# Cefn Park, Wrexham

## Heritage Impact Assessment

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# 1. Non-Technical Summary

This Archaeological and Heritage desk-based assessment has been prepared to support the consideration of this site for future development. This study examines the cultural heritage potential of the proposed development site and the surrounding areas. The site was found to contain potential for previously unrecorded archaeological remains relating to the Medieval, Roman and Post-medieval to Industrial periods, due to the known evidence found of the application site and surrounding areas. Intervisibility has been identified with the Cefn Park assets with the application site. A programme of archaeological mitigation has been advised, with any further archaeological work being undertaken in accordance with the standards and guidance from the Chartered Institute for Archaeologists, and a Written Scheme of Investigation agreed in advance with the Clwyd-Powys Archaeological Trust. Preservation of Historically Important Hedgerows is also recommended, with sympathetic design to allow for screening between designated assets and the application site.

*Paratowyd yr asesiad desg Archeolegol a Threftadaeth hon i gefnogi ystyried y wefan hon i'w datblygu yn y dyfodol. Mae'r astudiaeth hon yn archwilio potensial treftadaeth ddiwylliannol y safle datblygu arfaethedig a'r ardaloedd cyfagos. Canfuwyd bod gan y safle botensial ar gyfer gweddillion archeolegol nas cofnodwyd o'r blaen yn ymwneud â'r cyfnodau Canoloesol, Rhufeinig ac Ôl-ganoloesol i Ddiwydiannol, oherwydd y dystiolaeth hysbys a ddarganfuwyd o safle'r cais a'r ardaloedd cyfagos. Mae anweledigrwydd wedi'i nodi gydag asedau Parc Cefn gyda safle'r cais. Cynghorwyd rhaglen lliniaru archeolegol, gydag unrhyw waith archeolegol pellach yn cael ei wneud yn unol â safonau a chanllawiau'r Sefydliad Siartredig Archeolegwyr, a Chynllun Ymchwilio Ysgrifenedig y cytunwyd arno ymlaen llaw gydag Ymddiriedolaeth Archeolegol Clwyd-Powys. Argymhellir hefyd cadw Gwrychoedd sy'n Bwysig yn Hanesyddol, gyda dyluniad cydymdeimladol i ganiatáu sgrinio rhwng asedau dynodedig a safle'r cais.*

# 2. Introduction

This Heritage Impact Assessment has been prepared by Samantha Hilton, (PCIfA), Archaeological Consultant and Dr Paul Tubb, Archaeological Consultant, Tetra Tech, to inform the consideration of this site for future development.

## 2.1 Aim and Objectives

This report has been prepared in line with a Written Scheme of Investigation prepared for and approved by the Clwyd-Powys Archaeological Trust, Cadw guidance, Guidance for the Submission of Data to Welsh Historic Environment Record and RCAHMW digital archives and deposition, and in respect of the guidelines established by CIfA (2014) Standard and Guidance for Desk-Based Assessment (DBA):

This Heritage Impact Statement will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. It will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the

Code of Conduct and other relevant regulations of CIfA (2014, 2017). The HIA will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.

This study examines the cultural heritage potential of the proposed development site and the surrounding area. The aim of the study is to:

- Identify recorded cultural heritage sites within the site boundary and located nearby with settings and significance affected by the proposal;
- Identify the potential for previously unrecorded sites to be present within the site;
- Identify potential impacts and mitigation strategies where appropriate; and,
- Make recommendations for further work where required.

Cultural heritage within this context includes all buried and upstanding archaeological remains, built heritage sites, historic landscapes and any other features that contribute to the archaeological and historic interest of

the area. Designated and non-designated historic assets have been considered. This baseline assessment considers the heritage potential within the site itself, the surrounding area and wider local and regional context. In terms of its archaeological content, this assessment does not attempt to plot and review every archaeological find and monument; rather, it aims to examine the distribution of evidence and to use this to predict the archaeological potential of the study area and the likely impacts of the development proposals on those remains.

# 3. Site Location and Conditions

The application site is located within Cefn Park, Abenbury, Wrexham. The site is 51.26 hectares and is centred on grid reference SJ 35776 49887 and is characterised by a mixture of pasture and arable, ranging from approximately 67m above Ordnance Datum (aOD) to 86m aOD. A site location plan can be seen in Appendix A.

The application site is roughly square in shape, with Cefn Road directly to the west of the application site, with Oakhurst Road and Dol Ddraenen to the north-west. Bryn Estyn Rod borders the north of the application site. The application site consists of a number of fields with varying boundaries, with a collection of buildings to the south-east.

The geology of the application site comprises Salop Formation, Mudstone, Sandstone and Conglomerate, sedimentary bedrock formed approximately 272 to 310 million years ago. It is noted that the local environment was previously dominated by rivers. Superficial deposits include Glaciofluvial Sheet Deposits, Devensian

comprises of sand and gravel, with the local environment dominated by ice age conditions (NERC, 2021). The application site consists of freely draining slightly acid sandy soils (Soilscape 10) (Cranfield University, 2021).

# 4. Methodology

An impact assessment has been carried out through the consideration of baseline conditions in relation to the elements of the scheme that could cause heritage impacts. Baseline conditions are defined as the existing environmental conditions and in applicable cases, the conditions that would develop in the future without the scheme. In accordance with best practice, this report assumes that the scheme will be constructed, although the use of the word 'will' in the text should not be taken to mean that implementation of the scheme is certain.

The Assessment has been undertaken in line with the guidelines established by CIfA (2014). Tetra Tech has developed its own heritage evaluation and assessment method using a combination of the Secretary of State's criteria for Scheduling Monuments (Scheduled Monument Statement, Annex 1), Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07 and Transport Analysis Guidance (TAG Unit 3.3.9, Heritage of Historic Resources Sub-Objective), details of which can be found in Appendix B. Professional judgment and good practice guidance including the values laid out in Conservation Principles (Historic England 2008 Historic England's Conservation Principles (**Evidential**, **Historical**, **Aesthetic** and **Communal** values) is used in conjunction with these criteria to undertake the significance and impact assessment. The full assessment methodology is included as Appendix B.

## 4.1 Sources Consulted

A study area of 1km around the application site has been examined to assess the nature of the surrounding cultural heritage sites and place the recorded assets within their local context. This study area was defined in consultation with the Clwyd-Powys Archaeological Trust Historic Environment Record. This study has taken into consideration the historical and archaeological background of the area. The sources consulted were:

- Regional Historic Environment Record (HER Search Number E6606);
- National Record of the Historic Environment (NRHE) (formerly the (NMR);
- Ruthin Archives
- Cadw for designated sites;
- Clwyd-Powys Archaeological Trust for designated and non-designated heritage assets;
- Aerial photographs – the Central Registry for Aerial Photography Wales (CRAPW), Royal Commission on the Ancient and Historical Monuments of Wales (Coflein), and the Welsh Government's Aerial Photography Unit, online, alongside Google Earth;

- Historic mapping including Tithe maps and early Ordnance Survey; and,
- Secondary research including, previously completed archaeological reports for the surrounding area, regional research frameworks and grey literature and journal articles, as appropriate.

In addition to the above resources, a site walkover survey was undertaken on July 20th, 2021.

# 5. Planning Policy Context

## 5.1 National Legislation and Guidance

### 5.1.1 Ancient Monuments and Archaeological Areas Act 1979

Scheduled Monuments are designated by the Secretary of State for Culture, Media and Sport on the advice of Historic England as selective examples of nationally important archaeological remains. Under the terms of Part 1 Section 2 of the Ancient Monuments and Archaeological Areas Act 1979 it is an offence to damage, disturb or alter a Scheduled Monument either above or below ground without first obtaining permission from the Secretary of State. This Act does not allow for the protection of the setting of Scheduled Monuments.

### 5.1.2 Planning (Listed Buildings and Conservation Areas) Act, 1990

The Act outlines the provisions for designation, control of works and enforcement measures relating to Listed Buildings and Conservation Areas. Section 66 of the Act states that the planning authority must have special regard to the desirability of preserving the setting of any Listed Building that may be affected by the grant of planning permission. Section 72 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

### 5.1.3 Historic Environment (Wales) Act, 2016

The Historic Environment (Wales) Act, 2016 amends aspects of the Ancient Monuments and Archaeological Areas Act (1979) and Planning (Listed Buildings and Conservation Areas) Act, 1990 strengthening the protection for Scheduled Monuments and Listed Buildings and streamlining the consent process. Further changes within the Act will require either supplementary regulations or non-legislative preparations and these will be commenced and come into force by order of Welsh Ministers at an appropriate time. The further changes include a statutory register of parks and gardens, a statutory list of Welsh place names, and Heritage Partnership Agreements, amongst other measures.

### 5.1.4 Technical Advice Note 24-Historic Environment

The Technical Advice Note 24 (TAN 24) provides guidance on how the planning system should consider the historic environment during both the preparation of development plans and decision-making for listed building consent application and planning application affecting the historic environment, including World Heritage Sites, Scheduled Monuments, Archaeological remains, Listed Buildings, Conservation Areas, Historic Parks and Gardens, Historic Landscapes and Historic Assets of special local interest.

The TAN states that a heritage impact statement must form part of any listed building consent and conservation area consent, whilst Design and Access Statements may be required for planning applications which could have an impact on historic assets. It also 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; and
- non-visual factors affecting the setting of the historic asset such as noise.

### 5.1.5 Hedgerow Regulations

Under the Hedgerow Regulations 1997, without planning permission in place, it is unlawful to remove most countryside hedgerows without permission from the Local Authority. Hedgerows require assessment against criteria stipulated in Part II of the Regulations, which determines whether hedgerows are “important” or “not important”. To remove a hedgerow, a Hedgerow Removal Notice must be applied for.

Schedule 1, Part II of the Hedgerow Regulations 1997 give the following historical criteria of which one is to be fulfilled for a Hedgerow to be classified as “Important”:

1 The hedgerow marks the boundary, or part of the boundary, of at least one historic parish or township; and for this purpose “historic” means existing before 1850.

2 The hedgerow incorporates an archaeological feature which is— (a) included in the schedule of monuments compiled by the Secretary of State under section 1 (schedule of monuments) of the Ancient Monuments and Archaeological Areas Act 1979; or (b) recorded at the relevant date in a Sites and Monuments Record.

3 The hedgerow— (a) is situated wholly or partly within an archaeological site included or recorded as mentioned above (point 2) or on land adjacent to and associated with such a site; and (b) is associated with any monument or feature on that site.

4 The hedgerow— (a) marks the boundary of a pre-1600 AD estate or manor recorded at the relevant date in a Sites and Monuments Record or in a document held at that date at a Record Office; or (b) is visibly related to any building or other feature of such an estate or manor.

5 The hedgerow— (a) is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure Acts; or (b) is part of, or visibly related to, any building or other feature associated with such a system, and that system— (i) is substantially complete; or (ii) is of a pattern which is recorded in a document prepared before the relevant date

by a local planning authority, within the meaning of the 1990 Town and Countryside Act, as amended by the Local Government (Wales) Act 1994, for the purposes of development control within the authority's area, as a key landscape characteristic.

## 5.2 Local Policy and Guidance

### 5.2.1 Wrexham Unitary Development Plan 1996-2011 (adopted 2005)

The Wrexham Unitary Development Plan outlines the Council's broad intention for development in the area and provides a framework for the more specific policies and proposals. It is chiefly concerned with a vision of how the area should develop for the benefit of the local people.

The policies relating to archaeology and heritage are:

- EC7, EC8 – Conservation Area
- EC9 – Listed Buildings of Special Architectural or Historic Interest
- EC11- Archaeology

The full details of the above policies can be found in Appendix D.

# 6. Baseline Data

| Period | Description | Date range |
|---|---|---|
| Palaeolithic and Mesolithic | The Palaeolithic is divided into the Lower, Middle and Upper Palaeolithic, and is characterised by hunting practices and flint tools. The Mesolithic is often characterised by the microlithic flint industry and a gradual move towards cultivation and domestics. | Up to 4,000 BCE |
| Neolithic | A period typically associated with the appearance of large ritual and ceremonial monuments in the landscape, and a reliance on cultivation practices and domestics, as well as the first appearance of pottery in the archaeological record. | 4,000 BCE to 2,200 BCE |
| Bronze Age | The period is subdivided into the Early, Middle and Late Bronze Age, and is typically characterised by the appearance of bronze metalworking in the archaeological record, a change in domestic and ceremonial architecture, and increased agricultural activity and land management. | 2,200 BCE to 700 BCE |
| Iron Age | The Iron Age is characterised by increasing evidence for land management and the use of iron, as well as defensive monuments such as hillforts and oppida. There is also increased evidence for continental influences in the pre-conquest period. | 800/700 BCE to 43 CE |
| Romano-British | Traditionally, the Romano-British period begins with the Roman invasion in 43 CE and ends with the emperor Honorius directing Britain to see to its own defence in 410 CE. The period is characterised by military operations, the establishment of central civitates for instance, while on a regional scale, vernacular architecture and traditions persisted. | 43 CE to c. 450 CE |
| Early medieval | Following the breakdown of Roman rule, Wales was dominated by princes and commotes.<br>The emergence of Christianity and establishment of the church was from the 3rd century. | 450 CE to 1066 CE |
| Later medieval | The later medieval period commences with the Norman Invasion and culminates with the dissolution of the monasteries. Following the conquest, castles were established as a sign of power, and often provided the focus of royal and ecclesiastical centres. More and more marginal land was also exploited to support agriculture and expanded industry. | 1066 CE to 1540 CE |
| Post-medieval | The post-medieval period is an age of transition between the medieval world and the Industrial and Agricultural revolutions of the 18th and early 19th century. The period is characterised by the expansion of economy and industry that contributed to the onset of industrialisation, although activity was typically centred on small workshops and 'cottage' industries. For many, ordinary life was disrupted by conflict culminating in the Civil Wars. | c. 1540 CE to 1750 CE |
| Industrial | The catalyst for the Industrial Revolution was steam and coal driven technology, and led to the establishment of large factories, foundries and works. The growing demand for resources such as coal also led to the establishment of canals to more effectively link mines to industrial centres, while the 'Turnpike Acts' allowed new roads to be established. By the 19th century, the establishment of the railway further transformed the landscape, and as well as mineral resources, also carried passengers. | 1750 CE to 1900 CE |

| | | |
|---|---|---|
| Modern | Warfare is perhaps the most enduring image of 20th century Britain, bringing about major economic and social changes, as well as defensive and commemorative structures. Extant military structures and defence landscapes survive in many parts of the country | 1900 CE onwards |

## 6.1 Archaeological and Historic Background

The regional Historic Environment Record for Clwyd-Powys holds details for 145 recorded archaeological monuments and findspots (excluding designated assets), and 3 archaeological events, within the 1km study area. The details of sites can be seen in Appendix E and on Figures 2 and 3.

A number of findspots have been identified within the application site, these include three buckles which date from the medieval and post-medieval period (54701, 97016, 97017), Roman coins of Marcus Aurelius (54713) and Hadrian (106386), as well as two spindle whorls, which are thought to date between the Roman and medieval period (97014, 97015). In addition, a post-medieval boundary stone is also located within the application site (104513) and Home Farm Pond visible on the 1881 1st Edition Ordnance Survey Map (55355).

A number of assets are also located within close proximity of the application site, these include collections of farm buildings dating between the post-medieval and Industrial periods (147012, 147015, 147018, 147019, 14720, 147021, 140722, 146988, 146989, 146990, 1496991, 534331, 534332, 54333, 54334, 54335, 147233, 147234, 147235, 147236, 147237, 147238). It is also noted on RCAHMW data that a number of cropmarks are also visible within the application site; however, this needs confirmation with RCAHMW.

### 6.1.1 Prehistoric

Across Britain, the main evidence for the Palaeolithic period is stone tools, with evidence being concentrated within the southern part of England, particularly in the regions of the Thames, Severn and Medway valleys. Sites are typically recognised from lithic scatters, often found within river gravels and terraces, as well as caves and rock shelters in some areas. The geography of known remains is often highly regionalised, as sediments from the period have often been destroyed or reworked by natural processes. In the north of Britain, material is generally not well preserved, as much of the region would have been inhospitable during the glacial extremes of the period; however, the coastline may have been exploited for its natural resources during warmer interglacial periods. Palaeolithic sites in Wales are rare in comparison to the lowlands and river valleys of south and east England, which are more favourable for habitation. Sites within the surrounding region include Cefn Rocks, a group of four caves located 54km to the north-west of the study area. Pontnewydd Cave was first excavated in 1872, with further excavations of Cefn and Pontnewydd caves in 1978. Within Pontnewydd Cave a significant discovery was made, with two pieces of right maxilla from a young male dating to the Lower Palaeolithic period identified. A large quantity of stone tools including handaxes, butchery tools and scrapers have also been identified (Dyfed Archaeology, 2011; National Museum Wales, 1983; Coflein, 2020). A number of further Palaeolithic cave sites have been identified within Denbighshire, these include

Cae-Gwyn Cave located 48km to the north-west, Ffynnon Beuno Cave located 54km to the north-west and Gop Cave located 54km to the north-west (Research Framework for the Archaeology of Wales, 2019). There are no Palaeolithic assets within the study area.

Like the Palaeolithic period, the Mesolithic is characterised by ephemeral traces of activity; sites are principally recognised from concentrations of lithics, as the temporary settlements used by these communities left little other trace in the landscape. It is very rare to find *in situ* evidence for Mesolithic settlement sites. In many areas, evidence for Mesolithic activity has been highly dependent upon concentrations of archaeological fieldwork within particular parts of the landscape, and the visibility of material may have been impacted upon by coastal and sea-level changes. It is noted that the warmer climate and vegetation changes during this period allowed the Mesolithic hunter-gatherers to exploit both land and marine resources, with the Welsh shoreline area offering an abundant source of food and other materials. Within the surrounding region, seasonal hunting sites have been identified around Llyn Brenig, Denbighshire, located 60km to the west of the study area. Further Mesolithic sites within the surrounding region include Rhuddlan and Rhyl. A number of excavations have been undertaken at Rhuddlan, with a rich chert industry, possible structural features and a series of decorated pebbles (which are unique in Britain) dating to the Mesolithic period have been identified. A submerged forest of considerable size has also been identified at Rhyl, located 62km to the north-west of the study area (Dyed Archaeology, 2011; Clwyd-Powys Archaeological Trust, 2019; Coflein, 2020; Quinnel, et al., 1994, p. viii). Further Mesolithic sites within the region include Lynx Cave, located 26km to the north-west of the study area, Nant Knall Road flint knapping site, located 59km to the north-west of the study area, and Plas Heaton Cave located 48km to the north-west of the study area (Research Framework for the Archaeology of Wales, 2019). Within the surrounding area, flints dating from the Mesolithic period have been identified at Borras Farm (101653-4), approximately 4km to the north or north-west of the application site (The Clwyd-Powys Archaeological Trust, 2003, 4). Despite this there are no Mesolithic assets within the study area.

The Neolithic was a period of increasingly permanent human occupation, although seasonal mobility and the exploitation of wild resources continued throughout the period. Despite few settlements being identified within Wales, however evidence of farming has been identified in the changing vegetation. Clearing of forests occurred during this period, thought to be undertaken with stone axes. A number of stone axes have been identified in Darland, located 12km to the north of the application site, Borras 3.86km to the west of the application site and Johnstown 9.17km to the south-west of the application site. It is also noted that Wrexham occupies a strategic position on rising, fertile open ground providing good resources for settlers (Wales Prehistory, 2020).

Mortuary monuments, along with the introduction of pottery, domesticates and arable farming practices mark the beginning of the Neolithic period, and the construction of large ceremonial monuments arguably marks a clear change in ideology from the preceding Mesolithic period. Monuments within the surrounding region

include Neolithic occupation identified within the Four Crosses Barrow Cemetery, Powys located 37km to the south of the study area, with Gwaesnysgor Cave, which has shown Neolithic occupation located 53km to the north-west (Research Framework for the Archaeology of Wales, 2013). Monuments identified within the surrounding area include a Cist burial with a crouched beaker inhumation at Brymbo, 10km to the north-west of the application site, with two Neolithic axe heads from Bryn-Gryfydd and Darland (101692, 77791), located 2.57km to the north of the application site and 11km to the north-east of the application site (The Clwyd-Powys Archaeological Trust, 2003, 4). Despite this, no Neolithic assets have been identified within the study area.

The Bronze Age period is characterised by significant changes in material culture, and in domestic and ceremonial architecture. The introduction of bronze metalworking is traditionally associated with the appearance of Beaker culture. Mortuary ceremonies also change emphasis in this period, with a shift from the large communal complexes and inhumations of the Neolithic to individual cremations and round barrow cemeteries. Across Britain, the Bronze Age is also associated with increased agricultural activity and enclosures, associated with improved cultivation techniques, particularly in the Middle and Late periods. This also includes evidence for clearance cairns, particularly in upland locations, which are traditionally associated with Bronze Age improvement of land for grazing or cultivation. A number of ceramic assemblages dating between the Neolithic and Bronze Age are located within the surrounding region, Trelystan located 74km to the south of the study area and Sarn-y-bryn-caled located 60km to the south-west of the study area.

Further Bronze Age evidence within the surrounding region includes a round house, ring ditch and pits on the lowland at Glanfeinion, 85km to the south-west of the study area, with a Bronze Age cremation identified at Holt, 8km to the north-east of the application site (Research Framework for the Archaeology of Wales, 2013; W.J, et al., 2014). Bronze Age burial mounds are also located in Fairy Road and Hillbury Road within Wrexham, located 4km to the west of the application site, indicate the importance of the landscape for Bronze Age dwellers. Within the surrounding area, a number of Bronze Age discoveries have been identified in Ruabon, with a Round Barrow and associated finds identified within the school grounds, located 12km to the south-west of the study area (Coflein, 2020; Anon., 2020).

Two assets dating to the Bronze Age have been identified within the study area, a hoard of six bronze unlooped palstaves and one chisel have been located 0.79km to the north-west of the application site (100386), with a blade of an early Bronze Age socketed axe identified to the south border of the study area (106412).

By the Iron Age, the landscape saw increasing evidence of field systems and defended sites, and much stronger evidence for continental influences than earlier periods. This period is also marked by evidence for the appearance of iron technology in the archaeological record. Perhaps the most characteristic monument which appeared in the landscape of Britain during the Iron Age is the hillfort. These defended sites, often

located on the edges of the natural plateaus and escarpments, may have originated in the late Bronze Age and some may have continued in use into the Roman period; however, relatively little excavation has been undertaken at these sites and therefore their individual histories are not always understood.

