



Heritage Impact Assessment

Barn Conversion to a Veterinary Practice

Haywood Farm, Haywood Lane, Cheswardine, Market
Drayton, TF9 2LW

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BERRYS

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PROJECT

Conversion of Barn to additional veterinary practice rooms, animal pens and storage.

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1. Introduction

- 1.1 This report has been prepared to accompany the planning application for the conversion of a section of the barn range at Haywood Farm to support the expansion of the growing veterinary practice.
- 1.4 The purpose of this report is to understand and assess the significance of the farmstead and surrounding heritage assets. An assessment of the impact to these heritage assets has also been made to comply with paragraph 194 of the NPPF.
- 1.5 This Heritage Impact Assessment (HIA) should be read in conjunction with the other supporting planning documents and drawings prepared by Berrys and other consultants.

2. Methodology

- 2.1 The methodology in this report will be based upon Historic England's *Good Practice Advice in Planning 2 – Managing Significance in Decision-Taking in the Historic Environment*, *Good Practice Advice in Planning 3 – The Setting of Heritage Assets* which sets out a five-stage approach to decision making and *Adapting Traditional Farm Buildings: Best Practice Guidelines for Adaptive Reuse* which details how traditional farm buildings may be retained and enhanced through sympathetic development.
- 2.2 This report has primarily been produced through desktop research, using relevant secondary sources including:
- Historic Environment Records (HER)
 - Historic England National Heritage List England (NHLE)
 - National Library of Scotland (online resource)
 - Shropshire Archives
 - UK Census Records (online resource)
- 2.3 A site visit was undertaken for photographs, and to assess the significance and setting of the heritage asset/s identified. The conditions were overcast but dry.
- 2.4 The assessment is primarily a desk-based study that has utilised secondary sources derived from a variety of published sources. The assumption has been made that this data is reasonably accurate. The records held by the HER and historic maps are not an infinite record of all heritage assets, but a record of the discovery of historic features.

3. Identifying Heritage Assets

3.1 The NPPF (Annex 2 Glossary) defines a heritage asset as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)”.

3.2 The Local Planning Authority specifically highlights farm buildings as a potential heritage asset in the *Draft Historic Environment SPD*:

“Historic buildings, structures and features which can often be considered as non-designated heritage assets include pre-1940s buildings and structures (including traditional farm buildings)”

3.3 The development site, the western wing of the Barns at Haywood Farm (henceforth referred to as the ‘Site’) is a single-storey redbrick wing of a larger E-plan range of barns.

3.4 The farmstead, including Haywood Farmhouse and barns, has been recorded as a non-designated heritage asset during Shropshire Council’s Historic Farmstead Characterisation Study 2008-10 (HER No: 24975).

3.5 There are no designated heritage assets within the locality of the Site, the closest of which is the Cheswardine Road Bridge crossing the Shropshire Union Canal approximately 750m south-west of the Site. The closest conservation area to the Site is Cheswardine, approximately 1.5km southeast.

