left as on front, rear passage door, blocked, central 2-light window at first floor as on front, door in addition to left. Interior: chamfered beams, straight stair to left of passage, forked at first floor level, front right room has cupboards with shaped shelves to each side of fireplace. Former kitchen has heavy fireplace lintel with oven to rear.

Listing NGR: ST7089179916

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **395956**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Heritage Category:	Listing
List Entry No :	1211547
Grade:	II
County:	
District: South Gloucestershire	
Parish: Dodington	

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	ST 70891 79916
Map Scale:	1:2500
Print Date:	27 July 2023

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This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Name: WYCHWELL FARMHOUSE

Analysis

The List Entry details the elements of the building that give it special architectural interest.

On site, the farmhouse has a well-defined rear curtilage (marked by a boundary stone wall). Further separation between the residential and agricultural uses is established by Barn A, positioned off the west edge of the farmhouse curtilage, which is built to a domestic scale and provides a visual buffer. These factors combined aid in separating the domestic uses of the farmhouse and its curtilage from the agricultural buildings and uses on the farm complex.

The partitioning of the site between agricultural and residential uses, and the well-defined rear curtilage, limit the setting of the listed farmhouse. The layout of the application track does not pass through the immediate setting of the farmhouse. The track's layout and landscape planting mean it will not be visible from the rear curtilage and will not have a detrimental impact on the characteristics that have attributed to the farmhouse's listing.

In terms of the effect of the track on the wider setting, it is of a width and nature that are agricultural in character and will not detract from the rural setting of the farm.

Conclusion

The proposed track will preserve the architectural and historic character of Wychwell Farmhouse because it is rural in nature and is not experienced within the immediate setting of the host listed building.