A variety of differing Iron Age settlements have been identified in Wales, with earthwork and drystone evidence found in the uplands, with survival of sites in lowland areas and river valleys. For the north of Wales, a large number of hillforts and defended enclosures are noted. Examples within the surrounding region include Y Garddenn hillfort and Garddenn Camp, located approximately 12km to the south-west of the study area, Bryn Y Gaer hillfort, 10km to the north-west of the study area, and Bryn Alyn fort located 8km to north-west of the study area. A cropmark complex dating to the Iron Age is also located at Wrexham Maelor, 3km to the west of the application site (Britnell & Silvester, 2018). These features within the surrounding area of Wrexham are indicative of Iron Age settlement within the area. Despite this, there are no Iron Age Historic Environment assets are located within the study area. The Portable Antiquities Scheme records the presence of an Iron Age coin within the study area.

### 6.1.2 Roman

Britain was successfully invaded by the Romans in 43 CE. This romanization of Britain is characterised by the rise in trade and the recreation of settlement, including the creation of a villa landscape. A large number of settlements (vici) grew up across the country, including around mining settlements, trading centres and settlements around mansions, forts and fortresses (Adkins & Adkins, 1982, p. 102). This period also saw the continuation and utilisation of a rural and economic landscape, with many field blocks, trackways and linear boundaries remaining in use throughout the period (Mulford & Massey, 2014, p. 167). The Romans mounted their first campaign into Wales in 47/48 CE, with Wales being one of the first significant areas of upland that the Roman army encountered (Cadw no nonsense-interpretation ltd, 2011).

The Romans invaded North Wales in 49 CE, conquering the local tribe of the Deceangli (Flintshire), with a tribe called the Cornovii located within the area of Wrexham. A number of farming communities were established within the surrounding area of Wrexham, with the discovery of a rural settlement at Plas Coch, located 4.8km to the north-west. In addition to farming communities, industrial areas were also established, with a workshop for producing tiles and pottery located at Holt, 10km to the north-east of the study area. These works were at peak production, supplying the XX Legion between 87 AD and 135 AD, with pottery production continuing into the 3rd century. A nucleated military settlement has been identified at Ffrith (Clwyd-Powys), located 14km to the north-west of the study area. Recent excavations at Rossett, Wrexham located 10km to the north-east of the study area have revealed a villa dating to the Roman period, with additional stone and tile buildings surrounding a central courtyard. A trackway and other related buildings and structures have also been identified at the site. (Wrexham County Borough Council, 2020; Chris Myers, 2020; Anon., 2020; Allen et al, 2020; Archaeological Institute of America, 2020).

A major Roman occupation site within the surrounding region is a legionary fortress (Deva) was built at Chester, the home of the XX Legion, which is located 24km to the north of the study area (Chris Myers, 2020).

A number of Roman roads are located within the surrounding region, these include the Chester to Caer Gai Road (66) located 14km to the west of the application site, and a Roman road near Holt (660) located 8.2km to the east of the application site.

Within the study area, a number of Roman assets have been identified, these include a copper alloy coin of Marcus Aurelius and a very worn bronze coin of Hadrian located identified within the centre of the application site (54713, 106386), the head of a broken dolphin type bow brooch and a fragment of a Roman fibula brooch located 0.76km to the south of the application site (97002, 106387). A number of spindle whorls are also located within the study area, which are thought to date between Roman and post-medieval periods (97014, 97018, 97015). The Portable Antiquities Scheme also note the presence of these assets within the study area.

### 6.1.3 Early Medieval

The early medieval period is said to be iconic in Wales's development, with its language and identity, and the division of Wales into kingdoms that are still recognisable today.

At this time Wales was split into a number of kingdoms, Powys, Gwent and Gwynedd, which incorporates the application site and study area. Throughout the period, it is noted that Gwynedd was the most powerful kingdom, as a centre of cultural and political resistance. A number of invasions occurred during the early medieval period, with North Wales being invaded by the Scots from the west in Ireland. The Britons of Wales made several attempts to recover the northern parts of England from the Anglo-Saxons, however their defeat by Ethelfirth, the Angle king of Northumbria at the Battle of Chester (613) severed Strahclyde and all of north Britain from Wales. The armies of Gwynedd, Powys, Pengwern and Dumnonia were also defeated at the Battle of Chester. It is noted that Wrexham was under the rule of Gruffydd ap Llewelym by 1039 (Anon., 2020).

Within the surrounding area of the study area, both Marchwiel Church, 4km to the south-east, and Wrexham itself are thought to date to this early period, as is the site of an important monastery located at Bangor-on-Dee which dates from the 7$^{th}$ century, 7km to the south-east (The Clwyd-Powys Archaeological Trust, 2003, p. 4). There are no assets of early medieval date within the study area.

### 6.1.4 Medieval

The Norman Conquest provides a firm date for the commencement of the later medieval period across Britain. Wales during this time, like England, was a land of multiple kingships, including Gwynedd, Brycheinog, Powys, Deheubarth, Gwent and Morganwg.

The surrounding landscape at this time consisted of open-fields which consisted of large numbers of contiguous strips, with evidence of use of ridge and furrow (The Clwyd-Powys Archaeological Trust, 2003, p. 4). It is noted that Wrexham as a settlement was first named as *Wristlesha'* in 1161, with a record of *Wrightlesham* in 1316. *Wryhtel* is a personal name and is linked to Old English *hamm* (piece of enclosed land). This has been interpreted as 'water meadows' referencing the low-lying ground by the Gwenfro and Clywedog. A number of theories exist of the medieval origins of Wrexham, with it being thought that a Welsh Lord (llys) held his court in Wrexham in the 12th century, with a bond settlement nearby. Furthermore, it is believed that prior to 1161, the castle '*de Wristleham* 'was built thought to equate to the earthwork motte at Erdding (101235), 6.59km to the south-west of the application site (The Clywyd Powys Archaeological Trust, 2013).

The medieval town of Wrexham is thought to have been founded prior to 1220, with St Giles's Church thought to be the core of the settlement, dating from this time. Further evidence of the medieval origins of Wrexham is attributed to the rectilinear layout and deliberately designed street plan, of medieval date. Despite no Domesday records existing for Wrexham, other documentary sources record 52 tenements held by 44 tenants. The closest Domesday entry to Wrexham is Eyton, consisting of 9.5 households, 10km to the south of the study area (Open Domesday, 2020; The Clywyd Powys Archaeological Trust, 2013).

A number of markets are documented within Wrexham, displaying the towns importance as a trading centre, as well as being referred to as a *villa mercartoria*, being the centre of the lordship of Bromfield and Yale (The Clywyd Powys Archaeological Trust, 2013).

A number of assets dating to the medieval period have been identified within the study area, these include Cefn Park/Glyn Park located 0.69km to the south of the application site (130099), which are visible on the Saxton 1577 and Speed 1610 maps of Denbighshire, which show an enclosure pale to the east of Wrexham. It is also noted that the name of Cefn Park takes its name from the 'ridge' or 'cefn' (Cadw, 2020). Further research into Cefn Park reveals origins prior to 1202, when Valle Crucis Abbey was gifted pastureland to the west. Further assets within the study area include Bromfield Castle 0.49km to the south-east of the application site (101856), a possible medieval house 0.76km to the east of the application site (26205), and a Cross noted in 1698, 0.70km to the west of the application site.

A number of medieval findspots have been identified within the study area, these include a copper alloy beehive thimble located 0.86km to the south-east of the application site (97001), with a trapezoidal copper-alloy buckle located within the east of the application site (97017). The Portable Antiquities Scheme also notes the presence of a medieval coin and buckles within the study area.

Four assets within the study area date between the medieval and post-medieval periods, these include three copper alloy buckles located to the north-west of the application site (97016), and approximately 0.70km to the south-west of the application site (97006, 9700), and a hollow way which appears on a 1993 aerial photograph located 0.30km to the east of the application site (82627).

### 6.1.5 Post-medieval, Industrial, Modern

The post-medieval period is an age of transition between the medieval, Industrial periods and agricultural revolutions of the 18th and early 19th century. Post-medieval Wales was a rural landscape, with strong links to language, culture, Welsh identity, and sense of place. This rural landscape comprises of remote settlements representing a survival of territories based upon kinship and custom, determined by a terrain ideal for native, small-scale pastoral agricultures.

The religious independence of this period survived in Wales, which saw a strong strand of non-conformism that affected communities in a variety of ways, including the nature, appearance and scale of places of worship and their burial grounds, and the location and number (or lack of) public houses. (WYG, 2018, p. 26)

Within the surrounding region, it is generally assumed that much of the land was enclosed, creating the separate fields that are visible today. It is noted that the majority of these enclosed fields had an associated marl pit which provided material for improving the quality of the soil and the quality of the pasture, (The Clwyd-Powys Archaeological Trust, 2003, p. 4).

Although Cefn Park has medieval origins, the Cefn Park estate (Grade II Listed, 1551) dates to 1730, with the owners, the Palmer family dating back to the 16th century. It is also noted that a number of properties known as Cefn were located within this area, prior to the construction of the Georgian mansion, developed by Roger Griffith (1674-1732), with Edward Lloyd owning the estate between 1758 and 1760 (Cadw, 2020). It is noted that during the civil war, a Parliamentarian army captured Wrexham on the 9th November 1643, encountering little resistance.

A number of assets dating to the post-medieval period have been identified within the study area. These include an area of land thought to contribute to the parkland landscape character of the area, located 0.59km to the south-west of the application site (55356), with an interrupted park pale 0.83km to the south of the application site (166073). Post-medieval buildings within the study area include the Grade II Listed Cefn Park, located 0.65km to the south of the application site (1551, 26210); two adjoining brick barns located to the north-east border of the study area (150634), and the remains of a brick, rubble and dressed stone structure that is thought to be a pump house, or similar. This structure is associated with Cefn Park, located to the south of the application site (54337). Further buildings or structures include a gateway, located 0.13km to the south-west of the application site (41002), with two boundary stones located 0.13km to the north-east of the application and on the western border of the application site (104464, 104513). Three buckles dating to the

post-medieval period have been identified within the study area, one located to the west of the application site (54701), with the others located 0.29km to the south-east (97020) and 0.60km to the south of the application site (97010). A Rabbit Warren, which is thought to survive from the post-medieval period, is also located 0.28km to the north of the application site (101542). Within the surrounding region, Borras Hall, an early 17th century former manor house, owned by the Breton family, with Lord Kenyon taking ownership in 1789 (102853). The Portable Antiquities Scheme notes the presence of post-medieval coins, a toy, a book fitting and buckles within the study area. The Royal Commission on the Ancient and Historical Monuments of Wales also note the presence of a post-medieval domestic houses and a country house and garden within the study area.

A large number of farm buildings dating between the post-medieval and industrial period have been identified within the study area. Three groups of these farm buildings are located directly adjacent to the west, north and south of the application site. Further collections of farm buildings are located to the south border of the study area (146136, 146137, 146138, 146139, 146140, 146231, 146232, 146233, 146234, 146953, 146954, 146988, 146989, 146990, 146991, 147012, 147013, 147014, 147015, 147016, 147017, 147018, 147019, 147020, 147021, 147022, 147233, 147234, 147235, 147236, 147237, 147238, 147241, 147242, 147243, 147244, 148065, 148066, 148067, 148068, 148545, 148546, 148547). Other features which date between the post-medieval and Industrial periods include a small decorative single arched footbridge located 0.86km to the south of the application site (54340), an 18th century red brick domed ice-house located 0.55km to the south of the application site (104510) and a two storey, red brick Neo-Classical gate lodge located 0.15km to the south-west of the application site (54336). In addition, a collection of water-filled marl pits (as discussed above) are located 0.79km to the east of the application site (82616), with a Smithy building to the north-east border of the study area (104467) and Keeper's Cottage, an estate cottage located 0.69km to the north-east (82622), which all date between the post-medieval and Industrial periods.

For Wales, the impact of industrialisation was that the country became a global leader in industry, resulting in it being called the 'First Industrial Nation', at the forefront of many new technologies. Wales is home to significant natural resources, such as slate, iron and copper ores, and timber and coal, as well as water for transport and power. Wrexham was known during the Industrial period for leather and nail making industries, with a number of skinners and tanners located in the town. By the late 18th century, Wrexham was transformed by the coming of the Industrial Revolution, with the older wool industry dying out, and coal mining coming to the forefront of industry (Lambert, 2020).

There are a number of designated assets within the study area that date to the Industrial period, with 8 of the Grade II Listed Buildings within the study area dating to the period (as discussed in Section 6.1). There are large number of non-designated assets dating to the Industrial period, examples of these include those associated with Cefn Park to the south of the application site. These include a large 19th century coach house (54341), the remains of a boathouse (54388), a small park surrounding Cefn Park (53260), 19th century

stables part of the stable yard of Cefn Park (54342, 54343, 53262), and a large farmstead visible on the 1881 OS first edition map (53256). Other Industrial assets within the study area include a Valve House depicted on the 1881 OS First Edition Map, with the steam from this Valve House running to a pond within the Rhodedendron Spinney, located 0.76km to the south-east of the application site (53261). Meanwhile, a Warn House with an associated small rectangular enclosure to the east, is located 0.38km to the east of the application site (66310), and an Arms Building is located 0.79km to the north-east of the application site (55138).

A number of wells and ponds thought to date to the Industrial period are located toward the eastern border of the study area (66313, 66321, 66318 ,66319, 66320, 66322), and 0.37km to the south of the application site (53259).

A number of ponds marked on the 1881 and 1986 Six-Inch Ordnance Survey maps are located within the study area, dating between the Industrial and Modern period (66321, 66318, 66319, 66320, 66322). Furthermore, a possible sewage works dating between the Industrial and Modern period is located 0.55km to the east of the application site (66311).

During the Modern Period, the surrounding area was dominated by the development of Borras Airfield, which dates to 1917-1920, where the fields at Borras Lodge were used for circuits and bumps to practice emergency landings. By 1940, the airfield was in use for RAF training flights, with the main construction of the airfield occurring between 1940 and 1941. Camouflaged and concealed pillboxes, 'mushrooms', seagull trenches, 'retractable forts', LAA guns and searchlights were built as defences for the airfield. Later in the Modern period part of the site was sold for use as a quarry, accounting for almost one third of the county's total sand and gravel production (The Clwyd-Powys Archaeological Trust, 2000, p. 5).

During the Modern period, Wrexham went through a number of changes, Gresford Colliery opening in 1911, a Garden Village built between 1913 and 1917, with slum clearance commencing during the 1920s and 1930s, with the subsequent building of numerous council estates within Wrexham during this time (Lambert, 2020). Gresford Colliery remains one of Britain's worst colliery disasters. An explosion and underground fire on 22nd September 1934 killed 266 men and boys. A controversial inquiry into the disaster failed to identify a cause, though evidence suggested that failures in both safety procedures and mine management were contributory factors; the great majority of the bodies were not recovered and remain underground (Anon., 2000) Within Wrexham, the town centre was redeveloped during the 1960s, causing much damage and loss of late medieval and post-medieval buildings (The Clywyd Powys Archaeological Trust, 2013, p. 2).

There are a number of assets within the study area that date to the Modern period, with one Grade II Listed Building dating to the Modern period, Cherry Hill, a private house located to the north border of the study area (1747). Non-designated assets dating to the modern period within the study area include Filter Beds depicted on the Ordnance Survey 1912 map, 0.23km to the north-east of the application site (142280), a milestone

also depicted on the 1912 Ordnance Survey located to the north-east border of the study area (86004), and St Johns Church which dates from 1973 located 0.74km to the north-west of the application site (1000100). In addition, Bryn Estyn House which is depicted on the Ordnance Survey 1912 mapping located 0.15km to the north-east of the application site (86007). The Royal Commission on the Ancient and Historical Monuments of Wales notes the presence of a 20th century Industrial Estate within the study area.

Modern military assets within the study area include a number of dispersed sites located at RAF Wrexham, visible on aerial photography dating from 1942, located to the north-west border of the study area (121044, 121161. 121042, 121159, 121160), with a number of aircraft crash sites and wrecks also located within the study area, including a Hawker Hurricane L1989 which crashed in 1940 0.40km to the east of the application site (86022), with a Heinkel He111 P-4, which crashed in 1941, and is located 0.2km to the south of the application site (130415). Further aircraft crash sites include a fatal crash of a Miles Master at Tyn-twll Farm in 1942, located 0.36km to the north of the application site (130409), on the north border of the study area (86031) and another crash site 0.48km to the north of the application site (86023). Two War Memorials are also located within the study area, located approximately 0.50km to the north-west of the application site (142318, 145065). The Royal Commission on the Ancient and Historical Monuments of Wales also notes the presence of munition factories dating from the modern period within the study area, including the chemical weapons plant at Rhydymwyn (Mold).

## 6.2 Designated Sites

A study area of 1km around the application site has been examined to assess the nature of the surrounding cultural heritage sites and place the recorded sites within their context. There are no World Heritage Sites, Registered Battlefields, Registered Parks and Gardens, Scheduled Monuments, Conservation Areas within the study area. Details of the designated heritage assets can be seen in Appendix E and their locations are shown on Figure 2. Bracketed numbers within the text refer to the identifiers within the table and on Figure 2 in Appendix E.

There are 9 Grade II Listed Buildings within the study area. The closest Grade II Listed Buildings to the application site are Cefn Park Lodge dating to the mid to late 19th century, which is associated with the Cefn Park Estate (17273), and the associated Gates and gate-piers of Cefn Park Lodge which also date to the mid to late 19th century, located 0.15km to the south-west of the application site (17274).

Three further Grade II Listed Buildings are located along the same trackway following a route to the south border of the study area. These include Cefn Park and associated stableyard, a Georgian mansion dating to the early-mid 18th century located 0.62km to the south of the application site (1551), with a Pavilion and attached Skittle Alley at Cefn Park which dates to the late 18th century and the early 19th century located 0.79km to the south of the application site (17272). To the south border of the study area is an ice-house,

which dates from the late 18th and early 19th century, associated with Llywyn Onn Hall Hotel, which was the home of Jones and Parry-Jones descended from Tudor Trefor (17275).

The remainder of the Listed Buildings within the study area are located to the north-west of the application site. These include Number 93, and Number 95, Dean Road, a pair of cottages which dates from 1875, built part of Acton Park Estate located 0.62km to the north-west (16471, 1751), with The Lodge, dating from 1876 located 0.69km to the north-west (1752), and Cherry Hill, a private house dating from 1936, which is located to the northern border of the study area (1747).

# 7. Assessment of Significance

## 7.1 The Application Site

The application site consists of a number of fields, with Victorian Walled Garden and Ruby Club to the north. A number of findspots have been identified within the application site, these include three buckles which date from the medieval and post-medieval period (54701, 97016, 97017), Roman coins of Marcus Aurelius (54713) and Hadrian (106386), as well as two spindle whorls, which are thought to date between the Roman and medieval period (97014, 97015). In addition, a post-medieval boundary stone is also located within the application site (104513) and Home Farm Pond visible on the 1881 1st Edition Ordnance Survey Map (55355).

A number of assets are also located within close proximity of the application site, these include collections of farm buildings dating between the post-medieval and Industrial periods (147012, 147015, 147018, 147019, 14720, 147021, 140722, 146988, 146989, 146990, 1496991, 534331, 534332, 54333, 54334, 54335, 147233, 147234, 147235, 147236, 147237, 147238). It is also noted on RCAHMW data that a number of cropmarks are also visible within the application site; however, this needs confirmation with RCAHMW.

The site walkover identified similarities between the application site and Cefn Park to the south, indicating the application sites historic link and connection with the Cefn Park Estate itself. It is considered that that application site has medium heritage significance, with possible local and historic interest.

## 7.2 Cefn Park, Park Gates, Gate Piers, Cefn Park Pavilion (17273, 17274, 1551, 17272)

The Grade II Listed Buildings within Cefn Park to the south of the application all date to the Industrial period. Cefn Park is constructed in a Neo-Classical style (including the attached stableyard range to the North) and dates to the early/mid 18th century, with Cefn Park's Gates and Gate Piers constructed in the mid to late 19th century, with twin stone piers surmounted by ball finials. The Pavilion including the attached Skittle Alley at Cefn Park was built in the grounds of Cefn Park and dates from the late 18th and early 19th century.

The Grade II designation of these assets contributes to a high heritage significance in its surrounding setting and location.

## 7.3 Cherry Hill (1747)

The Grade II Listed Cherry Hill was built as a private house in 1936, designed by Edgar Bereford for C.L Thomas, to the north of the application site. The List Entry notes that the house was in use as a children's home since 1971.

The Grade II designation of this asset contributes to a high heritage significance in its surrounding setting and location.

## 7.4 The Lodge (1752)

The Grade II Listed 'The Lodge', a domestic building built as a Lodge to Acton Park is located to the north-west of the application site and dates from 1876.

The Grade II designation of this asset contributes to a high heritage significance in its surrounding setting and location.

## 7.5 93 Dean Road (16471 & 1751)

The Grade II Listed 93 Dean Road are a pair of cottages dating from 1875, part of the Acton Park Estate is noted has being a good example of Neo-vernacular estate architecture, located to the north-west of the application site.

The Grade II designation of this asset contributes to a high heritage significance in its surrounding setting and location.

# 8. Historic Mapping Survey

A number of historical maps of the site were viewed online, including the the Townships of Abenbury vawr and Abenburyvechan in the Parish of Wrexham in the Counties of Denbigh and Flint 1838 and the Map pf Erlas Township in the Parish of Gresford in the County of Denbigh 1842. A Groundsure Report of Ordnance Survey maps was also obtained. A selection of maps is presented in Appendix E. Due to copyright issues it has not been possible to reproduce all images here.

The 1838 Townships of Abenbury Fawr and Abendury Fechan in the Parish of Wrexham in the Counties of Denbigh and Flint Tithe Map only forms a small section of the application site, consisting of three arable fields to the west of the application site.

The remainder of the application site is covered by the Erlas Township in the Parish of Gresford Tithe Map, with a mixture of pasture, meadow, tillage, moss fields. A collection of buildings is visible to the south of the application site, with a possible meadow or orchard to the south-east of the application site.

The Tithe Award apportionments records entries, presented in Table 1 and 2 below.