3.6 Figures 1 and 2 summarise the context of the Site in relation to relevant heritage assets.

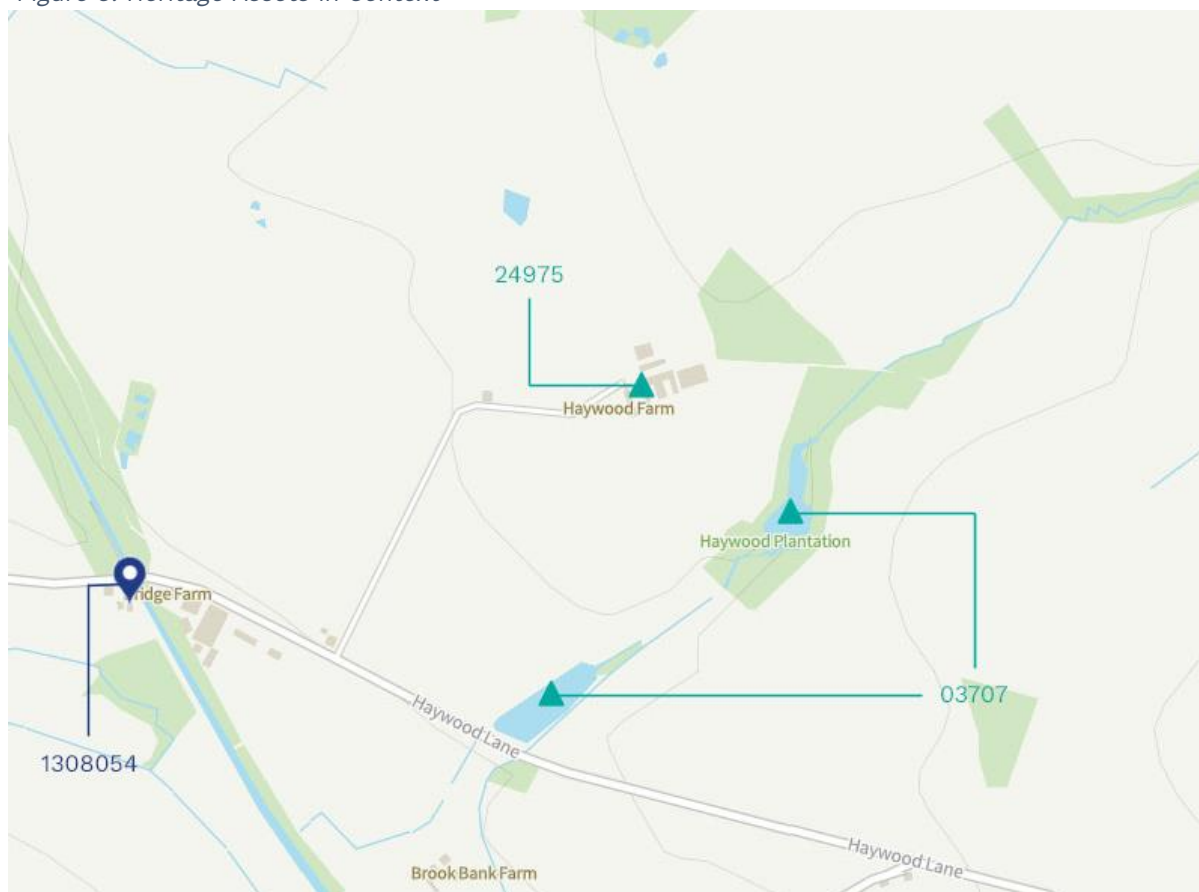
Figure 1: Non-designated Heritage Assets



Heritage Asset	HER No.	Description
Haywood Farm	24975	Haywood Farmstead. Regular courtyard E-plan with covered yard and large modern sheds.
Millponds	03707	Three millponds and remains of an associated medieval damn and stone slipway.

Figure 2: Designated Heritage Assets

Heritage Asset	Listing No	Designation	Description
Cheswardine Road Bridge	1308054	II	c.1830 Thomas Telford and Alexander Easton road bridge over Birmingham to Liverpool Junction Canal. Dressed sandstone with ashlar dressings.

Figure 3: Heritage Assets in Context



-  Designated Heritage Asset
-  Non-Designated Heritage Asset

4. Planning Policy

4.1 Planning decisions should be taken in accordance with local plan policy unless material considerations indicate otherwise, Section 38(6) of the Planning & Compulsory Purchase Act 2004 refers. This statement is written in the context of the following legislative, planning policy and guidance:

- Ancient Monuments and Archaeological Areas Act (1979)
- Planning (Listed Buildings and Conservation Areas) Act (1990)
- National Planning Policy Framework (2023) *'NPPF or The Framework'*
- National Planning Practice Guidance: *Conserving and enhancing the historic environment (2021)*
- Conservation Principles: *Policies and Guidance for the Sustainable Management of the Historic Environment (2008)*
- Good Practice Guide 2: *Managing Significance in Decision-Taking in the Historic Environment (2015)*
- Good Practice Guide 3: *The Setting of Heritage Assets (2017)*
- Advice Note 10: *Listed Buildings and Curtilage (2018)*
- Advice Note 9: *The Adaptive Reuse of Traditional Farm Buildings (2017)*
- Best Practice Guidelines for Adaptive Reuse: *Adapting Traditional Farm Buildings (2017)*

4.2 Section 16 of the NPPF contains policies for conserving and enhancing the historic environment. In particular, para. 197 of the Framework is applicable:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

4.3 The following policies from the Shropshire Local Development Plan Framework are relevant inclusive of the Draft Historic Environment SPD:

Core Strategy 2011

- CS6: Sustainable design and development principles
- CS17: Environmental Networks

SamDev Plan 2006-2026

- MD13 Historic Environment
- MD2: Sustainable Design

4.8 It should be noted that Shropshire Council is currently undergoing a review of its Local Plan Review which will replace the Core Strategy and SAMDev Plan and will cover a plan period of 2016-2038. The key policy in the emerging plan which may attract some limited weight in advance of the adoption is:

- DP23 Conserving and Enhancing the Historic Environment

5. Historic Development and Significance

- 5.1 The Site at Haywood Farm is an isolated farmstead, situated in the parish of Cheswardine, approximately 1.5km northwest of the village.