**Table 1: extract from the Townships of Abenbury Fawr and Abendury Fechan in the Parish of Wrexham in the Counties of Denbigh and Flint Tithe Map**

| No. | Owner | Occupier | Names and Description of Land | State of Cultivation |
|---|---|---|---|---|
| 24 | Sir Watkin Williams Wynn Baronet | Sarah Davies | Hollow Field | Arable |
| 27 | Richard Middleton Lloyd Esquire | John Bythell | Barn Field | Arable |
| 28 | Richard Middleton Lloyd Esquire | John Bythell | Pit Field | Arable |

**Table 2: extract from the Erlas Township in the Parish of Gresford Tithe Map**

| No. | Owner | Occupier | Names and Description of Land | State of Cultivation |
|---|---|---|---|---|
| 113 | Sir Watkins Williams Wynn | William Davies | Higher Cae Dafed | Pasture |
| 112 | Sir Watkin Williams Wynn | William Davies | Little Cae Dafed | Pasture |
| 114 | Sir Watkin Williams Wynn | William Davies | Little Cae Kila | Pasture |
| 115 | Sir Watkin Williams Wynn | William Davies | Big Cae Kila | Pasture |
| 41 | Sir William Lloyd | Edward Lewis | Middle Field | Tillage |
| 40 | Sir William Lloyd | Edward Lewis | Hill Field | Tillage |
| 39 | Sir William Lloyd | Edward Lewis | Big Burnt Wood | Tillage |

| | | | | |
|---|---|---|---|---|
| 38 | Sir William Lloyd | Edward Lewis | Burnt Wood | Pasture |
| 36 | Sir William Lloyd | Edward Lewis | Barn Field | Pasture |
| 33 | Sir William Lloyd | Edward Lewis | Big Field | Tillage |
| 34 | Sir William Lloyd | Edward Lewis | Doctor's Field | Tillage |
| 55 | Sir William Lloyd | James Suelson | Miccle Croft | Tillage |
| 53 | Sir William Lloyd | James Suelson | Hill Meadow/ Top Field | Tillage |
| 56 | Sir William Lloyd | James Suelson | Hill Meadow/ Far Croft | Tillage |
| 57 | Sir William Lloyd | James Suelson | Hill Meadow/ Old Garden | Tillage |
| 59 | Sir William Lloyd | James Suelson | Hill Meadow/ Stack Yard Croft | Pasture |
| 60 | Sir William Lloyd | James Suelson | Hill Meadow/Middle Croft | Pasture |
| 58 | Sir William Lloyd | James Suelson | Hill Meadow/Barn Field | Pasture |
| 48 | Sir William Lloyd | John Bythel | Hill Meadow/ Little Croft | Pasture |
| 49 | Sir William Lloyd | John Bythel | Hill Meadow/ Moss Field | Pasture |
| 47 | Sir William Lloyd | Edwards Thomas | Hill Meadow/ Big Field | Pasture |
| 46 | Sir William Lloyd | Edward Thomas | Hill Meadow | Pasture |

The Ordnance Survey (OS) 1872 (1:10,560) map depicts the application site comprising of a number of field boundaries of varying sizes. Visible on the majority of the field boundaries are large trees or hedgerows indicating that the present hedgerows on site date from this time. Two county boundaries are present to the west of the application site, encompassing Hullah Farm and Woodbine Farm, both of which were exclaves of Flintshire until the mid-Twentieth Century. A collection of buildings labelled as Bryn-Estyn are located to the north-east of the application site, with a small building labelled as Perth-y-bi and Warn House to the east, with

a collection of buildings labelled as Llwyn Knottia to the south-east of the application site. Cefn Park and associated features are visible to the south of the application site.

The OS 1900 (1:10,560) map shows the application site in a similar shape as the 1872 OS map. The county or parliamentary trackway around Hullah Farm is no longer visible, although a number of footpaths are visible across the north of the application site. Directly to the east/south-east of the application site an orchard or coppice is visible, labelled as Fox Covert. Sewage Tanks are also visible to the east of the application site.

The OS 1914 (1:10,560) map shows the application site similar to the 1900 map. Development is visible to the north-east of the application site at Bryn-Estyn, with the expansion of the Sewage Works to the east of the application site.

The OS 1949 (1:10,560) map shows extensive expansion to the housing development area to the west of the site area along Holt road, Cefn road, Dean road, and Hullah lane. There is also the development of the Engineering Works on Whitegate road, west of Hafod-y-wern. The Teachers Training College (Denbighshire Education Committee) is also developed in this period between Woodbine Farm to the north and Hullah Farm to the south along Cefn road.

The OS 1960-1964 (1:10,560) map shows a massive expansion of the development of housing areas west of the site area from Holt road to Whitegate road. There is also further expansion to Bryn Estyn adjacent to the north eastern site area boundary. The spelling of Rhosnesney is changed to Rhosnesni. In this period, The Farm is renamed Rhosnesni Farm. St David's County Secondary School was constructed at this time in Rhosnesni northwest of Holt road, as well as Hafod-y-Wern Primary School northeast of the dunks and south west of Hullah Farm. Woodbine Farm is also removed at this point. The sewage works west of the Fox covert are also removed at this point.

The OS 1968 (1:10,560) map shows no significant changes.

The OS 1980-1982 (1:10,000) map shows continued expansion of Bryn Estyn adjacent to the north eastern site area boundary, and the addition of the Wrexham Sports club and sports ground within the north eastern section of the site area.

The OS 1989-1992 (1:10,000) map shows further expansion of the housing development areas to the north of the sites area along Holt road to the junction of the A5156. Additionally, there is expansion to the housing development areas to the west of the site area in the vicinity of Queensway and Hullah lane.

The OS 2001 (1:10,000) map shows no significant changes.

The OS 2020 (1:10,000) map shows the addition of the label Sherwins' Cottage to the Cefn Park complex, along with the schools being relabelled as Education Facilities. The Wrexham Rugby Club has also been removed from within the site area.

# 9. LiDAR and Aerial Photographic Analysis

## 9.1 LiDAR data

LiDAR coverage of the site was accessed via Lle, a Geo-Portal for Wales, and the composite dataset coverage of the proposed development was available at 1m spatial resolution, and the Digital Terrain Model (DTM) LiDAR tiles were viewed using ArcMap in order to use hill-shade analysis to bring out the detail of potential archaeological features.

LiDAR data was only available for the north-east corner of the application site. Field Boundaries are visible, with a possible rectangular feature visible within the north-east corner of the application site. The section of data is present in Figure 5, Appendix E.

## 9.2 Aerial Photography

Aerial photographs were consulted on Welsh Government Historic Aerial Photography WMTS, Coflein (Royal Commission on the Ancient and Historical Monuments of Wales), the National Collection of Aerial Photography (NCAP) online database, Britain from Above, Cambridge Air Photos database, and Google Earth. Aerial images of the site were found on the Welsh Government Historic Aerial Photography WMTS tile map, Coflein, the Welsh Government Aerial Photography Unit, and Google Earth. The other sources only offered aerial images of nearby landmarks, which did not include a view of the study area, or included no images of the locality at all. The aerial photographs that were available show the entirety of the site and study area from 2006-2018, and landmarks nearby to the study area, taken between 1924 and 1979. The details of the aerial photographs viewed are listed in the references.

The aerial photography from Google Earth shows the study and site area in their entirety 12/2006, 2/2007, 6/2009, 10/2010, 12/2010, 7/2012, 6/2016, and 6/2018. The Welsh Government Historic Aerial Photography WMTS tile map shows the study and site areas during 2013. The Welsh Government Aerial Photography Unit provided images of the site and study area from 1945 through 2017. The images from Coflein date from 29th June 2009. The other databases that were utilised for this study did not contain any imagery of the site or study area, and only limited views of the industrial area to the southwest of the study area from 1979 were found on Cambridge air photos, and an image of St Giles church to the west of the study area in Wrexham city from 1924, found on Britain from Above.

The images from the Welsh Government Aerial Photography Unit that were provided show the study and site area from different vantage points in 1945, 1946, 1951, 1956, 1958, 1962, 1966, 1970, 1973, 1974,

1985, 1995, 1996, 2009, and 2017. The 1945 photograph shows the site area and the surrounding study area looking southeast from the junction of Holt road and Cefn road. The images from 1946 show the north-eastern portion of the site looking south from Holt Road. An image from 1951 shows the study area looking southeast from the junction of Holt Road and Cefn Road. The 1956 photographs show a view centred looking directly down on Llwyn Knottia Farm and the surrounding land boundaries, and a view of the area between Holt Road and Bryn Estyn Road, including their adjacent land boundaries. The image from 1958 shows the study and site area east of Cefn Road from Holt Road to Redwither Lane. The photograph from 1962 shows the entire study area. The 1970 photograph shows the entire site area and its surroundings east of Cefn Road from Holt Road to Queensway. The 1973 image shows the entire site, looking from the east, while the 1974 image shows the entire site area seen from the north. The 1985 photo shows the study area in its entirety from the north. The 1995 photograph offers a southern view of the study area excluding the portion north of Holt Road. The 1996 image shows a large portion of the study area looking south excluding portion west of Cefn Road. The 2009 photograph shows an expansion of the housing area between Holt Road and Bryn Estyn Road. The 2017 photo shows the site area in its entirety, looking south.

The imagery from Coflein show a complex series of cropmarks centred on OSGB NGR SJ 35500 50600. The most recognizable feature is the sinuous reverse-S shaped line of the former hedge forming the boundary of the Flintshire exclave of Hullah Farm. There are also a number of other linear features, some apparently related to the former county boundary, others that are unconformable with it. The latter may represent features created either before or after the enclosure of the fields around Llwyn Knottia. Additionally, there are a substantial quantity of amorphous cropmarks of varying sizes which may represent both natural and anthropogenic features and would require further investigation should the proposed development take place. The adjoining field (approximate centre OSGB NGR SJ 3580 5059) appears to have similar features although the crop is not as differentiated. Other fields on the proposed development site are under grass and other crops.

From the available imagery there appear to have been alterations to the hedgerows and internal boundaries of the site, and there is evidence of pre-enclosure human activity on a large scale.

## 10. Historic Landscape Characterisation

**Historic Landscape Characterisation was not available for the application site and study area**.

## 10.1 Hedgerow Assessment

The hedgerows were analysed in a number of ways, including the age of hedge (more than 30 years old or not), which was assessed in the field from the estimated age of trees/shrubs in the field and checked from boundaries shown on historic Ordnance Survey maps on the National Library of Scotland website. In practice most Ordnance Survey maps do not show if hedges were present on boundaries or not, but if a

boundary was shown on the map and it currently has a hedge, it is assumed that the hedge has been present since the boundary was mapped. The Hedgerow Regulations assume hedges to be more than 30 years old, unless evidence is provided to the contrary.

There are five archaeological criterion (1-5) which hedgerows are assessed against are as follows:

- **Criterion 1**: Parish boundaries were taken from 1:25,000 Ordnance Survey Maps and maps from the National Library of Scotland
- **Criterion 2**: Records for Scheduled Monuments were checked on the Historic England Data.
- **Criterion 3-5:** Check for archaeological sites, pre-1600 manors and pre-enclosure field systems relating to the hedges were checked against archaeological and historical data. There is no consistency in methods of mapping hedges on many historical maps, so they have been interpreted in light of other boundary symbols used.

Using the above methods, in conjunction with a site visit, the importance of the hedgerows has been assessed, in line with the Hedgerow Regulations criteria.

The site is shown in Figure 6 (with hedgerow labels) and is centred on Ordnance Survey National Grid reference SJ 3562 5080. The site is bounded to the north by Bryn Estyn Road; to the south by the access road to Llwyn Knottia; to the west by Cefn Road; and to the east by hedges H9 (running from SJ 36127 51013 to SJ 36239 50887) and H12 (running from SJ 35921 50913 to SJ 35934 50702), and Fox Covert . The site is divided into two components: north and south of the footpath running east from Cefn Road.

An archaeological site visit was undertaken on 20th July 2021 by Tetra Tech Archaeological Consultant, Dr Paul Tubb.

A hedgerow is defined as any ‘boundary line of trees or shrubs over 20 m long and less than 5 m wide between major woody stems at the base, provided that at one time the trees or shrubs were more or less continuous’ (Department for Environment Food and Rural Affairs (DEFRA), 2007). To comply with the Hedgerow Regulations 1997, the hedge must be at least 20 m long or if less then, at each end, meets (whether by intersection or junction) another hedgerow. Hedges within curtilage are specifically excluded from the Hedgerow Regulations. The hedges surveyed are shown in Figure 6.

### 10.1.1 Results

**Table 2: Results of Hedgerow H1 Archaeology Survey**

| Criterion | Qualifies as Important under Archaeology and History criteria | Rationale |
|---|---|---|
| 1: Parish boundary | Yes | Present |
| 2: Records of Scheduled Monuments | No | Not present |
| 3: Record of archaeological sites | No | No extant evidence |
| 4: Pre-1600 manors | No | No extant evidence |
| 5: Pre-enclosure field systems | Yes | Multiple species, standard trees, evidence of historic hedge management. |

**Table 3: Results of Hedgerow H2 Archaeology Survey**

| Criterion | Qualifies as Important under Archaeology and History criteria | Rationale |
|---|---|---|
| 1: Parish boundary | No | Not present |
| 2: Records of Scheduled Monuments | No | Not present |
| 3: Record of archaeological sites | No | No extant evidence |
| 4: Pre-1600 manors | No | No extant evidence |

| | | |
|---|---|---|
| 5: Pre-enclosure field systems | Yes | Multiple species, standard trees, evidence of historic hedge management. |

**Table 4: Results of Hedgerow H3 Archaeology Survey**

| Criterion | Qualifies as Important under Archaeology and History criteria | Rationale |
|---|---|---|
| 1: Parish boundary | Yes | Parish boundary present on maps and line of hedge still follows it |
| 2: Records of Scheduled Monuments | No | Not present |
| 3: Record of archaeological sites | No | No extant evidence |
| 4: Pre-1600 manors | No | No extant evidence |
| 5: Pre-enclosure field systems | Yes | Multiple species, evidence of historic hedge management. |

**Table 5: Results of Hedgerow H4 Archaeology Survey**

| Criterion | Qualifies as Important under Archaeology and History criteria | Rationale |
|---|---|---|
| 1: Parish boundary | No | Not present |
| 2: Records of Scheduled Monuments | No | Not present |
| 3: Record of archaeological sites | No | No extant evidence |
| 4: Pre-1600 manors | No | No extant evidence |
| 5: Pre-enclosure field systems | Yes | Multiple species, standard trees, evidence of historic hedge management. |

**Table 6: Results of Hedgerow H5 Archaeology Survey**

| Criterion | Qualifies as Important under Archaeology and History criteria | Rationale |
|---|---|---|
| 1: Parish boundary | No | Not present |
| 2: Records of Scheduled Monuments | No | Not present |
| 3: Record of archaeological sites | No | No extant evidence |
| 4: Pre-1600 manors | No | No extant evidence |
| 5: Pre-enclosure field systems | Yes | Multiple species, evidence of historic hedge management. |

**Table 7: Results of Hedgerow H6 Archaeology Survey**

| Criterion | Qualifies as Important under Archaeology and History criteria | Rationale |
|---|---|---|
| 1: Parish boundary | No | Not present |
| 2: Records of Scheduled Monuments | No | Not present |
| 3: Record of archaeological sites | No | No extant evidence |
| 4: Pre-1600 manors | No | No extant evidence |
| 5: Pre-enclosure field systems | No | Leylandii-dominated windbreak |

**Table 8: Results of Hedgerow H7 Archaeology Survey**

| Criterion | Qualifies as Important under Archaeology and History criteria | Rationale |
|---|---|---|
| 1: Parish boundary | Yes | Present |
| 2: Records of Scheduled Monuments | No | Not present |
| 3: Record of archaeological sites | No | No extant evidence |
| 4: Pre-1600 manors | No | No extant evidence |
| 5: Pre-enclosure field systems | Yes | Multiple species, standard trees, evidence of historic hedge management. |

**Table 9: Results of Hedgerow H8 Archaeology Survey**

| Criterion | Qualifies as Important under Archaeology and History criteria | Rationale |
|---|---|---|
| 1: Parish boundary | Yes | Present |
| 2: Records of Scheduled Monuments | No | Not present |
| 3: Record of archaeological sites | No | No extant evidence |
| 4: Pre-1600 manors | No | No extant evidence |
| 5: Pre-enclosure field systems | Yes | Multiple species, woodland edge relating to Erlas House. |

**Table 10: Results of Hedgerow H9 Archaeology Survey**

| Criterion | Qualifies as Important under Archaeology and History criteria | Rationale |
|---|---|---|
| 1: Parish boundary | No | Not present |
| 2: Records of Scheduled Monuments | No | Not present |
| 3: Record of archaeological sites | No | No extant evidence |
| 4: Pre-1600 manors | No | No extant evidence |
| 5: Pre-enclosure field systems | Yes | Multiple species, evidence of historic hedge management. |

**Table 11: Results of Hedgerow H10 Archaeology Survey**

| Criterion | Qualifies as Important under Archaeology and History criteria | Rationale |
|---|---|---|
| 1: Parish boundary | No | Not present |
| 2: Records of Scheduled Monuments | No | Not present |
| 3: Record of archaeological sites | No | No extant evidence |
| 4: Pre-1600 manors | No | No extant evidence |
| 5: Pre-enclosure field systems | Yes | Multiple species, standard trees, evidence of historic hedge management. |

**Table 12: Results of Hedgerow H11 Archaeology Survey**

| Criterion | Qualifies as Important under Archaeology and History criteria | Rationale |
|---|---|---|
| 1: Parish boundary | No | Not present |
| 2: Records of Scheduled Monuments | No | Not present |
| 3: Record of archaeological sites | No | No extant evidence |
| 4: Pre-1600 manors | No | No extant evidence |
| 5: Pre-enclosure field systems | Yes | Multiple species, evidence of historic hedge management. |

**Table 13: Results of Hedgerow H12 Archaeology Survey**

| Criterion | Qualifies as Important under Archaeology and History criteria | Rationale |
|---|---|---|
| 1: Parish boundary | No | Not present |
| 2: Records of Scheduled Monuments | No | Not present |
| 3: Record of archaeological sites | No | No extant evidence |
| 4: Pre-1600 manors | No | No extant evidence |
| 5: Pre-enclosure field systems | Yes | Multiple species, standard trees, evidence of historic hedge management. |

**Table 14: Results of Hedgerow H13 Archaeology Survey**

| Criterion | Qualifies as Important under Archaeology and History criteria | Rationale |
|---|---|---|
| 1: Parish boundary | No | Not present |
| 2: Records of Scheduled Monuments | No | Not present |
| 3: Record of archaeological sites | No | No extant evidence |
| 4: Pre-1600 manors | No | No extant evidence |
| 5: Pre-enclosure field systems | Yes | Multiple species, standard trees, evidence of historic hedge management. |

**Table 15: Results of Hedgerow H14 Archaeology Survey**

| Criterion | Qualifies as Important under Archaeology and History criteria | Rationale |
|---|---|---|
| 1: Parish boundary | No | Not present |
| 2: Records of Scheduled Monuments | No | Not present |
| 3: Record of archaeological sites | No | No extant evidence |
| 4: Pre-1600 manors | No | No extant evidence |
| 5: Pre-enclosure field systems | Yes | Multiple species, evidence of historic hedge management. |

**Table 16: Results of Hedgerow H15 Archaeology Survey**

| Criterion | Qualifies as Important under Archaeology and History criteria | Rationale |
|---|---|---|
| 1: Parish boundary | No | Not present |
| 2: Records of Scheduled Monuments | No | Not present |
| 3: Record of archaeological sites | No | No extant evidence |
| 4: Pre-1600 manors | No | No extant evidence |
| 5: Pre-enclosure field systems | Yes | Multiple species, standard trees, evidence of historic hedge management. |

**Table 17: Results of Hedgerow H16 Archaeology Survey**

| Criterion | Qualifies as Important under Archaeology and History criteria | Rationale |
|---|---|---|
| 1: Parish boundary | No | Not present |
| 2: Records of Scheduled Monuments | No | Not present |
| 3: Record of archaeological sites | No | No extant evidence |
| 4: Pre-1600 manors | No | No extant evidence |
| 5: Pre-enclosure field systems | Yes | Multiple species, evidence of historic hedge management. |

**Table 18: Results of Hedgerow H17 Archaeology Survey**

| Criterion | Qualifies as Important under Archaeology and History criteria | Rationale |
|---|---|---|
| 1: Parish boundary | No | Not present |
| 2: Records of Scheduled Monuments | No | Not present |
| 3: Record of archaeological sites | No | No extant evidence |
| 4: Pre-1600 manors | No | No extant evidence |
| 5: Pre-enclosure field systems | Yes | Multiple species, standard trees, evidence of historic hedge management. |

**Table 19: Results of Hedgerow H18 Archaeology Survey**

| Criterion | Qualifies as Important under Archaeology and History criteria | Rationale |
|---|---|---|
| 1: Parish boundary | No | Not present |
| 2: Records of Scheduled Monuments | No | Not present |
| 3: Record of archaeological sites | No | No extant evidence |
| 4: Pre-1600 manors | No | No extant evidence |
| 5: Pre-enclosure field systems | Yes | Multiple species, standard trees, evidence of historic hedge management. |

**Table 20: Results of Hedgerow H19 Archaeology Survey**

| Criterion | Qualifies as Important under Archaeology and History criteria | Rationale |
|---|---|---|
| 1: Parish boundary | No | Not present |
| 2: Records of Scheduled Monuments | No | Not present |
| 3: Record of archaeological sites | No | No extant evidence |
| 4: Pre-1600 manors | No | No extant evidence |

| | | |
|---|---|---|
| 5: Pre-enclosure field systems | Yes | Multiple species, evidence of historic hedge management. |

**Table 21: Results of Hedgerow H20 Archaeology Survey**

| Criterion | Qualifies as Important under Archaeology and History criteria | Rationale |
|---|---|---|
| 1: Parish boundary | No | Not present |
| 2: Records of Scheduled Monuments | No | Not present |
| 3: Record of archaeological sites | No | No extant evidence |
| 4: Pre-1600 manors | No | No extant evidence |
| 5: Pre-enclosure field systems | Yes | Multiple species, standard trees, evidence of historic hedge management. |

**Table 22: Results of Hedgerow H21 Archaeology Survey**

| Criterion | Qualifies as Important under Archaeology and History criteria | Rationale |
|---|---|---|
| 1: Parish boundary | No | Not present |
| 2: Records of Scheduled Monuments | No | Not present |
| 3: Record of archaeological sites | No | No extant evidence |
| 4: Pre-1600 manors | No | No extant evidence |

| | | |
|---|---|---|
| 5: Pre-enclosure field systems | Yes | Multiple species, standard trees, evidence of historic hedge management. |

**Table 23: Results of Hedgerow H22 Archaeology Survey**

| Criterion | Qualifies as Important under Archaeology and History criteria | Rationale |
|---|---|---|
| 1: Parish boundary | No | Not present |
| 2: Records of Scheduled Monuments | No | Not present |
| 3: Record of archaeological sites | No | No extant evidence |
| 4: Pre-1600 manors | No | No extant evidence |
| 5: Pre-enclosure field systems | Yes | Multiple species, standard trees, evidence of historic hedge management. |

**Table 24: Results of Hedgerow H23 Archaeology Survey**

| Criterion | Qualifies as Important under Archaeology and History criteria | Rationale |
|---|---|---|
| 1: Parish boundary | No | Not present |
| 2: Records of Scheduled Monuments | No | Not present |
| 3: Record of archaeological sites | No | No extant evidence |

| | | |
|---|---|---|
| 4: Pre-1600 manors | No | No extant evidence |
| 5: Pre-enclosure field systems | Yes | Multiple species, evidence of historic hedge management. |

**Table 25: Results of Hedgerow H24 Archaeology Survey**

| Criterion | Qualifies as Important under Archaeology and History criteria | Rationale |
|---|---|---|
| 1: Parish boundary | No | Not present |
| 2: Records of Scheduled Monuments | No | Not present |
| 3: Record of archaeological sites | No | No extant evidence |
| 4: Pre-1600 manors | No | No extant evidence |
| 5: Pre-enclosure field systems | Yes | Multiple species, evidence of historic hedge management. |

Eighteen (18) hedgerows qualify as 'Important' under the Hedgerow Regulations 1997, with regards to the archaeology and historical criteria. These are hedgerows H1, H2, H3, H4, H5, H7, H8, HP, H10, H11, H12, H13, H14, H15, H16, H17, H18, H19, H20, H21, H22, H23, H24.