History

- 5.2 The village of Cheswardine was recorded in the Domesday book as “*Chesewordin*” as manorial lands held by Robert of Stafford. The villages name originates from old English, translating to cheese-producing settlement.
- 5.3 The Church at Cheswardine, was noted as a gift to the Haughmond Abbey by Henry II during the establishment of the order in 1172, along with the mill at Cheswardine. Whilst no further documentation relates to the mill, earthworks approximated 200m to the south and southeast of the Site have been attributed to this former mill. 3no. mill ponds collated water which fed the mill in the absence any local streams, whilst also channelling the water to prevent over-saturation of cropped areas. Evidence of 2no. of these ponds remains with a later medieval stone damn visible just above the overgrown surface.
- 5.4 The village, an extension of a previous ancient fortification, was again fortified in 1250 with the establishment of Cheswardine Castle to the north of the Church. W. Hollar’s Map of Shropshire from the C17 indicates that Cheswardine continued as a fortified settlement throughout the medieval period.

Figure 4: W. Hollar's, C17 Hundreds of Shropshire



- 5.5 Little documentation is provided for the lands surrounding the village during the late medieval period. By the early C18, the mill had been removed leaving a fishpond and dry pit. Much of the land surrounding Cheswardine, including the Site was held by the Earl of Shrewsbury in the Cheswardine Estate.
- 5.6 The earliest cartographic evidence for the Site available is the Tithe Map of 1842, on which the farmstead of Haywood is named. The Tithe records indicate that the farmstead consisted of a farmhouse and garden, an L-Shaped Barn, a smaller store and “big barn yard”. The farm tenancy also totalled around 105 acres of mixed arable and pasture land. This original farmstead was situated at the location of the later redeveloped agricultural workers dwellings, now known as 11 and 12 Haywood Lane.