**Recommendations**

- Pre-enclosure hedges to have gaps filled with a range of native hedging species relevant to the location.
- Standard trees in pre-enclosure hedges should be sympathetically trimmed, pollarded or coppiced as appropriate
- Any pre-enclosure hedges which are retained should be layed and cut with an "A" profile to preserve structure and integrity.

- The extensive bracken currently smothering many of the pre-enclosure hedges should be managed and controlled in such a way as to not harm the hedges, for example by a cutting or crushing regime.

Photographs are located in Appendix C.

## 10.2 Historic Landscape

The Llwyn Knottia estate represents a remarkably intact survival of a 16th to 17th century landholding once typical of this area. With the formal abolition in the sixteenth century of the Welsh customary practices of land inheritance, and the growing currency of English land law in the Marches, landlords were able to consolidate and increase their holdings. The planting of quick-set hedges accelerated the process. By the turn of the 18th century, the enclosure of arable lands in the lowlands of North Wales had virtually been completed (Jones in Barker & Butlin [eds.] 1973, 476-9).

At Llwyn Knottia, this process is evident in the species-rich, dense hedges dating from the 16th or 17th centuries that follow either medieval open-field boundaries or the boundaries of the Flintshire exclaves, and the remarkable archive of documents relating to the acquisition, consolidation and eventual disposal of the estate. Combined, these elements form a remarkable survival.

The exclave of Hullah Farm remains remarkably intact behind its massive hedgerows and the land enjoys amenity value with a high landscape value incorporating, as it does, a series of parkland profile oaks and sycamores of some considerably antiquity. It is to be regretted, given its potential high archaeological and environmental significance. that the hedge running south from H19, following the old Flintshire border, was grubbed out in the 1970s.

# 11. Documentary Analysis

The development site forms the majority of the landholding of Llwyn Knottia together with the two smaller holdings of Hullah Farm and Woodbine Farm. An extensive collection of written sources for survives in the Cefn Park and Wynnstay archives held at the North-East Wales Archive at Ruthin, Denbighshire and analysed by Dr Paul Tubb, Archaeological Consultant, on September 2nd and 3rd 2021. Other regional and national archives have been consulted online or in digital format.

The majority of the site was situated in the township of Erlas in the parish of Gresford, part of the historic County of Denbighshire (created by the Laws in Wales Acts 1535-42) (Legislation Government, 1535). The historic county was amalgamated into the County of Clwyd by the Local Government Act 1972. Clwyd was abolished in 1996 under the Local Government (Wales) Act 1994 when the new unitary authority of Wrexham County Borough came into currency (Legislation Government, 1994). The two smaller holdings of Woodbine and Hullah Farm formed part of the township of Abenbury Fechan,part of the manor of Maelor Saesneg. a detached exclave of the historic county of Flintshire and were themselves exclaves, entirely surrounded by

the historic county of Denbighshire. Abenbury Fawr and exclaves were absorbed into Denbighshire in 1884 (Palmer & Owen 1910, 242).

The area around Wrexham, like much of the Welsh Marches, has a confused mixture of English and Welsh place-names with Anglicisation of Welsh names and Welsh adoption of English names. Problems with tranliteration, mispronounciation, and mis-hearing on the part of map surveyors unused to the local accent or dialect compound this problem further. The List of Historic Place Names of Wales provides field names for many of the fields on the proposed development site and they are a mixed bag of English and Welsh words and terms.

| **Llwyn Knottia and environs field names** | |
|---|---|
| Field Number | Field name |
| 1 | Big Cae Kila |
| 2 | Cae Walk |
| 3 | Foc or Fox Cover |
| 4 | Middle Field |
| 5 | Hill Field |
| 6 | Big Burnt Wood |
| 7 | Top Field |
| 8 | Miccle Croft |
| 9 | Far Croft |
| 10 | Burnt Wood |
| 11 | Pit Field |
| 12 | Barn Field |
| 13 | Ucha Flint |
| 14 | Little Cae Dafed |
| 15 | Higher Cae Dafed |
| 16 | Hollow Field |
| 17 | Doctor's Field |
| 18 | Moss Field |
| 19 | Little Croft |
| 20 | Barn Field |
| 21 | Stack Yard Croft |
| 22 | Big Field |

Abenbury Fawr is a good example of this phenomenon with Palmer and Owen (1910, 242-3) suggesting that it is a hybrid Anglo-Welsh name. Erlas is first recorded as Erdelesham, a distinctively Anglo-Saxon place-name ham meaning an enclosed farm or settlement, possibly Eldred's(?) farm/settlement, or hamm meaning land hemmed in by marsh or water, river meadow, or cultivated plot on the edge of woodland (Gelling 1997, 112-6; Gelling & Cole 2000, 46-55).

Llwyn Knottia is variously recorded as Lleyn y Knottia (NEWA: DD/WY/162) and Llyn y Knottia (NEWA: DD/WY/5720) amongst other variations including Lhwyn y Knottiae (Lhuyd 1696, vol. 1). At some point in the past 250 years the place-name has lost the definite article y; what is meant by Knottia is not clear but the

place-name possibly translates as “the Knottia grove”, llwyn being translated as grove or bush (Wyn Owen & Morgan 2007, lv).

The earliest documentary evidence for Llwyn Knottia is a feoffment dated January 1st 1604 between Edward Thelwall of Plasward, co. Denbigh, esq., and Edward Puleston of Lleyn y knottie, co. Denbigh, esq. In the first part; and John Salesburie of Bachymbyd, co. Denbigh, esq., brother of Sir Robert Salesburie, Kt., deceased, and William Salesburie of Bachymbyd, gent., another brother, in the second. The first party conveyed to the second party all the estate of their late brother in cos. Denbigh and Merioneth on certain specified conditions.

In a deed of exchange dated September 1st 1613 held at the Gwynedd County archive in Caernafon between;

“1. Edward Puleston of Llwyn y Nottie, co. Denbs., Esq.. 2. John Saunders of Abymbury, co. Denbs., gent.. DEED OF EXCHANGE of parcel of land called the gwerne, township Abymbury, for two parcels of land of J.S. called yr Erow y Banadle, township Abymbury.” (XD2/724)

This is probably the same Edward Puleston who, four years previously, described himself as as living at Allington, Denbighshire (GCA/C/XD720) in a Fine of Land dated August 7th 1609. Allington is another township in the parish of Gresford. This Fine of Land involved the purchase of a large parcel of land in Abenbury from John Edwards of Stansty and Thomas Powell of Brymbo and was exemplified on April 30th 1610 in the Great Sessions for Denbighshire held at Wrexham. Other parties mentioned in the Fine of Land are Katherine Puleston, Edward’s wife, Jane Saunders, his daughter, and John Saunders (presumably his son-in-law). The Fine involves a significant number of fields:

DEED TO LEAD THE USES of a Fine on captial messuage or tenement in Abymbery with fields called kae yr lloe, erowe yr ygh du, y vagh ?ghrgh veghan, __ion chwieth, y ddolith, y werne veghan, erowe yr lloe, keven Abymbery, kae gwnkie, gerthie gwnkie, Ty gayvron, y bryn poeth, kae me__, gerthie yr hen blas, kiyr y la__, Kae vyghan and part of a field called tiyr ?, all in Abymbery, and a cottage or tenement in Esclusham, co. Denbs.

The field-names used in the fine suggest that much of the land was already enclosed or in the process of enclosure:

| Document name element | Suggested element | Meaning (Wyn Owen & Morgan 2007) | Example |
|---|---|---|---|
| kae | cae | enclosed land, field | kae yr lloe - the calf field |

| | | | |
|---|---|---|---|
| erowe | erw | enclosed field | erowe yr lloe - the calf field |
| gerthie | gardd/garth | garden/enclosure | gerthie yr hen blas - the garden of the old big house |
| werne | gwaun/gwerne | Meadow/damp meadow | y werne veghan - the little meadow |

Some field-names have parallels with those identified through the List of Historic Place Names of Wales survey, for example y bryn poeth - the burnt hill - has strong parallels in Big Burnt Wood field .

It seems probable that this purchase in 1609 by Edward Puleston and parties of land, already consolidated to some extent and enclosed by John Edwards and Thomas Powell, becomes part of the Llwyn Knottia holding, The history of Llwyn Knottia, through the survival of estate papers, provides an insight into 17th century Wrexham and some of its wealthier families.

John Edwards (1573 - 1635) came from a family that had held the manor of Stansty since 1317 (Biography Wales, 1317) and appears to have been a Puritan. His daughter Margaret was a keen follower of Morgan Lloyd, a Dissenting preacher, mystic and poet strongly influenced by the teachings of the Fifth (Biography Wales, 1619). Margaret married John Jones (1597? - 1660) of Maes-y-garnedd, Merionethshire who was a captain of foot (later colonel of horse) in the Parliamentary forces, was a co-signatory of the death warrant of Charles 1st, and served on the Council of Six set up by the Rump Parliament (Biography Wales, 1597). Margaret died in Ireland before John was executed as a regicide.

In contrast, it seems likely that Thomas Powell of the Gyfynys, Brymbo, served as an officer in the Royalist forces, probably in Colonel Robert Ellice's regiment of Foot, which was funded from the plunder taken from Chirk Castle, seat of Sir Thomas Myddleton in January 1643 (Tucker 1964, 40). In this action, Myddleton's agent, Watkin Kyffin, was captured. Kyffin was the son-in-law of John Edwards (see above). Following the Restoration, Thomas appears to have incurred the displeasure of his father Samuel:

According to one deponent, William John Gough, Samuel "did use often times to declare and express his dislike of [his son's] courses". Another deponent, Robert Parry of Brymbo, who states he was a manservant to Samuel Powell, describes how the latter was "desirous and used persuasions to [his son] to contrive and take his Entertaynement with him but [Thomas] Contrary thereunto would goe abroad, stay forth severall dayes and often tymes upon his returne would be farr in Drinke to the great displeasure of his father". Parry even recalled being sent to Wrexham to bring back both Thomas and his father's mare, which he had borrowed and failed to return when promised. Moreover, given the family's precarious financial position, Samuel had insisted that Thomas seek his permission before marrying – presumably hoping that the match

would be a lucrative one. Thomas had predictably disobeyed him, marrying a girl who he then proceeded to neglect, spending a great deal of time away from home. (Palmer, who prints a suggested pedigree of the family, identifies the unfortunate girl as Elsbeth ferch Llwyd of Orsedd Goch). The relationship between father and son had deteriorated so much that Samuel Powell, worried his oldest son would simply sell off the estate and pocket the money, eventually made a will signing over land (the tenement known as Plas Alcock, today the area called Halcog) to a daughter and heavily favouring children other than Thomas, who would therefore have lost out on many parts of the sprawling estate." (The Fire on the Hill, 2011).

In a post-nuptial settlement of March 16th 1619 Edward Puleston of Llwyn y Knottie , co. Denbigh, esq., and John Puleston, gent., his son and heir apparent in the first part; Rev. Richard Parry, Bishop of St. Asaph in the second part; and Edward Price of Llwyn yn, co. Denbigh, gent. , Rice Williams of Iarth, co. Denbigh, gent. , and Richard Parry, gent. , son and heir apparent of Rev. Richard Parry in the third part, agreed "to make settlement of his capital messuage called Llwyn y Knottie and lands (named) in Erlisham and Abinbury Vawr, co. Denbigh and in Worthenbury, co Flint, messuages in Acton, Cacadutton, Dutton y Braine, Abinbury Vawr and Erlisham and tithes of grain from Abinbury Vawr, Bieston and Gourton, co. Denbigh". A Consideration was included regarding the previous marriage of John Puleston and Frances, one of the daughters of Revd Richard Parry, and her portion of £800.

Some of the counter-signatories on the document are historically significant. Richard Parry, Bishop of St Asaph, is chiefly remembered for his revised versions of the Welsh Bible and Book of Common Prayer, published in 1620 and 162, although his brother-in-law, Dr. John Davies of Mallwyd (c. 1567 - 1644), was mainly responsible for the work. Consecrated bishop of S. Asaph on 30 December 1604, Parry retained *in commendam* the archdeaconry of S. Asaph and his living of Gresford (until 1609) where he had been made vicar on January 1st,1593 (Biography Wales, 1560).

Exactly a year later, Richard Parry, Bishop of Asaph, agreed a bond of £6000 on March 16th 1620 with Edward Puleston of Llwyn y Knottie, co. Denbigh, esq., and John Puleston, gent., his son and heir apparent for performance of covenants. This was a substantial sum of money for this period (NEWA: DD/WY/2023).

Much of the documentary evidence for Llwyn Knottia for the second half of the 17th century is contained in the Wynnstay Papers, including an extraordinary bundle of personal correspondence and legal documents (NEWA: DD/WY/5720) concerning the fate of the farm after the death of John Puleston. It seems that the place-name Llwyn y Knottie was used in a wider sense than just the farm buildings, essentially describing a part of Erlas township. If that is the case, then it explains the mosaic of freehold and leasehold tenureship described in the Wynnstay Papers, preserved as successive Sir William Williamses acquired and consolidated their landholdings in Erlas.

A demise dated June 20th, 1658, between Edward Puleston of Llwyn y Knottie, co. Denbigh, esq., and Jane, his wife, in the first part, and Abraham Cullen of London, merchant in the second agreed a consideration of £1000 for the property as described in the assignment of December 2nd 1662. (NEWA: DD/WY/4175)

A lease dated June 26th 1658 between Abraham Cullen of London, merchant in the first part; Edward Puliston of Llwyn y Knottie, co. Denbigh, esq. in the second; and Rice Vaughan of Grays Inn, co. Middlesex, esq., and James Thelwall of Plasward, co. Denbigh, gent. In the third part leased the property as in the assignment dated December 2nd 1662 for a term of 21 years at a rent of £200 for the first 7 years (NEWA: DD/WY/4178).

On February 1st 1662, a Bond for £300 for performance of covenants contained in an indenture of mortgage of equal date between Edward Puleston of Llwyn y Knottie, co. Denbigh, esq., and John Puleston of the same place, gent. In the first part; and Mary Meredith of Llanverres, co. Denbigh, widow (NEWA:DD/GA/764). These bonds were connected with another deed drawn up on the same date, and were used to make sure that the covenants referred to in the deed were kept to, in this case, presumably the first party repaid the mortgage (University of Nottingham, 2021).

An assignment dated December 2nd 1662 between Sir Abraham Cullen of East Sheen, co. Surrey, Bart. on the first part and Evan Vaughn of Llangedwyn, co. Denbigh, gent., and John Hollyman of Worthenbury, co. Flint, gent. on the second rented a “capital messuage caleed Llwyn y Knottie in Erlisham, lands (named) in Erlisham and Abynbury vawr, lands (named) in Worthenbury, co. Flint, a messuage and barn in Wrexham, messuages in Cacadutton, Dutton y Brain, Acton, Erlisham and Dutton diffeth, all co. Denbigh” for the remainder of a term of 21 years granted in 1658 for a consideration of £630 (NEWA: DD/WY/4179).

These four deeds suggest that Edward Puleston and his son John were buying land around Llwyn Knottia to increase the size of the holding, borrowing money to do so. However, at some point in the next six years, Edward dies, and it seems likely that son John does, too. Edward’s brother, also called John contests the estate of Jane, Edward’s widow.

A decree dated 1669 issued following a bill of complaint by John Puleston (DD/WY/6913) and response by the defendant Jane Puleston (DD/WY/6912) ordered the plantiff to pay Jane £1000 for the assignment of Llwyn Knottia into his ownership. The plantiff was the brother and heir of Edward Puleston: whether this is the Edward who acquired the holding in 1609 is not clear but Jane, the defendant, was widow of the said Edward, John’s brother. The dispute centred around the value of Llwyn Knottia said, in Jan’s response to have a titheable value of £1650. Mention is made of the consideration of marriage contract between Edward and Jane with notable signatories including Owen Thelwall of Blaen Yale.

In a lease dated March 1st, 1668, or 9, John Puleston “late of Llwyn y Knottie and now of Blaen Yale, co. Denbigh, gent., brother of Edward Puleston, esq., deceased” rented a messuage called Coed Abynbury and named lands in Abenbury to John Eddowes of Shrewsbury, co. Salop, gent. He also gave right of passage

across other lands of his to access Wrexham and leased a pew in Wrexham parish church. The term was for 84 years at a rent of 30s per annum and 2 capons and 2 hens at Christmas (NEWA: DD/WY/1586).

A Copy Feoffment between Jane Puleston, widow of Edward Puleston, late of Llwyn y Knottie, co. Denbigh, esq., deceased, John Puleston, his brother and Owen Thelwall of Blaen-yale, co. Denbigh, esq. In the first part; and William Williams of Glascoed, co. Denbigh, esq. in the second dated May 21st 1670 sells the "capital messuage called Llwyn y Knottie and other messuages and lands in Abenbury Vawr, Erlisham, Acton Wrexham, Erles, Abenbury vechan and Esclusham, co. Denbigh" to the second party (DD/WY/1867).

A second feoffment dated May 24th 1670 between Jane Puleston and John Puleston agrees to sell the "capital messuage called Llwyn y Knottie and all other messuages and lands (named) of the late Edward Puleston in Abymbery Vawr, and Esclusham, co. Denbigh" in accordance with the decree dated 1669 (DD/GA/533)

According to an assignment dated May 23rd 1672, Owen Hughes of Minera, co. Denbigh, gent., and Ursula, his wife, rented the "capital messuage called Llwyn y Knottie in Erlisham" and named lands in Abinbury Vawr, Bieston and Gourton, co. Denbigh from Edward Thelwall of Plasward, co. Denbigh, esq., and Simon Thelwall of Blaen Yale, co. Denbigh, gent. for ? £200 (original figure altered). (DD/WY/1879)

In a settlement dated June 1st 1672 John Puleston of Blaenyale, co. Denbigh, gent., and Mary, his wife (nee Thelwall), in the first part sold the "messuage called Coed Abint" in Wrexham with lands (named) a messuage in Abymbury Vawr and messuages and lands in Erlisham, Dutton Diffeth, Dutton y Brain and Wrexham, co. Denbigh to Owen Thelwall of Blaenyale, esq., and Simon Thelwall of Blaenyale, gent., his son and heir apparent. (NEWA: DD/WY/1880). This would appear to suggest that the Thelwall family was attempting to acquire parts of the Llwyn Knottia holding and environs through purchase and marriage.

It also appears that some land at Llwyn Knottia was owned by a Mr Meredith in the period around 1672 (NEWA: DD/WY/5720). Presumably, this is a member of the Meredith family of Plas Coch, Stansty, or a branch thereof. A letter from Mary Meredith dated on the evening of December 29th 1679 to Sir William Williams of Llanforda and Gray's Inn, offered to sell "some parts of Llyn y Knottia" to Williams for £150. She had entered into a mortgage arrangment with Edward and John Puleston in 1662, and clearly still had a property or financial interest in Llywn Knottia. The writer states that the property in question is held in trust (NEWA: DD/WY/5720). William Williams was, perhaps, already the pre-eminent landowner in the area. Educated at Jesus College and Gray's Inn (admitted 1650), he was called to the Bar in 1658, and was elected MP for Chester in 1675. He married Margaret, daughter and heiress of Watkin Kyffin of Glascoed, Denbigh in 1664, and in 1665 he purchased Llanforda from Edward Lloyd (Biography Wales, 1634).

At some point prior to 1682 John Puleston dies, and his widow Mary (nee Thelwall) engaged in a bitter struggle with her father Owen Thelwall over possession of Llwyn Knottia. There is extensive correspondence from Owen Thelwall to Sir William Williams concerning the "refractoryness" of Mary and apologising to Williams for

not being able to resolve the situation. It appears that Owen Thelwall was in the debt of Williams, almost certainly money, and they both saw Llwyn Knottia as the solution to that debt. Owen Thelwall produced a draft agreement, preserved in the bundle, stating that Mary agreed to her father managing Llwyn Knottia on her behalf. It appears, judging from the letter Mary wrote to William Williams, that she considered her father to be acting unreasonably (NEWA: DD/WY/5720).

It seems that Owen Thelwall was living at Llwyn Knottia for several years before this dispute broke out. In a series of contracts dated September 1679, he is described as "Owen Thelwall of Llwyn y Knottie, co. Denbigh, esq" (NEWA: DD/WY/1896/7/8). In his will of 1681, the barber-surgeon John Preston of Wrexham states that "Mr Owen Thelwall of Llwyn y Knottie" owes him 10s for treatment (NLW: SA/1681/216). It is not clear how the dispute between Mary and her father was resolved.

On October 1st 1688 Sir William Williams is the benefactor in a Deed of Common Recovery (NEWA: DD/WY/1909) of 200 messuages, 20 cottages, 10 mills, 5,000 acres of land, 1,000 acres of meadow, 5,000 acres of pasture, 100 acres of wood, 100 acres of marsh, 2,000 acres of furze and heath, £100 in rents and the associated tithes of places including Abenbury and Erlas. This may or may not include Llwyn Knottia but the Common Recovery made Williams a very substantial freeholder.

On December 8th 1690 a Grant (Figure 1 below) is made by William and Mary to John Mathewes of "a messuage, 2 gardens, 2 orchards and appurtenances called Llwyn y Knottie in Arles and lands (named) in Abenbury, co. Denbigh" in return for a rent of 16s. 8d. and a consideration of 32s. 4d.(NEWA: DD/WY/1913). This is not the place to discuss the complex politics of the aftermath of the Glorious Revolution but its consequences were probably keenly felt by Wrexham's elite, not least George Jeffreys, 1st Baron Jeffreys of Wem. Lord Chancellor under James II, and personal adversary of Sir William Williams who was Solicitor-General at the time, "Hanging Judge" Jeffreys died in the Tower of London on April 18th 1689 after failing to escape London in the aftermath of James's flight to France. It is possible that the Crown had confiscated or sequestrated Llwyn Knottia from either Thelwall or Williams and preferred it upon a supporter or servant of the Glorious Revolution, John Matthews.

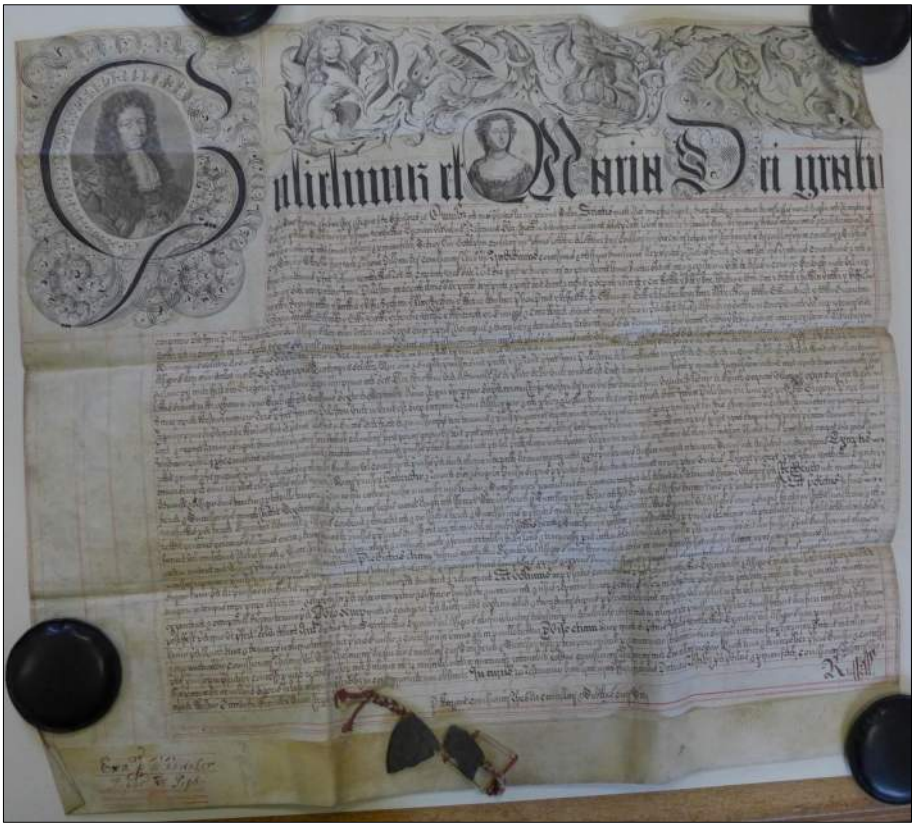


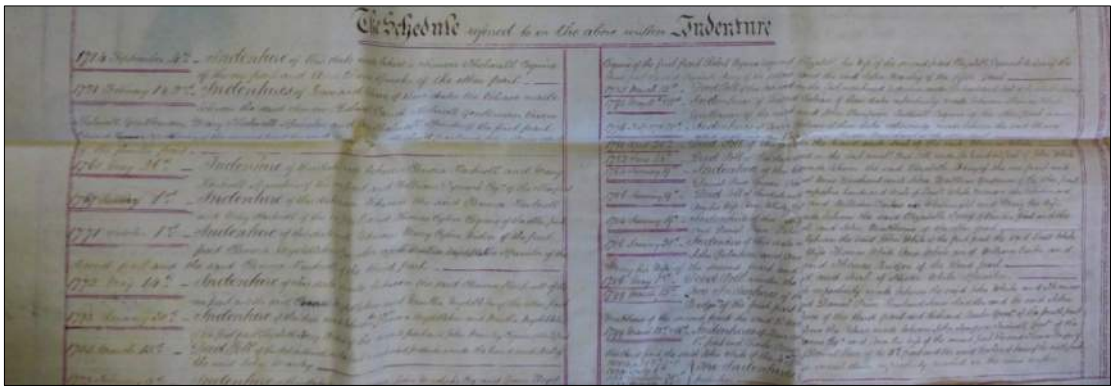
Figure 1: Grant dated December 8th 1690 from William III and Mary to John Mathewes

A dispute between the Pulestons and Williams is recorded in a case current between 1692 and 1694 (DD/WY/6939) over grazing rights and access, and the Wynnstay papers include a deposition from Thomas Davies, one-time undersheriff of Denbighshire concerning fines for “outlawry” and the impoundment of Puleston cattle by William Williams’s bailiffs.

Eleven years later in a lease dated December 24th 1701, Sir William Williams, Second Baronet of Llanvorda leases the “messuage called Llwyn y Knottie” to Solomon Rushell of Croesyockin, co. Denbigh, gent. For a term of 21 years at a rent of £90 for the first seven years and £100 thereafter. (NEWA: DD/WY/162).

In an agreement dated December 5th 1709 Ann Matthew, now a widow, sells her interest in Llwyn Knottia to Sir William Williams for £40 (NEWA:DD/WY/1913). She signs the contract with a cross, clearly illiterate.

The Llwyn Knottia estate remains in the Williams and Williams Wynn Estate for the next 210 years. A conveyance of 1848 (see below) lists the indentures, mortgages and leases(Figure 2) on the Llwyn Knottia estate between 1714 and 1833 (NEWA: DD/WY/175). Various small parcels of land are sold to neighbouring estates in the mid-Nineteenth century, for example on December 30th 1847, a small piece of land is conveyed to Mrs Roberts of Cefn Park in return for the Wynnstay Estate laying drains under some of her land at Plas Issa (NEWA: DD/WY/174). On January 12th 1848, the Wynnstay Estate conveys a part of Llwyn Knottia known as Whitfields Croft to George Kenyon (NEWA:DD/WY/175), and in 1857 the Wynnstay estate sells a small parcel of land to Roger Palmer of Cefn Park for improvement to the gatehouse entrance




(NEWA:DD/CP/710).

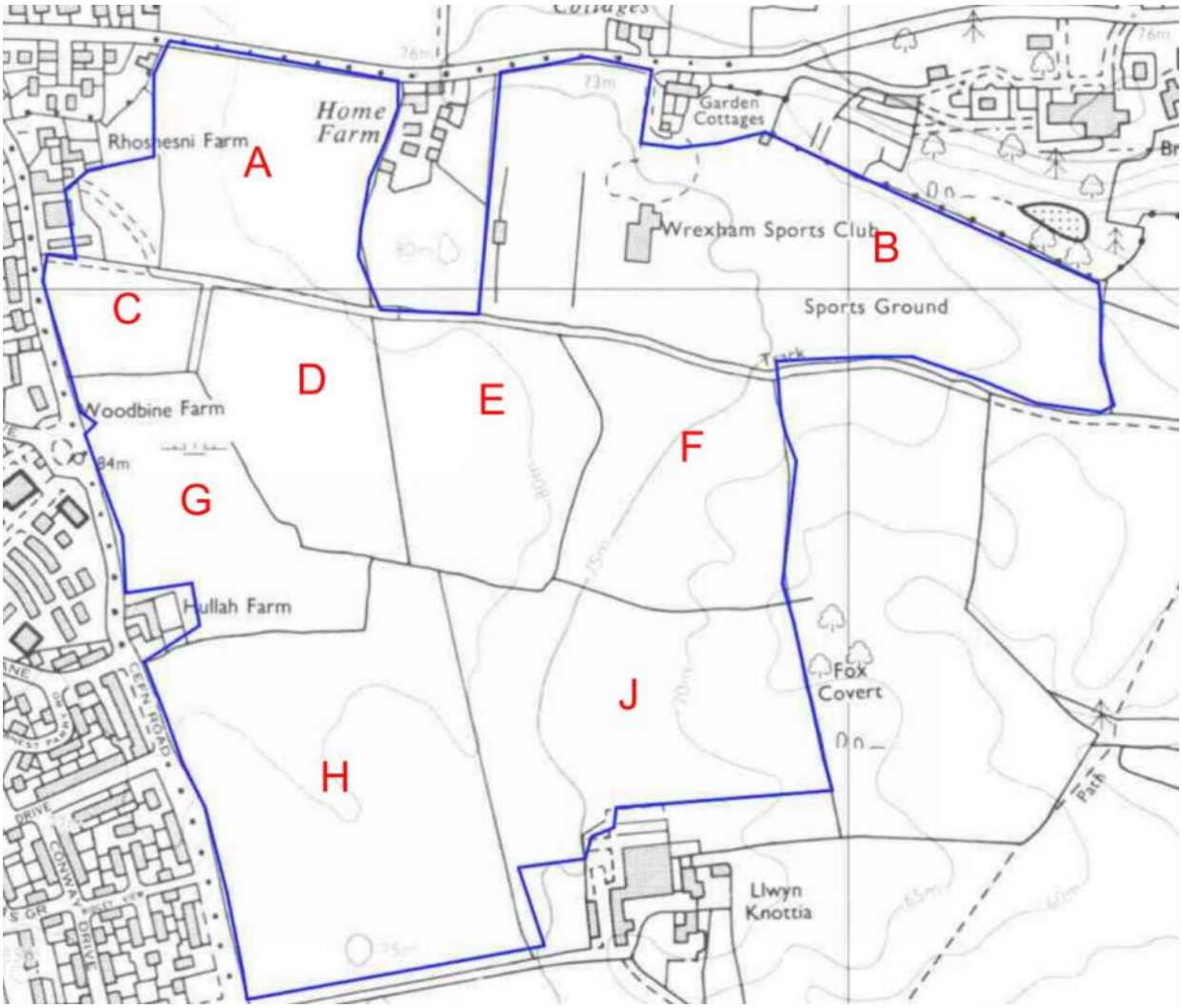
Figure 2: Schedule of Indentures dated 1848

In 1925 the Wynnstay Estate sold Llwyn Knottia to Dame Gertrude Palmer of Cefn Park (NEWA: DD/WY/2015.

A photograph, held at the Imperial War Museum, shows a Heinkel He 111, probably shot down by F/L D. R. West and Sgt Adams in a Boulton-Paul Defiant of No. 256 Squadron at 2.00am on 8 May 1941. The aircraft exploded in mid-air and crashed at Llwyn Knottia Farm, Wrexham. The crew of four were all killed (Imperial War Museum, 1941).

## 12. Site Walkover Survey

The walkover survey was undertaken on July 20th 2021 by Dr. Paul Tubb Tetra Tech Archaeology Consultant. The weather was sunny and very hot (28°) with no cloud cover and a slight breeze from the west.




Ground conditions were variable. Fields A, E, F, H, and J were under a maize crop (Photograph 1) that was approximately 2.5m high and densely planted; this made it impossible to conduct any sort of meaningful walkover survey on these fields. Field B was covered in tall grass (Photograph 2); fields C, D, G, and H were close-mown grass with some woodland and parkland trees (Photograph 3).

**Field A** was under a maize crop (Photograph 4)

**Field B** is a former sports field containing three bulldozed terraces forming football pitches (Photograph 5). It is dominated by tall grasses and oak and hazel scrub. The northern boundary slopes down to mature woodland that forms part of the Bryn Estyn holding. To the east and south, the field is bounded by mature, multispecie hedges (H9 & H10). It was not possible to identify and archaeological evidence on the ground because of the groundcover but, given the past terracing works, it seems likely that any underlying archaeology has been alternately preserved or destroyed depending on whether the pre-existing ground level was raised or lowered to form the pitches.

**Field C** formed part of the group of sports fields located on the western edge of the proposed development site (Photograph 6). Under a seeded grass sward, it would appear that the ground surface has been levelled across much of the field at some time but there were the remnants of a ditch and bank on the boundary between Fields C and D. there is no boundary between Fields C and G currently.

**Field D** is a large amenity field containing two sets of rugby posts and pitches under a seeded grass sward. Bounded to the west and south by a copse of semi-natural woodland and Hedge H19, it has been levelled at some point in the past. The hedge boundary to the east (H18) is uncharacteristically straight for the site but contains mature trees and planting indicating its considerable age (Photograph 7).

**Fields E and F** were under maize (Photograph 8).

**Field G** is formed from the northern half of the Flintshire exclave of Woodbine and Hullah Farms. It is an amenity area, like Fields C and D under a seeded grass sward bounded by very dense, high, multispecies hedges that reflect the importance of the boundary. There are a number of parkland oaks in the field. The semi-natural woodland has been augmented with tree planting in the recent past (Photograph 9). The ground has been levelled in keeping with the area's role as a sports ground but there are undulations sugeestive of ridge and furrow.

**Field H** was under a maize crop (Photograph 9).

**Field J** was under a maize crop (Photograph 10).

Because of the time of year, and the ground cover, the walkover survey was unable to identify any further archaeological remains, that might be present. To note, during the site walkover survey, some heritage assets could not be fully assessed or photographed due to on-site security measures, including closed gates and so on.

# 13. Heritage Potential and Impacts

## 13.1 Archaeological Potential

There is considered to be low potential for archaeological remains of Palaeolithic and Mesolithic date to be present within the application site. Evidence for Palaeolithic activity is rare in Wales, with Cefn Caves providing a regional example of settlement and activity. Flints dating to the Mesolithic period have been identified 4km to the north of the application site, although no assets have been identified within the study area.

There is considered to be low potential for archaeological remains of Neolithic or Bronze Age date to be present within the application site. Numerous assets dating to the Neolithic and Bronze Age have been identified within the surrounding region, with two assets dating to the Bronze Age within the study area, a hoard of six bronze unlooped palstaves and one chisel have been located 0.79km to the north-west of the application site (100386), with a blade of an early bronze age socketed axe identified to the south border of the study area (106412).

There is considered to be a low to moderate potential for archaeological remains of Iron Age date to be present within the application site. Little is known of the Iron Age within the region due to the scarcity of evidence. Generally, recorded archaeology from this period is settlement cropmarks from aerial photography, although within the surrounding landscape, approximately 3km to the west of the application site is a cropmark complex, indicative of settlement. One asset from the Portable Antiquities Scheme has been identified within the study area.

There is considered to be a moderate to high potential for archaeological remains of Roman date to be present within the application site. A copper alloy coin of Marcus Aurelius and a very worn bronze coin of Hadrian were identified within the centre of the application site (54713, 106386), the head of a broken dolphin type bow brooch and a fragment of a Roman fibula brooch located 0.76km to the south of the application site (97002, 106387). A number of spindle whorls are also located within the study area, which are thought to date between Roman and post-medieval periods (97014, 97018, 97015). Furthermore, the Chester to Caer Gai Road Roman Road is located 14km to the west of the application site, with a Roman road near Holt, 8.2km to the east of the application site (660).

There is considered to be a low potential for archaeological remains of early medieval date to be encountered within the application site. The period is still poorly understood and lacking archaeological evidence. It is theorised that Wrexham itself dates from this early period, with the site of an important monastery 7km to the south-east.

There is considered to be a moderate potential for archaeological remains of medieval date to be present within the application site. The medieval town of Wrexham is thought to have been founded prior to 1220, with Cefn Park itself having medieval origins, with medieval mapping showing an enclosure pale to the east of Wrexham. Further medieval assets include a copper alloy beehive thimble located 0.86km to the south-east of the application site (97001), with a trapezoidal copper-alloy buckle located within the east of the application site (97017).

There is considered to be a moderate to high potential for assets of post-medieval date onwards to be present within the application site. A large number of post-medieval and Industrial assets are located within the immediate area surrounding the application site, with collections of farm buildings to the north, west and south

of the application site, with Cefn Park and associated assets to the south of the application site. Industrial assets such as marl pits and numerous buildings are also present within the study area.

Cefn Park and Cefn Park Pavilion, Cefn Park Lodge, Cefn Park Gates and Gate Piers (1551, 17272, 17273 and 17274)

The Grade II Listed Cefn Park and Cefn Park Pavilion date from the 18th and 19th century. The present estate is thought to have originally been developed by Roger Griffith (1674-1732), the property is said to have been "burned to the ground" in 1794 although generally the estate was considerably extended in the late 18th century. By the mid-19th century and following a further fire in 1830. Further extensions were made in the Edwardian period. The Pavilion was built as a skittle alley in the grounds of Cefn Park in the late 18th century/early 19th century. Cefn Park was one of the principal seats of Wrexham and previous houses were largely destroyed by fire in 1794 and again in 1830.

The proposed development site is situated on an eastward and southward sloping site with the highest point being a little over 80mOD in the north-west corner of the site at SJ 35298 51005 and sloping down to a minimum height of 65mOD at Fox Covert.

At the time of inspection, the trees around Cefn Park House, Cefn Park and Cefn Park Pavilion were in leaf as was the woodland to the north and west of Balloon Hill. This created a partial visual barrier between Cefn Park and the proposed development. Despite this, given the location and building height of Cefn Park House, the height and topography of the proposed development, the deciduous nature of the intervening trees, and the potentially senescent nature of those trees, there is intervisibility between the assets and the application site. Therefore, the proposed development is deemed to cause moderate intermediate effect upon the setting of the assets. The proposed development is deemed to cause no material harm to the assets.

There would be no impact on Cefn Park Pavilion as the main house at Cefn Park blocks intervisibility with the proposed development.

The Grade II Listed Cefn Park Lodge, Gates and Gate Piers date from the 19th century, with the lodge being of Neo-Classical style, with the twin stone piers surmounted by ball finials at the gate piers. They are situated on the same ridge as the main house at a height of approximately 75mOD. The proposed development is visible from these assets.

The assets are located to the south of the application site. There is intervisibility between the assets and application site. Therefore, the proposed development is deemed to cause moderate to high effect upon the setting of the assets. The proposed development is deemed to cause no material harm to the assets.

The archaeological potential and impacts at different sections within the application site is considered in more detail in the table below.

**Table 2: summarising the potential, heritage value and anticipated magnitude of impact for each individual heritage assets/ group of assets.**

| Potential Archaeology | Description and value | Magnitude of Impact |
|---|---|---|
| Previously unrecorded archaeological remains | There is a **moderate** potential for previously unrecorded archaeological remains and deposits; the application site is located in an archaeological landscape, and numerous remains have been found within the study area, including a Bronze Age palstaves, Roman findspots, early medieval and medieval settlement evidence, medieval onwards activity in the form agricultural evidence, industrial activity and modern assets.<br><br>It is anticipated that previously unrecorded remains and deposits could include:<br>• Prehistoric activity associated with the past use of the landscape, in particular from the Bronze Age period. If present, the value of such remains would depend on the preservation and presence, as they could provide information about the past local environment and may range from modest value and local to regional importance.<br>• Romano-British activity associated with the Roman findspots identified within the application site, the nearby Roman villa and Roman roads. If present, the value of such remains will depend on their character, extent and preservation, as well as their relationship with the Roman sites, and may range from modest to high evidential value and local to regional importance.<br>• Medieval and post-medieval activity, generally in the form of settlement evidence.<br>• It is highly likely that further evidence for Industrial period will be present within the application site, considering the past use of the surrounding landscape, and the consideration of the current known (confirmed) assets within the site, cartographic | The development proposals are likely to have up to a **substantial negative** magnitude of impact upon any remains present, depending on the location, preservation, character and extent of remains. |

| Potential Archaeology | Description and value | Magnitude of Impact |
|---|---|---|
| | evidence of the Industrial period onwards use of the site. Where present, such features are likely to be for limited evidential value and local interest depending on character and preservation. | |

## 13.2 Designated Heritage Assets

**Cefn Park and Cefn Park Pavilion, Cefn Park Lodge, Cefn Park Gates and Gate Piers (1551, 17272, 17273 and 17274)**

The Grade II Listed Cefn Park and Cefn Park Pavilion date from the 18th and 19th century. The present estate is thought to have originally been developed by Roger Griffith (1674-1732), the property is said to have been "burned to the ground" in 1794 although generally the estate was considerably extended in the late 18th century. By the mid-19th century and following a further fire in 1830. Further extensions were made in the Edwardian period. The Pavilion was built as a skittle alley in the grounds of Cefn Park in the late 18th century/early 19th century. Cefn Park was one of the principal seats of Wrexham and previous houses were largely destroyed by fire in 1794 and again in 1830.

The proposed development site is situated on an eastward and southward sloping site with the highest point being a little over 80mOD in the north-west corner of the site at SJ 35298 51005 and sloping down to a minimum height of 65mOD at Fox Covert.

At the time of inspection, the trees around Cefn Park house, Cefn Park and Cefn Park Pavilion were in leaf as was the woodland to the north and west of Balloon Hill. This created a partial visual barrier between Cefn Park and the proposed development. Despite this, given the location and building height of Cefn Park House, the height and topography of the proposed development, the deciduous nature of the intervening trees, and the potentially senescent nature of those trees, there is intervisibility between the assets and the application site. Therefore, the proposed development is deemed to cause moderate intermediate effect upon the setting of the assets. The proposed development is deemed to cause no material harm to the assets. Examples of views can be seen in Photograph 15.

The Grade II Listed Cefn Park Lodge, Gates and Gate Piers date from the 19th century, with the lodge being of Neo-Classical style, with the twin stone piers surmounted by ball finials at the gate piers.

The assets are located to the south of the application site. There is intervisibility between the assets and application site when the trees surrounding the Lodge are not in leaf. Therefore, the proposed development is deemed to cause low to moderate effect upon the setting of the assets. The proposed development is deemed to cause no material harm to the assets. Examples of views can be seen in Photograph 16.

**Cherry Hill (1747)**

The first listed building visited was Cherry Hill, a Grade II listed building, on the north side of Borras Park road to the north of the site area. Built as a private house in 1936 and designed by Edgar Beresford (of the Baillie Scott and Beresford Partnership), for C.L Thomas. In use as a children's home since 1971.

There is no intervisibility between the application site and Listed Building. The proposed development is therefore deemed to cause no change to the setting of the assets or cause no material harm to the assets.

**The Lodge (1752)**

The Grade II listed The Lodge is located on the west side of Jefferys Road (1752) to the north west of the site area. A domestic building, built as a lodge to Acton Park, and dated 1876.

There is no intervisibility between the application site and Listed Building. The proposed development is therefore deemed to cause no change to the setting of the assets or cause no material harm to the assets.

**93 Dean Road (16471 & 1751)**

This assets consists of a pair of Grade II Listed cottages dated 1875 and built as part of the Acton Park estate. Noted as a good example of Neo-vernacular estate architecture.

There is no intervisibility between the application site and Listed Building. The proposed development is therefore deemed to cause no change to the setting of the assets or cause no material harm to the assets.