Figure 5: Tithe Map 1842

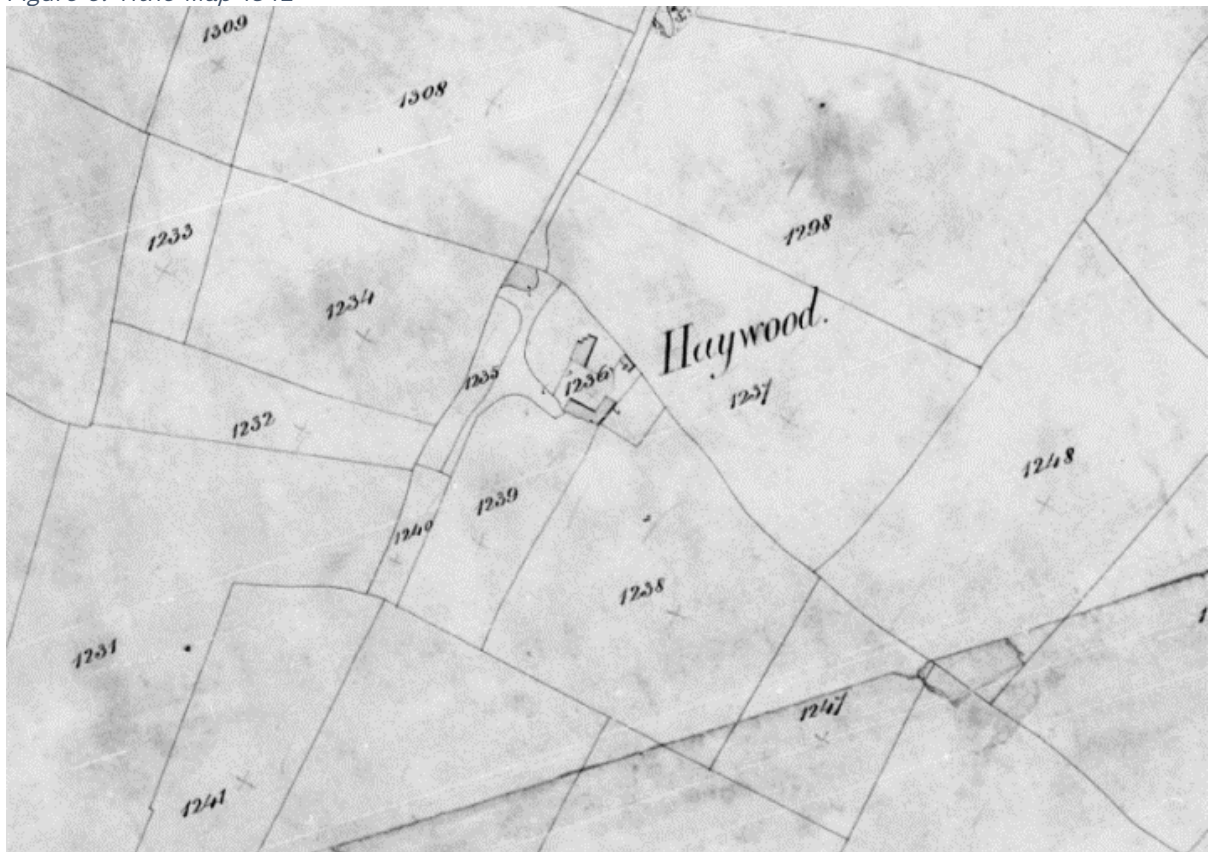


Figure 6: Original date stone of 1745 Above the date stone of the former farmhouse's redevelopment to agricultural workers dwellings in 1910



5.7 By 1880, a new farmstead had been established, approximately 200m east of the original farm. Map regression indicates that this was a move towards the new model of farming, with an E-plan range of barns creating covered yards between each of the wings. This demarks the farms strategic move towards more intense cattle and milk production.

Figure 7: OS Map 1880

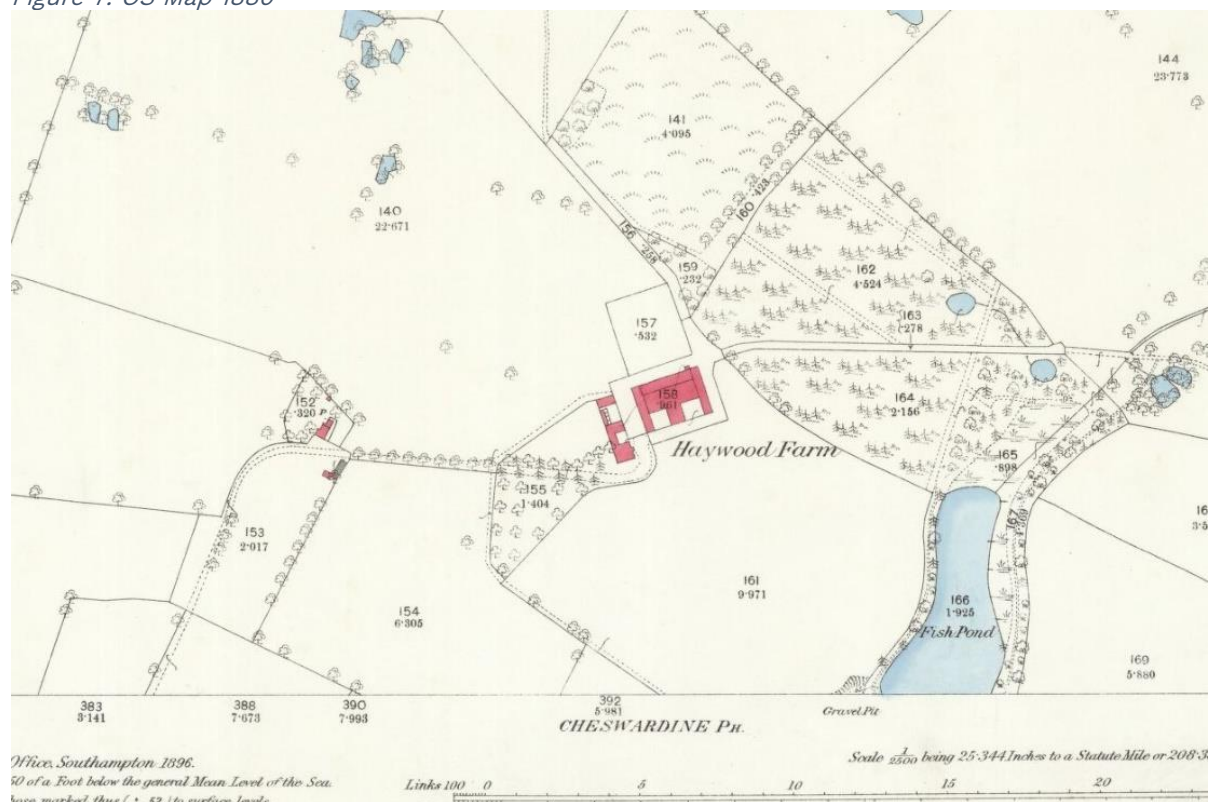


Figure 8: Aerial View of E-Plan Barn Range



5.8 The farmhouse was also established as a larger 5no. bedroom house with 3no. reception rooms and separate kitchen and scullery. Census returns reveal that in 1901, the revenue from the farm was also sufficient to provide for 2no. domestic maids at the house, along with 2no. carters for transferring produce to the towns of Market Drayton and Newport

Figure 9: Haywood Farmhouse Viewed from Farmyard



5.9 Following the establishment of the farm, little change to the barn range occurred, with changes concentrated initially towards the former farmstead, as the original farmhouse was rebuilt to form a pair of agricultural workers dwelling in 1910, occupied by the farm's cow men and families. 3no. Dutch barns were also added to further extend the farm's cattle provisions.