**Wat's Dyke: Section W of Ty-Gwyn (DE151), Wat's Dyke: Garden Village Section (DE221), Wat's Dyke at Crispin Lane, Wrexham (DE286), Wat's Dyke: Section SSW of Wrexham Station, 130m Long (DE191), Hillbury Round Barrow (DE164), Wat's Dyke : Section South of Ruthin Road (DE165), Fairy Oak Round Barrow (DE163), Wat's Dyke: Sections N & S of the Court (DE173), Wrexham Churchyard Ornamental Wrought Iron Gates and Screen (DE158)**

During the site walkover undertaken in 2020, consideration was taken of the other designated heritage assets identified within a 3 km area. To that end, photos were taken looking west in the direction of other existing heritage assets in the area (Photographs 13 & 14).

## 13.3 Assets of Local Importance

Although this asset is not locally listed, a Victorian Walled Garden at Bryn Estyn is located to the immediate north-east of the application site, bordering Field B. The impact of the proposed development has been assessed during the site walkover. The walled garden at Bryn Estyn lies in a valley between 4 and 6mOD lower than Field B, currently screened from the site by a hedge/windbreak of deciduous and evergreen trees (Photograph 12). Whilst the evergreens provide a year-round screen, the deciduous nature to the rest of the vegetation means there is potential for visual intrusion from the proposed development. In addition, given the elevated position of Field B in relation to the Walled Garden, proposed development higher than one storey has the potential for visual intrusion on the asset.

# 14. Conclusions and Recommendations

## 14.1 Archaeological Remains

As outlined in Section 13.1, a number of impacts are anticipated from the proposed development, these include physical impacts on any previously unrecorded archaeological remains in the application site.

This assessment has identified low potential for archaeological remains of Palaeolithic to Bronze Age date, and early medieval date, low to moderate potential for archaeological remains of Iron Age date, moderate potential for archaeological remains of medieval date and moderate to high potential for archaeological remains of Roman date and for remains of post-medieval date onwards to be present within the application site.

The site walkover survey identified a number of Important Hedgerows on the application site, as well as the Historic Environment Record identifying a number of findspots within the application site.

Given this potential and the presence of Historic Environment Record assets within the application site, a programme of archaeological works is recommended, such as a geophysical survey and possible further targeted, trenched archaeological evaluation across the application site. This geophysical survey has been requested by the County Archaeologist for the Clywd-Powys Archaeological Trust. It is also recommended that the Important Hedgerows identified on site are preserved.

Any further archaeological work should be undertaken in accordance with the standards and guidance from the Chartered Institute for Archaeologists, any requirements stipulated by Clwyd-Powys Archaeological Trust, and a Written Scheme of Investigation agreed in advance with the Clwyd-Powys Archaeological Trust. It is recommended that these recommendations and suggestions are confirmed with the Archaeological Planning Officer for Clwyd-Powys Archaeological Trust. Any further work required would satisfy the PPW requirement. Assuming appropriate archaeological mitigation is secured, the proposal is also considered to comply with local policy.

## 14.2 Designated Assets

The impact on setting and material harm to the assets has been outlined in Section 13. During the site walkover intervisibility has been identified between Cefn Park and the proposed application site. Archival research also indicates a historical link between the application site and Cefn Park Estate. Given the intervisibility between the application site, it is recommended that some form of screening is employed to reduce the effect upon the setting of the assets. Design sympathetic to this intervisibility and impact should also be undertaken to ensure that mitigation enhances the landscape. It is recommended that consultation is

undertaken with the local planning authority and their landscape, built heritage and archaeological advisers, to discuss any further heritage requirements associated with the proposed works.

# 15. Archive

This Desk-Based Assessment will be submitted to the Clwyd-Powys Archaeological Trust Historic Environment Record (HER) for HER enhancement purposes and the Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW). This should include the submission of all digital data generated, which may include but may not be limited to: CAD files, GIS files, geophysics results and photographs. All digitised survey information should be geo-referenced to the Ordnance Survey. The Guidance for Submission of Data to the Welsh Historic Environment Records (HERs) will also be adhered to.

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**Historic Maps, Drawings and Aerial Photography**

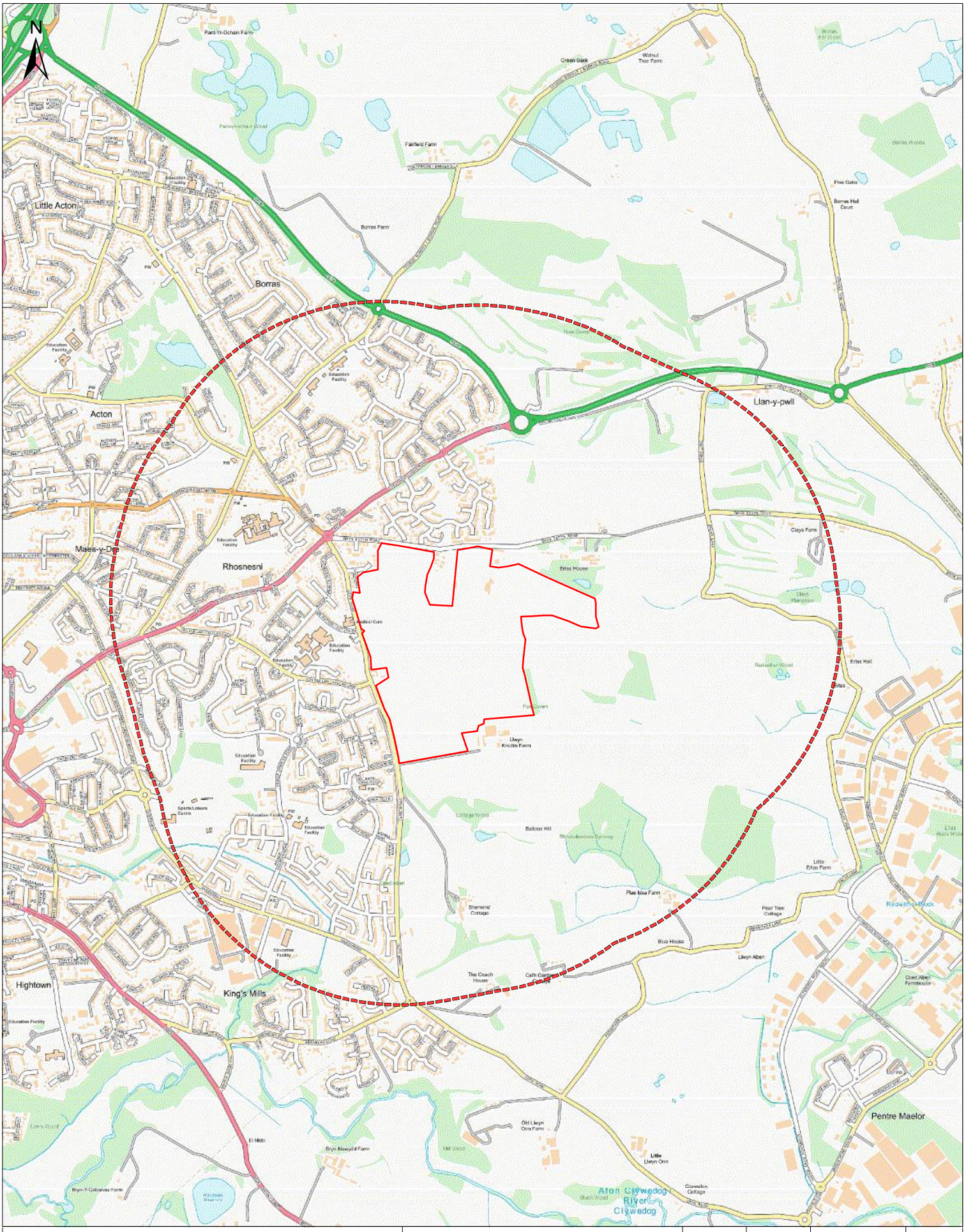

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# APPENDICES

# A- SITE LOCATION PLAN




0 120 240 480 720 960 1,200

Metres

3 Sovereign Square
Sovereign Street
Leeds
West Yorkshire
LS1 4ER

TEL: +44 (0)113 2787111
FAX: +44 (0)113 2750623
e-mail: archaeology@wyg.com

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Sheet Size: **A4** Scale of Original: **1:20,000**

Client: Harworth Group

Project: Cefn Park, Wrexham

Title: Site Location Plan

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# B- ASSESSMENT METHODOLOGY

**Historic Environment Impact Assessment Methodology**

Tetra Tech's evaluation and assessment criteria have been developed using a combination of the Secretary of State's criteria for Scheduling Monuments (Scheduled Monument Statement, Annex 1), Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07 and Transport Analysis Guidance (TAG Unit 3.3.9, Heritage of Historic Resources Sub-Objective). Professional judgement is used in conjunction with these criteria to undertake the impact assessment, as well as complimentary good practice guidance including Historic England's Conservation Principles (**Evidential**, **Historical**, **Aesthetic** and **Communal**).

**Value**

The table below provides guidance on the assessment of significance for all types of heritage assets, including archaeological sites and monuments, historic buildings, historic landscapes and other types of historical site, such as battlefields, parks and gardens. The table considers both designated and non-designated heritage assets.

| Value | Examples |
|---|---|
| Very High | World Heritage Sites, Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or assets that can contribute to international research objectives.<br>Grade I Listed Buildings and built heritage of exceptional quality.<br>Grade I Registered Parks and Gardens and historic landscapes and townscapes of international sensitivity, or extremely well preserved historic landscapes and townscapes with exceptional coherence, integrity, time-depth, or other critical factor(s). |
| National/ High | Scheduled Monuments, or assets of national quality and importance or assets that can contribute to national research objectives.<br>Grade II* and Grade II Listed Buildings, Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association.<br>Grade II* and II Registered Parks and Gardens, Registered Battlefields and historic landscapes and townscapes of outstanding interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s). |
| Regional/ Medium | Designated or undesignated assets of regional quality and importance that contribute to regional research objectives.<br>Grade II Listed Buildings of modest preservation or integrity. Locally Listed Buildings, other Conservation Areas, historic buildings that can be shown to have good qualities in their fabric or historical association.<br>Grade II Registered Parks and Gardens and Registered Battlefields of poorer preservation or integrity. Designated or undesignated special historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s).<br>Assets that form an important resource within the community, for educational or recreational purposes. |
| Local/ Low | Undesignated assets of local importance. |

| Value | Examples |
|---|---|
| | Assets compromised by poor preservation and/or poor survival of contextual associations but with potential to contribute to local research objectives.<br>Historic (unlisted) buildings of modest quality in their fabric or historical association.<br>Historic landscapes and townscapes with limited sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations.<br>Assets that form a resource within the community with occasional utilisation for educational or recreational purposes. |
| Negligible | Assets with very little or no surviving cultural heritage interest.<br>Buildings of no architectural or historical note.<br>Landscapes and townscapes that are badly fragmented and the contextual associations are severely compromised or have little or no historical interest. |

**Impact**

The magnitude of the potential impact is assessed for each site or feature independently of its significance. Magnitude is determined by considering the predicted deviation from baseline conditions. The magnitude of impact categories are adapted from the Transport Assessment Guidance (TAG Unit 3.3.9) and Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07.

| Impact | Typical Criteria Descriptors |
|---|---|
| Substantial | Impacts will act to damage or destroy cultural heritage assets; result in the loss of the asset and/or quality and integrity; cause severe damage to key characteristic features or elements; almost complete loss of setting and/or context of the asset. The assets integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood. (Negative).<br>The proposals would remove or successfully mitigate existing damaging and discordant impacts on assets; allow for the restoration or enhancement of characteristic features; allow the substantial re-establishment of the integrity, understanding and setting for an area or group of features; halt rapid degradation and/or erosion of the heritage resource, safeguarding substantial elements of the heritage resource. (Positive). |
| Moderate | Substantial impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; substantially intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised. (Negative).<br>Benefit to, or restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding and appreciation is substantially improved; the asset would be bought into community use. (Positive). |

| Impact | Typical Criteria Descriptors |
|---|---|
| Slight | Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or maybe more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised. (Negative).<br>Minor benefit to, or partial restoration of, one (maybe more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced. (Positive). |
| Negligible / No Change | Very minor loss or detrimental alteration to one or more characteristics, features or elements. Minor changes to the setting or context of the site. No discernible change in baseline conditions (Negative).<br>Very minor benefit to or positive addition of one or more characteristics, features or elements. Minor changes to the setting or context of the site No discernible change in baseline conditions. (Positive). |

Magnitude (scale of change) is determined by considering the predicted deviation from baseline conditions. Quantifiable assessment of magnitude has been undertaken where possible. In cases where only qualitative assessment is possible, magnitude has been defined as fully as possible.

Any embedded mitigation is considered in the impact assessment and this is clearly described in this section (cross referring the development description). Therefore, the magnitude of the impacts described in the impact assessment will be considered stated before and after additional mitigation has been taken into account.

Impacts may be of the following nature and will be identified as such where relevant:

- Negative or Positive.
- Direct or indirect.
- Temporary or permanent.
- Short, medium or long term.
- Reversible or irreversible.
- Cumulative.

For the purposes of this Heritage Impact Assessment, substantial negative impacts are considered to amount to ‘substantial harm’ to designated heritage assets in National Planning Policy Framework (NPPF) terms. Moderate-slight negative impacts to designated heritage assets are considered to be ‘less than substantial harm’ in NPPF terms. Negligible negative impacts/no change are not considered to amount to any material harm to designated heritage assets.

# C- SITE PHOTOGRAPHS



Photograph 1: Eastern boundary of Field F looking north showing the overgrown nature of Hedge H12, the restricted access and the height of the maize crop



Photograph 2: Field B looking north-west with tall grass and hawthorn and oak scrub.



Photograph 3: Field G looking south showing parkland trees.



Photograph 4: Field A showing north-eastern boundary.



Photograph 5: Field B looking south-east from the middle pitch terrace to the lowest pitch and H9.



Photograph 6: Field C looking north towards the footpath and Field A. Note the well established oak and sycamore trees.



Photograph 7: Field D looking north-east towards Hedge H18.



Photograph 8: Looking east over Fields E and F.



Photograph 9: Looking south-west across Field G with a parkland oak in the midground.



Photograph 10: The north-eastern corner of Field H looking west towards hedge H19, the remnant county boundary.



Photograph 11: Looking south along the eastern boundary of Field J with Fox Covert to the left of the image.



Photograph 12: The Bryn Estyn Walled Garden looking SSE towards Field B.



Photograph 13: a view from the centre of the southern half of the site area looking west toward other heritage assets (2020).



Photograph 14: a view of potential traditional farm buildings from where there were trees obstructing the view looking north east (2020).



Photograph 15: View from southern boundary of Cefn Park north towards proposed development site.  Balloon Hill is to the right.



Photograph 16: View north east from Cefn Road north of Cefn Park Lodge and Gates.

**Hedgerow Photographs**



Photograph 17: Hedge H1 on left of Bryn Estyn Lane looking west.



Photograph 18: Hedge H2 looking north from footpath.



Photograph 19: Hedge H3 looking south.



Photograph 20: Hedge H4 on right of footpath looking west towards Cefn Road.



Photograph 21: Hedge H7 on left of Bryn Estyn Road looking west.



Photograph 22: Hedge H8 looking NW towards Erlas Walled Garden.



Photograph 23: Hedge H9 on left looking south towards Hedge H10.



Photograph 24:Hedge H10 looking SE.



Photograph 25: Hedge H11 looking SW.



Photograph 26: Hedge H12 looking north towards footpath.



Photograph 27: Hedge H13 looking west.



Photograph 28:Hedge H14 and Fox Covert looking south.



Photograph 29:Hedge H17 looking east.



Photograph 30:Hedge H17 and H19 looking NW.



Photograph 31:Hedge H19 looking west.



Photograph 32: Hedge H21 looking NW.



Photograph 33: Hedge H19 looking SE.



Photograph 34: Hedge H18 looking north.



Photograph 35: Hedge H21 looking NW.



Photograph 36: Hedge H23 looking north.

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# D- PLANNING POLICIES

**Wrexham Unitary Development Plan (adopted 2005)**

**EC7, EC8 – Conservation Area**

**EC9 – Listed Buildings of Special Architectural or Historic Interest**

**EC11- Archaeology**

**EC7, EC8** – Conservation Area

**Policy**

Within, and in close proximity to, conservation areas, the priority will be to preserve and/ or enhance those buildings, structures, streets, trees, open spaces, archaeological remains, views, and other elements which contribute to the unique character of the area. New buildings and alterations or additions to existing buildings in conservation areas, whether listed as of special architectural or historic interest or not, must reflect the design and character of the area as a whole and the form, scale, detailing and materials of existing buildings.

The demolition of any building in a conservation area will not be permitted unless, in exceptional circumstances:

a) the building or structure is beyond reasonable repair; or

b) demolition would be a positive benefit to the conservation area's enhancement; and

c) planning permission has been granted and a legal agreement entered into for the erection of an appropriate replacement building reflecting the design and character of the conservation area.

d) the material generated from the demolition of the building will, where appropriate, be used for the construction of the replacement building or structure.

**EC9** – Listed Buildings of Special Architectural or Historic Interest

**Policy**

Alterations or additions to, and development or redevelopment within the curtilage of, buildings or structures

listed as of special architectural or historic interest must respect the setting and character of the listed buildings or structures.

**Policy EC11** – Archaeology

Development which would adversely affect the site or setting of a Scheduled Ancient Monument or archaeological site of national significance will not be permitted. Development that directly affects non-scheduled sites of archaeological importance will only be permitted if an archaeological investigation has been carried out to determine the nature, extent and significance of the remains, and this investigation indicates that in-situ preservation is not justified, and a programme of excavation and recording has been agreed. Development will also be carefully controlled to ensure that the setting of non-scheduled sites of archaeological importance is not harmed where appropriate.

# E- RECORDED HERITAGE ASSETS

**Designated Heritage Sites (Cadw)**

| Identifier | Record Type | Grid Reference | Description | Period |
|---|---|---|---|---|
| **Designated Heritage Assets** | | | | |
| 1551 | Grade II Listed Building | SJ 35685 49716 | Cefn Park (including attached stableyard range to N), early/mid 18th century Georgian mansion with later additions. | Industrial |
| 16471 | Grade II Listed Building | SJ 34860 51550 | 95 Dean Road, pair of cottages, dated 1875, built part of the Acton Park Estate. | Industrial |
| 17272 | Grade II Listed Building | SJ 35704 49601 | Pavilion including attached Skittle Alley at Cefn Park, built as a skittle alley in the grounds of Cefn Park in the late 18th /early 19th century. | Industrial |
| 17273 | Grade II Listed Building | SJ 35462 50184 | Cefn Park Lodge, mid to late 19th century gate lodge to the Cefn Park Estate, Neo-Classical. | Industrial |
| 17274 | Grade II Listed Building | SJ 35449 50185 | Gates and gate-piers at Cefn Park Lodge, constructed mid to late 19th century, twin stone piers surmounted by ball finials. | Industrial |
| 17275 | Grade II Listed Building | SJ 35803 49408 | Ice-house to NW of Llwyn Onn Hall Hotel, late 18th or 19th century ice house, Llywyn Onn Hall Hotel was home to the Jones, and the Parry-Jones- descended from Tudor Trefor. | Industrial |
| 1751 | Grade II Listed Building | SJ 34864 51544 | No.93, Dean Road (W Side)- pair of cottages, dated 1875, built as part of Acton Park Estate. | Industrial |
| 1752 | Grade II Listed Building | SJ 34811 51654 | The Lodge, Jeffreys Road (W Side)- built as a lodge to Acton Park, dated 1876, Neo-vernacular style. | Industrial |
| 1747 | Grade II Listed Building | SJ 35254 52131 | Cherry Hill, Borras Park Road (N Side)- built as a private house in 1936, designed by Edgar Beresford (of the Baillie Scott and Beresford Partnership), for C.L Thomas. In use as a children's home since 1971. | Modern |

**Non-designated recorded Heritage Assets (Clwyd-Powys Archaeological Trust Historic Environment Record)**

| Identifier | Record Type | Description | Period |
|---|---|---|---|
| **Recorded Heritage Assets (by period)** | | | |
| 100386 | Hoard | Hoard of six bronze unlooped palstaves and one chisel(?) found c1875 in the garden of Acton Nursery. NMW.<br><br>Hoard of 6 x shield-pattern palstaves (2 from the same mould) & 1 chisel-like blade, with expanded edge (cf. Betws yn Rhos hoard). Also reported are 1 extra palstave, 3 chisels & 1 dagger; the latter now untraceable | Bronze Age |
| 106412 | Axe | Blade of an early bronze age socketed axe, located by a metal detector at a depth of 2/3" below ground surface. Only the tip of the axe now remains. | Bronze Age |
| 54713 | Coin | This is a copper alloy Roman coin of Marcus Aurelius (AD139 - 180). Despite the badly eroded circumference the size is indicative of it being a Sestertius. | Roman |
| 97002 | Brooch | The head of a broken dolphin-type bow brooch. The foot of the bow, spring and one end of the wingare missing. There are traces of ribs or grooves on the wing, | Roman |
| 106387 | Brooch | Fragment Of A Roman Fibula Brooch, Located At Cefn Park. | Roman |
| 106386 | Coin | A very worn bronze coin of hadrian. Located to the north of llwyn knottia farm.<br><br>A single coin found north of Llwyn Knottia Farm sometime before 1990. | Roman |
| 97014 | Spindle Whorl | A decorated lead spindle whorl of bi-conical form, diameter c.29mm with a central hole of diameter c.9mm. The decoration being is much worn but appears to have consisted of raised zigzag lines. | Roman/Medieval |

| Identifier | Record Type | Description | Period |
|---|---|---|---|
| 97018 | Spindle Whorl | An undecorated lead spindle whorl of bi-conical form, diameter c.26mm with a central hole of diameter c.10mm. It may date from the Roman to medieval periods, or possibly even later. | Roman/Medieval |
| 97015 | Spindle Whorl | A lead spindle whorl of diameter c.28mm, bi-conical in section, with a central hole c.10mm in diameter. Both surfaces are decorated with a raised zigzag or radiating line pattern. | Roman/Post-medieval |
| 97017 | Buckle | A rectangular or trapezium-shaped copper-alloy buckle.<br><br>With indentations on the leading edge of the loop, probably for the pin, now missing, and just possibly for two pins | Medieval |
| 130099 | Park | Cefn Park, Abenbury, Glyn Park. Christopher Saxton's (1577) and John Speed's (1610) maps of Denbighshire show an enclosure pale to the east of Wrexham, which Saxton associated with Abenbury, a township within Wrexham. This appears to coincide broadly with Cefn Park which lay east and south-east of Wrexham, but in the 19th century there was also Acton park to the north-east of the town. S. G. Smith in his on-going research on medieval designed landscapes in north Wales refers to this as Cefn Park and sees it originating before 1202 when Valle Crucis Abbey was gifted pasture land to the west and the boundary was already in existence. He cites a court record for the bailiwick of Marford dating from October 1333 at which the jurors referred back to the time when Roger de Kettley, chief forester, 'took all the wood of Glyn, which was previously common, into a fenced enclosure for the lord'. He refers, too, to the motte and bailey castle at Wrexham which was in existence in 1161 and was the caput for the area, and therefore a strong contender for an early park. The Wrexham historian, A. N. Palmer listed four 'ancient' parks in the lordship of Bromfield, this one presumably being his Parc Glyn Clywedoc (or Glyn Park). In 1563 the Court of Augmentations was informed that there were two mills in the 'park of Glynn' and it was stated elsewhere in the document that the Clawok (Clywedog) passed through the park. Palmer noted that in 1620 a jury recognised that tenants had the right to collect kindling or firewood from the park, and this date of course overlaps with the park's depiction by Saxton. No accurate boundary has been mapped or published for this park, and much more detailed research is required to rectify this situation. What is shown below is entirely speculative, offering only a starting point which could lead to substantive modifications. | Medieval |

| Identifier | Record Type | Description | Period |
|---|---|---|---|
| 101856 | Castle | Bromfield castle was according to the annals of chester burnt on the 3rd march 1140 by the welsh. N1185. | Medieval |
| 97001 | Thimble | Copper alloy 'beehive' type thimble | Medieval |
| 101541 | Cross | Lluyd Notes A Cross Here In 1698 But There Is No Trace Of One There Now | Medieval |
| 26205 | House | Possible Medieval House. | Medieval |
| 97016 | Buckle | A copper-alloy double-loop buckle. The sides are straight and parallel but the top and bottom are shaped with curves, suggestive of petals. | Medieval/ Post-medieval |
| 82627 | Hollow Way | A hollow way appears on a 1993 vertical aerial photograph and shows as a footpath on modern Ordnance Survey maps. It is an extension of an existing unnamed lane a little to the north-east. | Medieval/Post-medieval |
| 97006 | Buckle | Thin, single-loop copper-alloy buckle, with two prongs for attachment to strap and a single tongue | Medieval/Post-medieval |
| 97009 | Buckle | Thin, single-loop copper-alloy buckle, with two prongs for attachment to strap and a single tongue | Medieval/Post-medieval |
| 54701 | Buckle | Elaborately designed post-medieval double loop buckle in copper alloy. The square double loop is complimented by pierced foliate design surrounding the central buckle.<br><br>The pin is missing, the gentle curve to the frame of the buckle places its use as that of a mid 17th century shoe or, spur buckle buckle, | Post-medieval |
| 97020 | Buckle | A copper-alloy post-medieval double-loop buckle of trapezium form with semi circular projections on the corners and at the places on the loop where the pin rested. There is no decoration and the pin is missing. The buckle is most likely to be a 17th century spur buckle, | Post-medieval |
| 104464 | Boundary Stone | Post-medieval boundary stone. | Post-medieval |

| Identifier | Record Type | Description | Period |
|---|---|---|---|
| 97010 | Buckle | Single-loop buckle, tongue missing. End is rounded, in-curving sides which splay out at the junction with the bar. One or two incised lines visible, there is possibly also a notch for the tongue | Post-medieval |
| 26210 | House | Cefn Park, Grade II Listed. | Post-medieval |
| 41002 | Gateway | Post-medieval gateway. | Post-medieval |
| 55356 | Parkland | Possible essential parkland setting. Although it is not part of the park itself, this land is considered to be an essential element of the parkland landscape - perhaps the aesthetic appeal of the land added to the effect of the views from the Hall and gardens. While this is not a statutory designation, we would advise against any major landscaping or building of structures that would significantly alter the overall appearance of the landscape. | Post-medieval |
| 166073 | Park Pale | An interrupted park pale some 200m long aligned east/west forming the southern boundary of the park and garden at Cefn Park (prn53259). Sections of the wall have either collapsed or are in poor condition and others survive to a height of roughly 2m. | Post-medieval |
| 150634 | Barns | Two adjoining traditional brick barns, subject of photographic survey in 2018 prior to proposed conversion. | Post-medieval |
| 54337 | Structure | The remains of a brick, rubble and dressed stone structure once forming a rectangular building now only apparent as a corner section with walls surviving to 2m wide and 3m high. Possibly a pump house or similar associated with Cefn Park (prn26210) and the valve house (prn53261). | Post-medieval |
| 104513 | Boundary Stone | Post-medieval Boundary Stone. | Post-medieval |
| 101542 | Rabbit Warren | Four fields in bieston township called in norden's 1620 survey 'parke y conynge', signify this was the site of a rabbit warren. An earlier survey of 1545-6 states it was a coney warren for holt castle park, fieldnames only survive.<br><br>This area is now built over and forms part of the north-eastern suburbs of Wrexham | Post-medieval |

| Identifier | Record Type | Description | Period |
|---|---|---|---|
| 146136 | Farm Building | Post-medieval farm building. | Post-medieval/Industrial? |
| 146137 | Farm Building | Post-medieval farm building. | Post-medieval/Industrial? |
| 146138 | Farm Building | Post-medieval farm building. | Post-medieval/Industrial? |
| 146139 | Farm Building | Post-medieval farm building. | Post-medieval/Industrial? |
| 146140 | Farm Building | Post-medieval farm building. | Post-medieval/Industrial? |
| 54340 | Footbridge | A small decorative single arched footbridge constructed of hand made bricks and rubble stone, faced with carved block sandstone. The bridge is 4.5m high and 6m wide with a small arch 2m wide and 1.5m high. Brick walls 2m high form the parapet. Detailed sandstone decoration survives on the ends of the parapet walls to the west but have been dislodged to the east but survive below the bridge. An empty plaque is attached to the south-facing parapet. A solid and probably contemporary cast iron trough runs above each of the elevations and may have been for holding plants rather than collecting water. The bridge is an interesting garden/park feature along the path from Cefn Park (prn26210) to the walled garden (prn53263) and is probably early/mid 18th century as it appears to be architecturally similar to Cefn Park. | Post-medieval-Industrial |
| 104510 | Ice House | 18th century red brick domed ice house with bricked up entrance. n0785 | Post-medieval-Industrial |
| 54336 | Lodge | A two storey, red brick with stone dressing Neo-Classical gate lodge with possible influence of the work of C R Cockerell. The slate roof has a brick chimneystack wide projecting eaves supported on cast-iron brackets. To the front elevation is a Roman Doric loggia of two columns and two pillars surmounted by a wide stone entablature and recessed first floor thermal window. A carved stone shield displaces what was/is the family's coat of arms. | Post-medieval/Industrial |

| Identifier | Record Type | Description | Period |
|---|---|---|---|
| 146231 | Farm Building | Post-medieval Farm Building. | Post-medieval-Industrial |
| 146232 | Farm Building | Post-medieval Farm Building. | Post-medieval-Industrial |
| 146233 | Farm Building | Post-medieval Farm Building. | Post-medieval-Industrial |
| 146234 | Farm Building | Post-medieval Farm Building. | Post-medieval-Industrial |
| 41000 | Pavilion | Grade II Listed Skittle Alley. | Post-medieval/Industrial |
| 82616 | Marl Pit | Water-filled marl pits, surrounded by vegetation and within a wood. | Post-medieval/Industrial |
| 146953 | Farm | Hillside Farm | Post-medieval-Industrial? |
| 146954 | Farm | Hillside Farm | Post-medieval-Industrial? |
| 146988 | Farm | Farm Buildings | Post-medieval-Industrial |
| 146989 | Farm | Farm Buildings | Post-medieval-Industrial |
| 146990 | Farm | Farm Buildings | Post-medieval-Industrial |
| 146991 | Farm | Farm Buildings | Post-medieval-Industrial |
| 104467 | Smithy | Smithy building much altered and renovated. Some original brickwork still visible in western wall smithy building now called Cheriton. | Post-medieval-Industrial |
| 147012 | Farm | Farm Buildings | Post-medieval-Industrial |

| Identifier | Record Type | Description | Period |
|---|---|---|---|
| 147013 | Farm | Farm Buildings | Post-medieval-Industrial |
| 147014 | Farm | Farm Buildings | Post-medieval-Industrial |
| 147015 | Farm | Farm Buildings | Post-medieval-Industrial |
| 147016 | Farm | Farm Buildings | Post-medieval-Industrial |
| 147017 | Farm | Farm Buildings | Post-medieval-Industrial |
| 147018 | Farm | Farm Buildings | Post-medieval-Industrial |
| 147019 | Farm | Farm Buildings | Post-medieval-Industrial |
| 147020 | Farm | Farm Buildings | Post-medieval-Industrial |
| 147021 | Farm | Farm Buildings | Post-medieval-Industrial |
| 147022 | Farm | Farm Buildings | Post-medieval-Industrial |
| 82622 | Cottage | Keeper’s Cottage-estate cottage, almost certainly not earlier than the 19th century. It has vernacular embellishments. It does not appear to be listed. | Post-medieval-Industrial |
| 147233 | Farm | Farm Building | Post-medieval-Industrial |
| 147234 | Farm | Farm Building | Post-medieval-Industrial |
| 147235 | Farm | Farm Building | Post-medieval-Industrial |
| 147236 | Farm | Farm Building | Post-medieval-Industrial |
| 147237 | Farm | Farm Building | Post-medieval-Industrial |

| Identifier | Record Type | Description | Period |
|---|---|---|---|
| 147238 | Farm | Farm Building | Post-medieval-Industrial |
| 147241 | Farm | Farm Building | Post-medieval-Industrial |
| 147242 | Farm | Farm Building | Post-medieval-Industrial |
| 147243 | Farm | Farm Building | Post-medieval-Industrial |
| 147244 | Farm | Farm Building | Post-medieval-Industrial |
| 148065 | Farm | Farm Building | Post-medieval-Industrial |
| 148066 | Farm | Farm Building | Post-medieval-Industrial |
| 148067 | Farm | Farm Building | Post-medieval-Industrial |
| 148068 | Farm | Farm Building | Post-medieval-Industrial |
| 148545 | Farm | Farm Building | Post-medieval-Industrial |
| 148546 | Farm | Farm Building | Post-medieval-Industrial |
| 148547 | Farm | Farm Building | Post-medieval-Industrial |
| 104151 | Boundary Stone | Hullah Lane Boundary Stone | Post-medieval/Modern? |
| 55344 | Cottage | Abendury Cottage depicted on the 1st Edition 1881 OS maps. | Industrial |
| 55139 | Sand Pit | Sand pit depicted on 1st edition (1881) OS map. | Industrial |
| 54341 | Coach House | The large 19th century coach house and stables forming the northern end of the stable yard at Cefn Park (prn54341). The two and a half storey hipped roofed red brick building is built in typical | Industrial |

| Identifier | Record Type | Description | Period |
|---|---|---|---|
| | | Gregorian geometric style with a central gable projection in the south-facing elevation with a central doorway and large sash windows with large coach house entrances at ground floor level with further sash windows above. Single storey stables are attached to east and west forming an imposing yet functional building | |
| 54339 | Glasshouses | A collection of 19th century glasshouses with brick bases and walls supporting timber panelling now largely missing its glass. Internally the glasshouses have internal heating systems. A number of associated brick buildings and a large corrugated iron. | Industrial |
| 54338 | Grotto | The remains of what is described on the OS 1899 2nd ed as a boathouse associated with the main pond (prn53259) at Cefn Park (prn53260). Only a short section of the brick wall, 4m long and 2.5m high, with external concrete or plaster effect stone or rock. Other artificial rocks and stones scattering the site suggest the boathouse may have been a more decorative grotto than a functional boathouse. | Industrial |
| 53260 | Parkland | Small park depicted on 1st edition (1881) OS map surrounding Cefn Park house with fairly dense distribution of broadleaf trees and a few specimen conifers close to the house. Several of the trees in the park run in lines, presumably these were originally hedgerows, removed when the park was created. Also within the park is a pond with a boat house; in the late 19th century the pond was long and sinuous but has since been reduced to a teardrop shape. The majority of the parkland trees survive many planted on small mounds or platforms. The southern boundary of the park is defined by a partly damaged stone wall (prn54340). | Industrial |
| 53259 | Pond | Long, sinuous pond within the parkalnd of Cefn Park house depicted on 1st edition (1881) OS map with a weir near the eastern end and a boat house at the western end. The pond has since been reduced to a teardrop shape. | Industrial |
| 54342 | Stables | One of three 19th century large stables (prn53262 and prn54342) forming, along with the coach house (prn54341), part of the stable yard at Cefn Park (prn26210). A large two storey hipped roofed red brick building with two large end chimneys, central doorway and sash windows with a single storey stable to the south. The northern end now domestic accommodation may have served an earlier more functional role as an ancillary domestic building. The stable remains in use with four sets | Industrial |

| Identifier | Record Type | Description | Period |
|---|---|---|---|
| | | of loose boxes with original fixtures and fittings and a tie-beamed king post roof structure. The building is in excellent condition. | |
| 54343 | Stables | One of three 19th century large stables (prn53262 and prn54342) forming, along with the coach house (prn54341), part of the stable yard at Cefn Park (prn26210). A large two storey hipped roofed red brick building with a single storey stable to the north and a later one and half storey 20th century building to the south. The central section is now domestic accommodation, with two large end chimneys, sash windows and a central doorway, originally forming an ancillary building to the main house. The squat stable still functions as a stable with two well appointed original loose boxes with a tie-beam and king post roof. The building is in excellent condition. | Industrial |
| 53261 | Valve House | Valve house depicted on 1st edition (1881) OS map. Stream runs from this to pond within Rhodedendron Spinney, controlled by a sluice on the eastern side. A small brick lined domed buried structure 2m in diameter and 1m high with a low west-facing entrance, to the south of a small stream, which acted as a valve house for Cefn Park (prn26210). No longer in use some of the internal workings survive. | Industrial |
| 55138 | Arms Building | Building depicted on 1st edition (1881) OS map. The buildings is not depicted on modern digital mapping, so is presumed ruinous or destroyed. | Industrial |
| 55137 | Arms Well | Well depicted on 1st edition (1881) OS map. | Industrial |
| 86003 | Well | Well depicted on OS 25 1887 Denb 29.6. Ridge and furrow visible on vertical aerial photography and also on the ground. | Industrial |
| 86005 | Well | Well depicted on OS 25 1887 Denb 29.6 | Industrial |
| 55355 | Pond | Pond shown on 1881 1st edition OS map. This is one of many ponds in this area, and may have originally been a clay or marl pit for building material or fertiliser. | Industrial |
| 54335 | Barn | A one and half storey part factory brick, part box framed hand made brick infilled, 18th century and mid-19th century agricultural range incorporating threshing barn and horse engine shed aligned north/south and attached to the north to the southern end of the north/south wing of building | Industrial |

| Identifier | Record Type | Description | Period |
|---|---|---|---|
| | | prn54334. The west-facing elevation appears to have been largely re-built with two large openings to the south with a series of round pitching holes along its length. The half hipped south-facing gable has been similarly re-built. The east-facing elevation is of hand made brick to the south with a number of bricked up entrances and two honey combed diamond shaped ventilation spaces, with box framing with similar brick infill with a single large barn opening to the north. At the centre of the elevation is a mid-19th century semi-octagonal brick horse engine, missing its machinery with a large tie-beam truss with king post and raking struts supporting the slate roof structure. Tie-beam trusses with raking struts and king posts support the slate roof of the main building. Although altered in the past this probably remains the most interesting building within the complex at Llwyn Knottia farmstead (prn53256) | |
| 54333 | Bull Pen | A red brick single story high corrugated asbestos roofed 19th century agricultural building forming a bull pen and fold yard. The building has a single doorway with a blocked opening above in the west-facing gable and a blocked ground floor doorway in the east-facing gable. The south-facing elevation is largely open with three bays providing access to a fold yard facing prn54332. Two large tie-beams with king post with raking struts supports the roof structure. The building is in use and in reasonable condition. | Industrial |
| 54332 | Cow House | A single story 'L' shaped gabled red brick slate and corrugated iron roofed 19th century agricultural building incorporating a cow house aligned east/west and an open fronted machine store or cart shed aligned north/south. The west-facing gable of the machine store or cart shed section is open and the south-facing elevation of the cow house has three large small pained windows with sandstone lintels. Three stable doors can be seen in the north-facing elevation opening into a collecting yard with a single possibly later opening in the south and west-facing gables. The building is in use and in reasonable condition | Industrial |
| 54334 | Farm Range | A large 'L' shaped gabled one and half storey hand made red brick late 18th/early 19th century agricultural range once incorporating cow house, stables and probably barns but now largely converted into a modern milking parlour and feed store. The north-facing elevation is largely obscured by a modern steel framed agricultural building constructed almost along its length with a large doorway with two steel framed modern windows to the west. The west-facing elevation has two square openings both blocked. The south-facing elevation which looks out across the main yard had the majority of its ground floor openings, consisting mainly of stable doors blocked with a number of | Industrial |

| Identifier | Record Type | Description | Period |
|---|---|---|---|
| | | honey combed diamond shaped ventilation patterns and square pitching window above intact. The western end of the elevation appears to have had numerous additional openings added. The east and west facing elevations of the north/south wing each has a large blocked opening to the north with the east-facing elevation having a single stable doorway with an opening above to the south. The south-facing gable forms part of an earlier building (prn54335). The east-facing elevation has a modern large opening along its length. Large tie-beam trusses with king posts support the single purlin slate roof. The building despite being converted and altered nonetheless retains its outward appearance as a large late 18th/early 19th century agricultural range and is in reasonable condition | |
| 53256 | Farmstead | Large farmstead with two long ranges of buildings in an 'L' shape depicted on 1st edition (1881) OS map.<br><br>A large farmstead, the home farm for Cefn Park, depicted on 1st edition (1881) OS map. The surviving traditional farm buildings include two long ranges of buildings forming an 'L' shape (prn54334 and prn54335) along with additional pigsty (prn54331), bull pen (prn54333), and cow house/machine store (prn54332) | Industrial |
| 53257 | Orchard | Orchard on east side of Llwyn Knottia farm depicted on 1st edition (1881) OS map. | Industrial |
| 54331 | Pigsty | A single storey gabled brick late 18th/early 19th century pigsty with a hipped slate roof. The north-facing elevation has three stable doors with a small square opening and three sets of honey combed diamond shaped ventilation. The elevation has two large exercise yards enclosed by brick walled with sandstone coping. Large openings in the northern wall of the exercise yards appear to be modern additions and some of the internal structure may have been removed. The majority of the original openings in the south-facing elevation have been closed with a single doorway now visible. | Industrial |
| 53258 | Trackway | Wide trackway leading east from Llwyn Knottia farm depicted on 1st edition (1881) OS map. Survives today as a bridleway then a footpath. | Industrial |
| 41003 | Ice House | Grade II Listed Icehouse | Industrial |

| Identifier | Record Type | Description | Period |
|---|---|---|---|
| 55345 | Sheep Fold | Sheep fold depicted on 1st edition (1881) OS map. | Industrial |
| 61523 | Pond | Pond recorded by Maelor Saesneg Historic Landscape Characterisation Project (CPAT 761). Probably a former marl pit | Industrial |
| 61524 | Pond | Pond recorded by Maelor Saesneg Historic Landscape Characterisation Project (CPAT 761). Probably a former marl pit | Industrial |
| 61527 | Pond | Pond recorded by Maelor Saesneg Historic Landscape Characterisation Project (CPAT 761). Probably a former marl pit | Industrial |
| 42294 | House | 95 Dean Road, pair of cottages, dated 1875, built part of the Acton Park Estate. LB | Industrial |
| 53255 | House | Small building named Perth-y-bu depicted on 1st edition (1881) and later OS maps. Building not depicted on modern digital mapping, so presumed ruinous or destroyed. | Industrial |
| 53362 | Farmstead | Farmstead likely to contain traditional farm buildings as those depicted on 1st edition (1881) OS map corresponding with buildings on the modern digital mapping. | Industrial |
| 86035 | Building | Two buildings shown on the Tithe map for Erlas Township, Gresford, 1842. No upstanding remains although there is a dense patch of nettles against E side of hedge, c. 30m N-S x 12m E-W, which may indicate site of buildings. | Industrial |
| 86036 | Building | Two buildings shown on the Tithe map for Erlas Township, Gresford, 1842. No upstanding remains although there is a dense patch of nettles against E side of hedge, c. 30m N-S x 12m E-W, which may indicate site of buildings. | Industrial |
| 55135 | Farmstead | Farmstead likely to contain traditional farm buildings as those depicted on 1st edition (1881) OS map corresponding with buildings on the modern digital mapping. | Industrial |

| Identifier | Record Type | Description | Period |
|---|---|---|---|
| 55136 | Pond | Pond shown on 1881 6 inch OS maps. This is one of many ponds in this area, and may have originally been a clay or marl pit for building material or fertiliser. | Industrial |
| 66310 | House Site | Warn House, House site with associated small rectangular enclosure to the East, marked on 1st edition (1881) 6 inch OS map. | Industrial |
| 32686 | House | Cherry House LB | Industrial |
| 32690 | House | Dean Road LB | Industrial |
| 32691 | Lodge | The Lodge LB | Industrial |
| 53262 | Stables | Attached to the north end of Cefn Park house are 19th century red brick stables and a coach-house with hipped slate roof, brick chimneys and sash windows (extract from Cadw Listed Building database). Other buildings around the courtyard may be different types of farm building. One of three large stables forming (prn54343 and prn54342), along with the coach house (prn54341), part of the stable yard at Cefn Park (prn26210). This two storey red brick hipped roofed stable building has a stone cellar visibale at the base of the north-east-facing elevation is located to the north-east of the main stable yard and may be earlier. The well-proportioned south-west-facing elevation has three stable doors with fanlight and porch cover providing access to well appointed loose boxes. Three large openings at first floor level can be seen above each of the entrances. Vertical and small rectangular ventilation gaps can be seen in both gables and the north-east-facing elevation. The building is in excellent condition and has been well-maintained. | Industrial-Modern |
| 66313 | Pond | Pond marked on 1st edition 1881 and 1968 6 inch OS maps. | Industrial-Modern |
| 66321 | Pond | Pond marked on 1st edition 1881 and 1968 6 inch OS maps. | Industrial-Modern |
| 66318 | Pond | Pond marked on 1st edition 1881 and 1968 6 inch OS maps. | Industrial-Modern |
| 66319 | Pond | Pond marked on 1st edition 1881 and 1968 6 inch OS maps. | Industrial-Modern |

| Identifier | Record Type | Description | Period |
|---|---|---|---|
| 66320 | Pond | Pond marked on 1st edition 1881 and 1968 6 inch OS maps. | Industrial-Modern |
| 66322 | Pond | Pond marked on 1st edition 1881 and 1968 6 inch OS maps. | Industrial-Modern |
| 142280 | Filter Beds | Filter Beds depicted on OS 25 1912. | Modern |
| 86022 | Aircraft Crash Site | Aircraft wreck identified in Pratt & Grant 2002, 169.<br><br>This seems to be Hawker Hurricane L1989, which crashed on 25/7/1940. The Belgian pilot, Sgt De Clerk, survived the crash. The aircraft was removed from the site. | Modern |
| 130415 | Aircraft Crash Site | Heinkel He111 P-4 (2908) G1+HP of 6/KG.55 crashed at Llwyn Knottia, Wrexham on the night of 7/8 May 1941 during a raid on Liverpool and the crew of three were killed. It is believed that it was shot down by a Boulton Paul Defiant night fighter. Some parts were recovered from the crash site and are now in the Wartime Aircraft Recovery Group museum at Sleap. | Modern |
| 86004 | Milestone | Milestone depicted on OS 25 1912 Denb 29.5. Holt 3 Wrexham 2<br>No trace of milestone - presumed destroyed. | Modern |
| 130409 | Aircraft Crash Site | The aircraft crashed at Tyn-twll Farm, Holt Road, Wrexham, after its wings came off in a dive on 28/3/1942. The crew of two were killed. | Modern |
| 121044 | Dispersed Site | Group of dispersed buildings for RAF Wrexham, visible on a 1942 AP (No 1 PRU NLA/53 No 1019) of the airfield. (CPAT, 2012).<br><br>This is WAAF Site No 1/Communal Site on the plan of RAF and WAAF communal sites at the back of Pratt and Grant 2002.<br><br>No surviving remains, subsumed within a group of modern housing developments. | Modern |