Figure 10: OS Map 1926

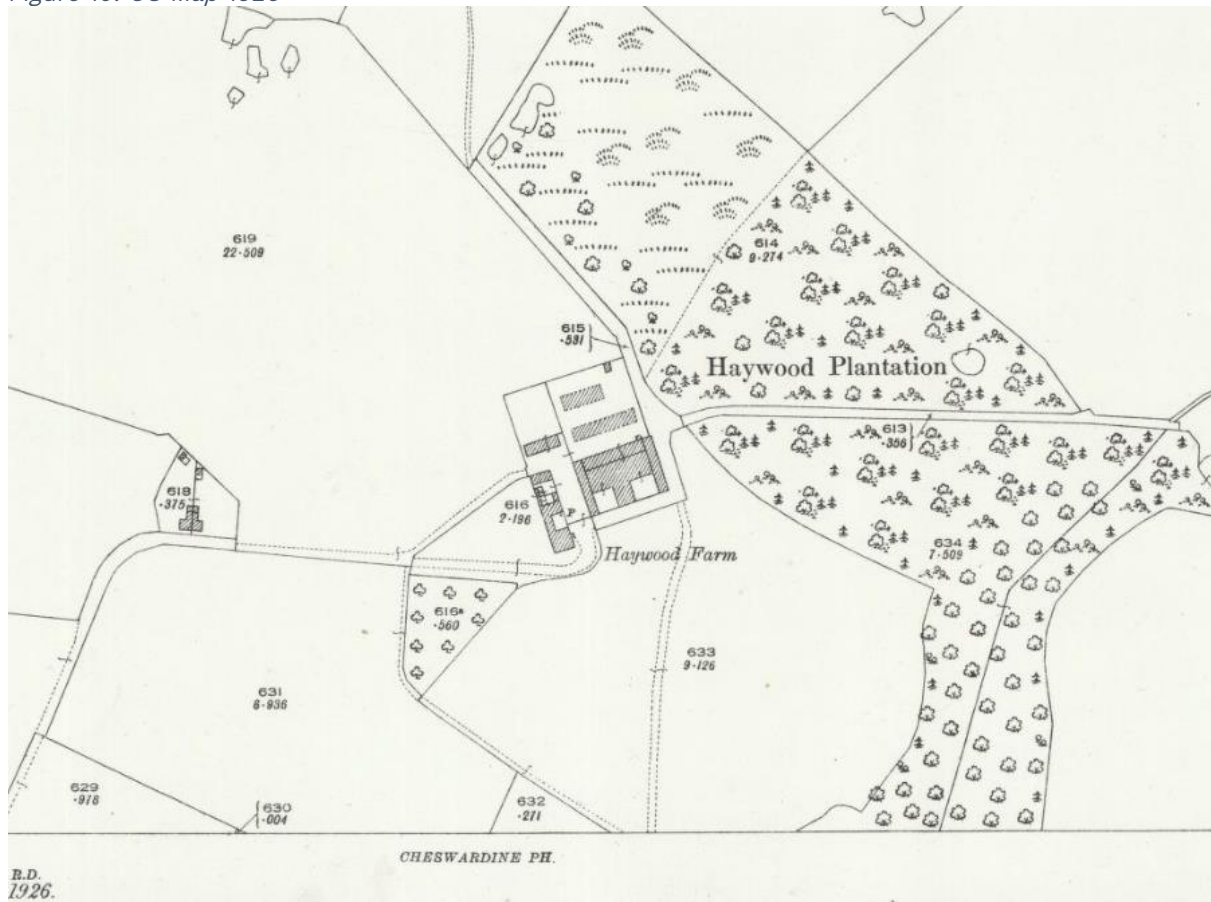


Figure 11: 11 and 12 Haywood Lane, Pair of Cottages Built in 1910 on Location of Former Farmstead



- 5.10 Haywood Farm continued in the ownership of the Cheswardine Estate until its sale in 1963. The sale listed the farm as having expanded to 270 acres, with “*ties for 93 [cattle] in total, loose boxes, dairy, oil store, tractor shed, barns, deep litter house etc*”,¹ and the pair of “*unmodernised*” cottages on the driveway.
- 5.11 In recent years, little has changed across the farmstead from the C20. Updates in cattle management have led to the removal of the covered yards, better revealing the E-plan of the remaining barns. The farmstead has also diversified to house a farm veterinary practice which now wishes to expand its operation.

Figure 12: Dutch Barn Adjacent to Back of E-plan Barn Range



¹ Shropshire Archives, *Sale Particulars for the Cheswardine Estate*, Ref: XSC/47/28

Significance

5.12 Significance is defined in Annex 2: Glossary of the NPPF as;

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

5.13 Haywood farmstead has been identified as a non-designated heritage asset during the *Shropshire Farmstead Characterisation Study 2008-2010*, having been identified on the First Edition OS Map of 1880 (See figure 7).

5.14 The farmstead has some local historic interest for its evidence of the changing agricultural practices of the area and the Cheswardine Estate. The relocation and expansion of the farmstead provides evidence for the amalgamation of farms in the area during the C19, following national trends of farming intensification. It also gives an insight into the progressive attitude towards agriculture on the estate, with radical changes to farming practice, resulting from the model farm movement. Therefore, the farmstead is significant for its contribution to this historic understanding.

5.15 Haywood Farmstead also holds architectural interest as a good example of a C19 model farm for intensified milk and beef production. Whilst the covered yards have since been removed, the remaining E-plan buildings provide an insight into the planned layout of the model farm buildings. The surrounding C20 barns do not add to this architectural or historic interest.

Figure 13: Southern Wing of E-Plan Barns, Adjoining 2no. Storey Connecting Wing



6. Heritage Impact Assessment

6.1 The National Planning Policy Guidance (NPPG), helps to define what constitutes harm and how to assess the impact. It explains that:

'It is the degree of harms to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.'

6.2 National guidance for identifying heritage values is set out in Historic England's *Conservation Principles*, 2008. A revised draft was consulted on in 2017 incorporating amended definitions of these 'values' to reflect the terminology adopted in the NPPF. Both versions of the document are therefore referred to.

6.3 Established case law has determined that:

"Statutorily....preserving the character or appearance of an area is achieved either by a positive contribution to preservation or by development which leaves the character or appearance unharmed, that is to say preserved.²"

6.4 The term 'preserving' does not constitute 'no change' as Historic England guidance confirms "*change to heritage assets is inevitable but it is only harmful when significance is damaged*". Thus, the concept of change is accepted as part of the evolution of the historic environment. However, it is whether the change is therefore neutral, harmful or beneficial to the significance which is to be determined.

6.5 Stage 3 of the National Farmstead Assessment Framework asks the assessor to consider the *capacity for change*. This can be affected by the following:

- *the scale and layout of the whole site in its landscape setting*
- *the scale, layout, construction and condition of individual buildings, and the provision of natural light to them*
- *the costs, robustness, and supply of traditional building materials*

² South Lakeland v Secretary of State for the Environment [1992] 2 AC 141

Figure 14: South Elevation of the Site



6.6 The principle of converting the southern wing of barn range to ancillary veterinary use will ensure that the understanding of the barns agricultural use is retained. The existing range was originally designed as part stables and part calf houses and loose boxes, for the segregate and treatment of calving and unwell cattle. Therefore, the proposed use to support the established agricultural veterinary practice at the farm is in keeping with the historic use of the barns.

Internal Alteration

6.7 Internally the barns have undergone various stages of alteration, including the bricking up of doorways, installation of roof lights, further internal division with breezeblock walls, and the concreting over of the original brick and tile floors. Little internal historic fabric beyond the walls and roof structure has been retained. This has increased the barns capacity to accommodate change.

Figure 15: Interior of Barn Including Breezeblock Partition Wall and Brick-up Doorway



6.8 The proposal seeks to respect the existing compartmentation of the range, through the reuse of existing brick-built partitions. The only internal wall proposed for complete removal is a mid-C20 breezeblock wall which does not contribute to the historic interest of the barns. Furthermore, internal brick partition walls will remain uncovered. This will retain legibility of the building's previous individual stalls and therefore historic interest, whilst reopening existing openings, creating new doorway openings and a corridor linking these will allow the building to achieve its new use.

Figure 16: Internal Brick Built Partition with Blocked Up Doorway Proposed for Reopening



6.9 Internally, the space will require a refit to provide the required facilities for an agricultural veterinary practice. This will include additional insulation, full electrical installation and plumbing, and levelling floors. The original brick floor covering has already been disrupted through the removal and addition of internal walls, whilst many of the bays floors have been concreted over. Therefore, although further work will result in additional disruption to this historic fabric; it will not result in a further loss of interest and understanding of the building's historic and architectural significance.

Figure 17: Existing Poured Concrete Slab Over Original Brick Floor



Figure 18: Existing Concrete Slab over Brick Floor, Part of Which Has Since Been Removed.



Exterior Alteration

- 6.10 To facilitate the barn's conversion, external alterations will be required to upgrade the buildings change of use to an office and animal care facility. This will include the bricking up of some external doorways. The historic timber plank doors will be retained and pinned against the walls of their former locations to provide legibility of the barns former layout.
- 6.11 The upgrade of existing windows will also be required to facilitate the conversion. The existing windows are a combination of C20 metal framed single glazed units, late C20 skylights and unglazed window openings. The upgrade of barns will require upgrade of all window openings with the use of double-glazed timber framed casements. Additional rooflights, in line with those added to the east elevation during the mid-C20 will also be added to provide additional light to the workspaces. These will remain in the conservations style. Whilst there will be a loss of historic fabric through the removal of roof tiles, and replacement of C20 metal windows, these alterations will maintain the agricultural utilitarian character of the barns whilst also allowing the building to reach its optimum viable use.

Figure 19: Existing Window Opening



6.12 Finally, the existing yards will continue to be used for parking, in conjunction with parking for the existing veterinary buildings. This has historically been the main access for these barns, and so the appreciating and experience of the barns will not change. As the Site currently has ample parking capacity, no further parking facility will be required resulting in no further change to the exterior of the barns and the character of the farmstead.

Figure 20: Entrance to the Existing Farmyard Parking Area



7. Conclusion

- 7.1 The barns at Haywood Farm are a non-designated heritage assets in conjunction with the wider farmstead and contribute to the understanding of the Site as a C19 model farm.
- 7.2 The application seeks to ensure the long-term retention of these barns through the conversion of one of the ranges to extend the existing agricultural veterinary practice. The proposal seeks to provide a suitable reuse of the barn that will retain the understanding of the barns former use and its agricultural character, safeguarding appreciation of the Sites historic and architectural interest.
- 7.3 The barn conversion has been specifically designed to minimise the loss of historic fabric and ensure the retention of architecturally interesting features such as the original timber plank doors and arch headed openings.
- 7.4 The concept of change is accepted as part of the evolution of the historic environment. However, it is whether the change is therefore neutral, harmful, or beneficial to the significance which is to be determined. In accordance with paragraph 203 of the NPPF, *“a balanced judgement”* is required regarding the scale of harm and the significance of the heritage asset and any reduction in significance, thus harm does not require the same test to be outweighed by public benefits.
- 7.5 The adaption of the building to facilitate the barn’s reuse will result in some loss of significance due to its loss of some visible historic fabric such replacement of the C20 windows and internal insulation of some exterior walls. However, this is, justified through the retained legibility of the barn’s former use and retention of the barn ranges E-plan layout. Therefore, this low level of harm should be weighed against the benefit of securing the building’s optimal viable use and long-term retention.