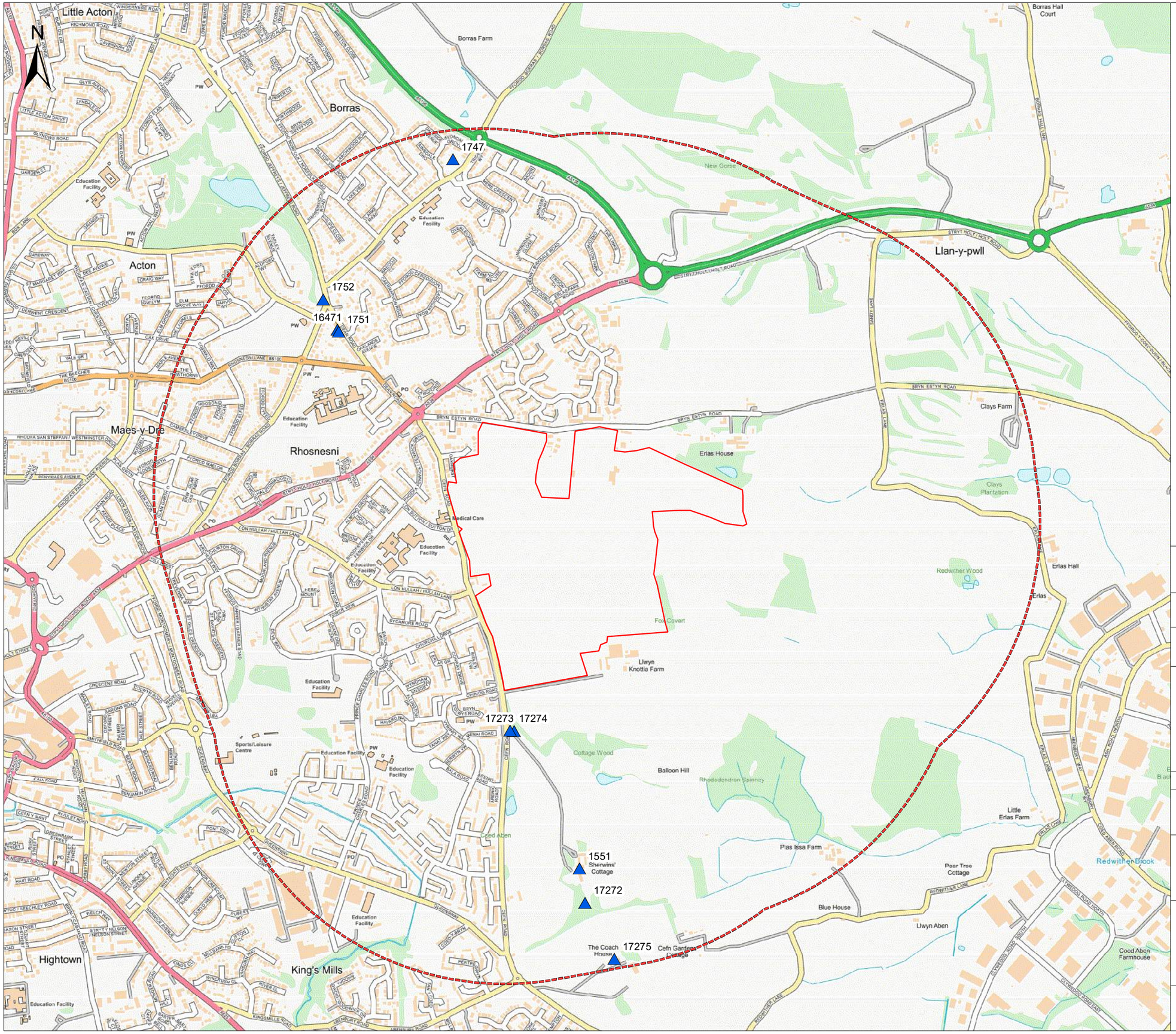
| Identifier | Record Type | Description | Period |
|---|---|---|---|
| 121161 | Dispersed Site | Group of dispersed buildings for RAF Wrexham, visible on a 1942 AP (No 1 PRU NLA/53 No 1019) of the airfield. (CPAT, 2012).<br><br>This is WAAF Site No 1/Communal Site on the plan of RAF and WAAF communal sites at the back of Pratt and Grant 2002.<br><br>No surviving remains, subsumed within a group of modern housing developments. | Modern |
| 86031 | Air Craft Crash Site | Aircraft wreck identified in Pratt & Grant 2002. | Modern |
| 121042 | Dispersed Site | Group of dispersed buildings for RAF Wrexham, visible on a 1942 AP (No 1 PRU NLA/53 No 1019) of the airfield. (CPAT, 2012).<br><br>This is WAAF Site No 1/Communal Site on the plan of RAF and WAAF communal sites at the back of Pratt and Grant 2002. | Modern |
| 121159 | Dispersed Site | Group of dispersed buildings for RAF Wrexham, visible on a 1942 AP (No 1 PRU NLA/53 No 1019) of the airfield. (CPAT, 2012).<br><br>This is WAAF Site No 1/Communal Site on the plan of RAF and WAAF communal sites at the back of Pratt and Grant 2002. | Modern |
| 121160 | Dispersed Site | Group of dispersed buildings for RAF Wrexham, visible on a 1942 AP (No 1 PRU NLA/53 No 1019) of the airfield. (CPAT, 2012). | Modern |

| Identifier | Record Type | Description | Period |
|---|---|---|---|
| | | This is WAAF Site No 1/Communal Site on the plan of RAF and WAAF communal sites at the back of Pratt and Grant 2002. | |
| 1000100 | Church | St John's church is located at the north-east corner of Acton Park recreation ground on Herbert Jennings Avenue at its junction with Borras Road.<br><br>The foundation stone was laid in 1973 and the church consecrated in 1974. It replaced, in turn, a school church (NPRN 420550) and an iron church Institute, the former St John's Church (12495).<br><br>It was built to designs of John L. Jones of Barnard & Partners, Cheltenham. The plan is octagonal with timber trusses reaching to the ground, some externally. Others are enclosed within the low blocks which cluster around the central core and which include the sanctuary. It is constructed of brick under a steep, slated roof, with folded gables on alternate faces. | Modern |
| 142318 | War Memorial | Plaque to former church members killed during the First World War created for new church in 1974. | Modern |
| 145065 | War Memorial | First World War (1914-1918), Hall / Institute<br><br>Scout Hut with dedicatory inscription painted at top of building.<br><br>A Scout emblem is painted at left and right.<br><br>Inscription:<br><br>SCOUTS H/Q/ IN MEMORIAL 1914-1918/ FOUNDED 1912 | Modern |
| 86023 | Air Crash Site | Aircraft wreck identified in Pratt & Grant 2002, 169. | Modern |

| Identifier | Record Type | Description | Period |
|---|---|---|---|
| 86007 | House | Bryn Estyn house and parkland. Series of buildings within wooded parkland with drives, pools, well etc.  depicted on OS 25 1912 Denb 29.5. Subsequently a childrens' home. | Modern/ Unknown? |
| 66311 | Sewage Works | "Rectangular structures marked on 1968 6 inch OS map. Purpose unknown.<br><br>Sewage tanks depicted on OS 25 1899 Denb 29.9" | Unknown/Modern? |

**Recorded Archaeological Events (Clwyd-Powys Archaeological Trust Historic Environment Record)**

| Ref | Location | Type |
|---|---|---|
| 118084 | Wrexham Industrial Estate | In October 2004 CPAT was asked to examine the archaeological implications of one further option for the northern route of the access roads to Wrexham Industrial Estate. No new desk-top analysis or fieldwork was required because of the proximity of the new route to the original ones. The potential impacts on archaeological sites and areas along the route were defined. Mitigation strategies and recommendations for further work on the archaeology and buildings were made. |
| 129203 | Wrexham, Holt Road | Photographic Survey- Photographic survey undertaken in 2008 ahead of development. |
| 144285 | Llan Y Pwll, Holt Road, Hillside Farm | Photographic survey ahead of proposed development. Report pending submission to HER. |




## Legend

- Site Boundary
- Study Area
- Listed Buildings

0 90 180 360 540 720 900

Metres

| SJH | MB | November 2020 | V1 |
|---|---|---|---|
| Created: | Checked: | Date: | Version: |

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3 Sovereign Square
Sovereign Street
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West Yorkshire
LS1 4ER

TEL: +44 (0)113 2787111
FAX: +44 (0)113 2750623
e-mail: archaeology@wyg.com

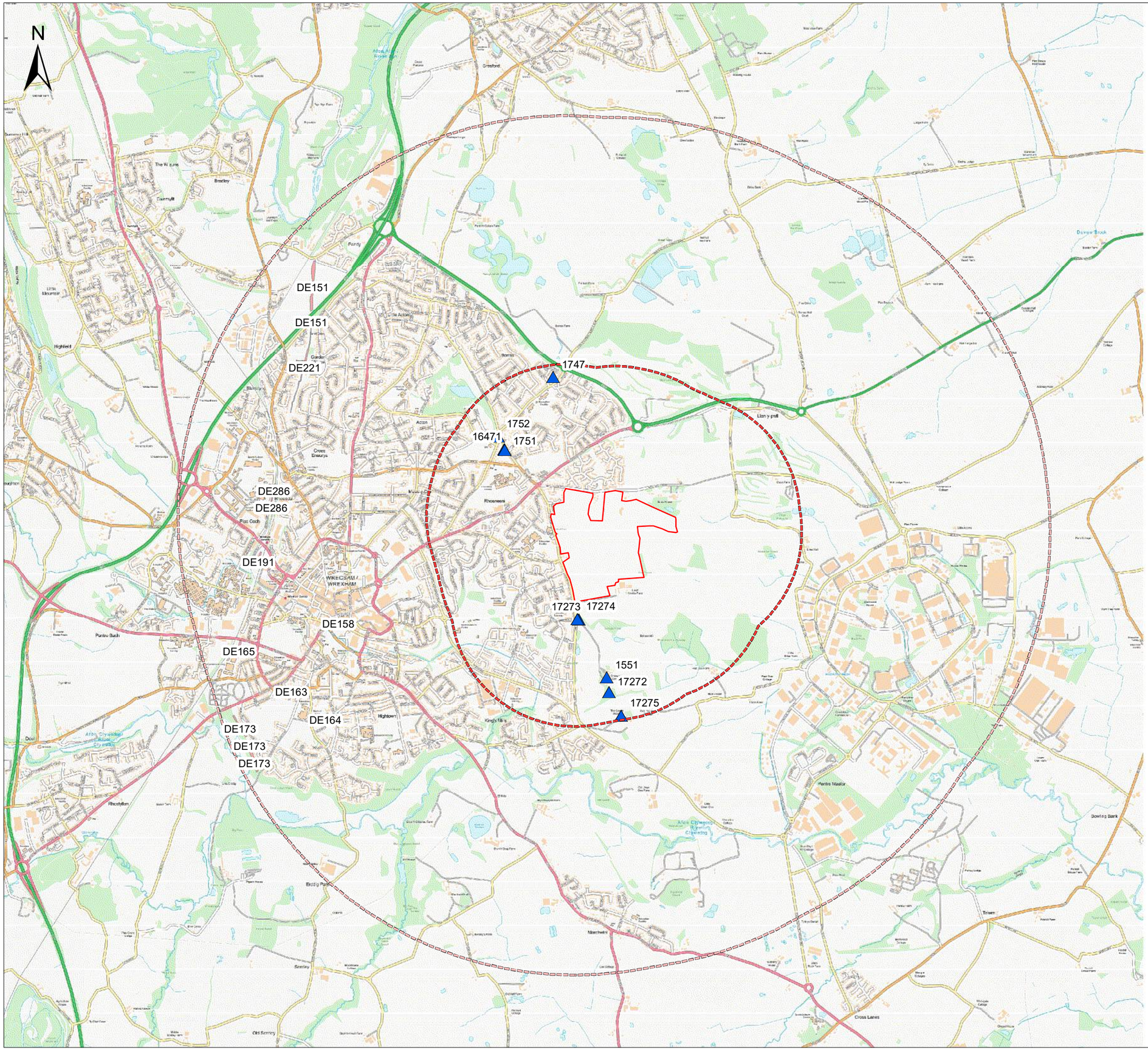
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Client: Harworth Group

Project: Cefn Park, Wrexham

Title: Designated Assets

| Office: | Project No: | Figure No: |
|---|---|---|
| 4154 | 784-B024030 | 2 |




## Legend

- Site Boundary
- Study Area
- Listed Buildings
- 3km
- Scheduled Monuments 3km

0 225 450 900 1,350 1,800 2,250

Metres

| SJH | MB | November 2020 | V1 |
|---|---|---|---|
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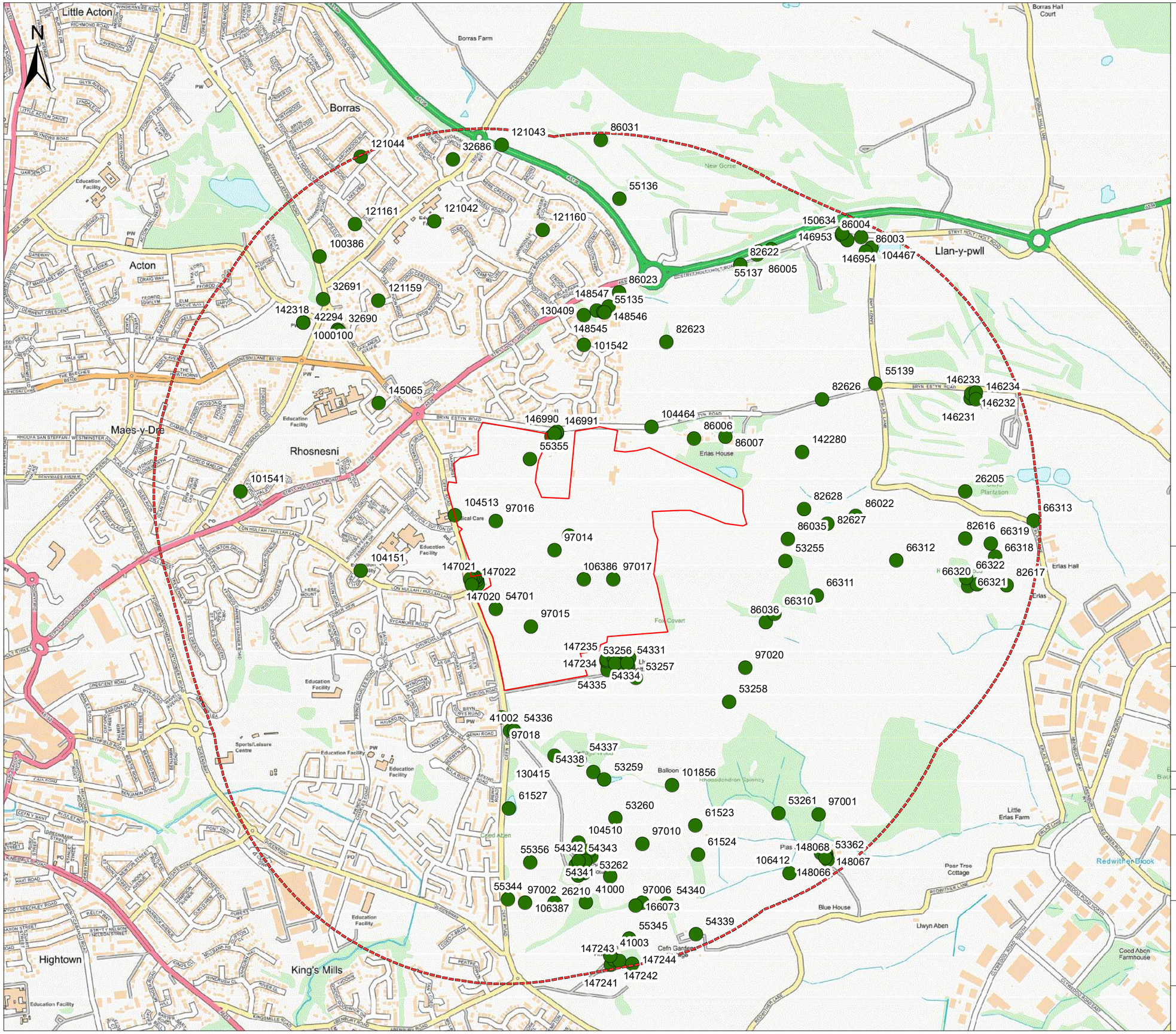
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Client: Harworth Group

Project: Cefn Park, Wrexham

Title: Designated Assets and Scheduled Monuments within 3km

| Office: | Project No: | Figure No: |
|---|---|---|
| 4154 | 784-B024030 | 2.5 |




## Legend

- Site Boundary
- Study Area
- Monument Point

0 90 180 360 540 720 900

Metres

| SJH | MB | November 2020 | V1 |
|---|---|---|---|
| Created: | Checked: | Date: | Version: |

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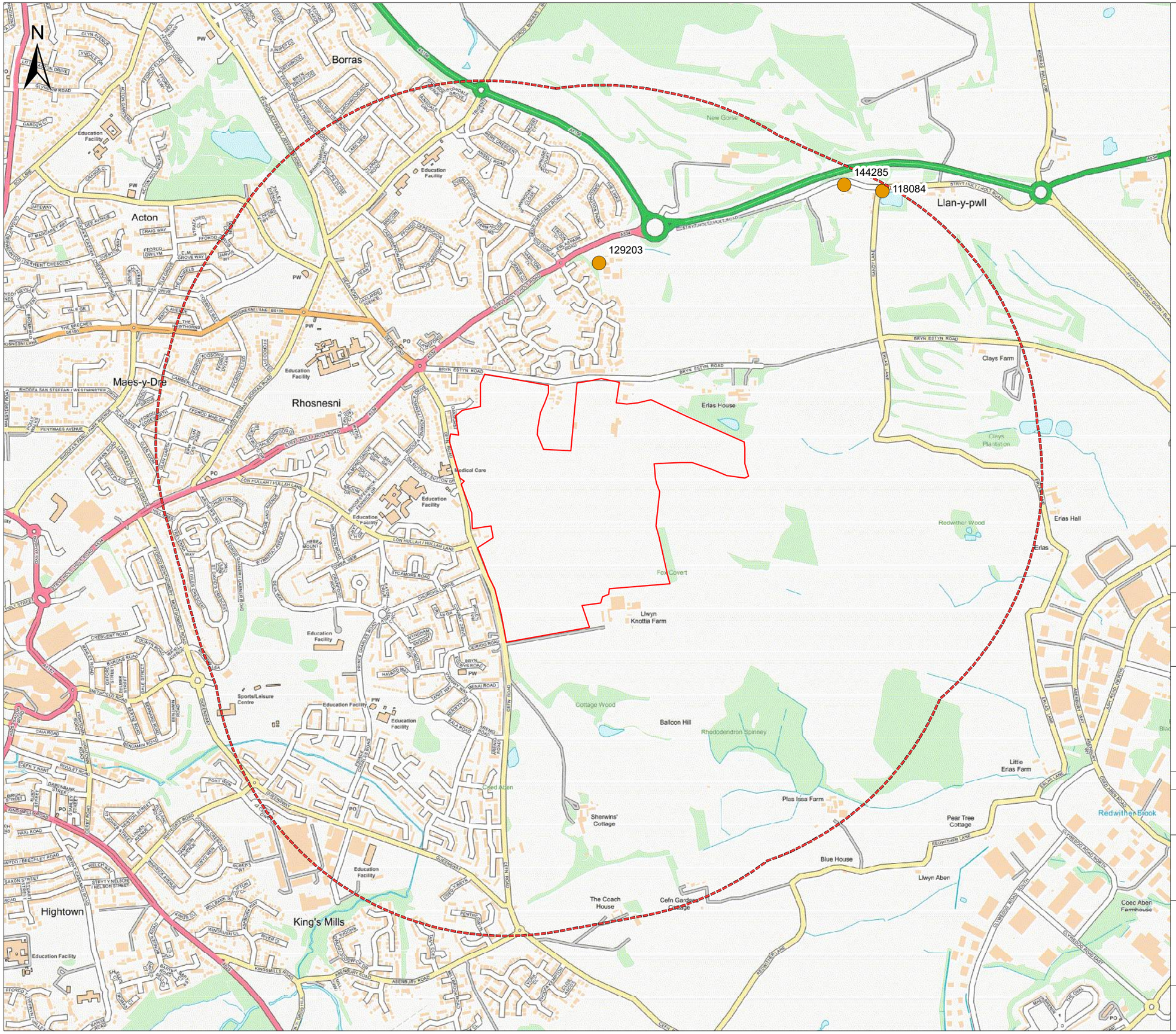
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Client: Harworth Group

Project: Cefn Park, Wrexham

Title: Non-Designated Assets

| Office: | Project No: | Figure No: |
|---|---|---|
| 4154 | 784-B024030 | 3 |




## Legend

- Site Boundary
- Study Area
- Events Point

0 90 180 360 540 720 900

Metres

| SJH | MB | November 2020 | V1 |
|---|---|---|---|
| Created: | Checked: | Date: | Version: |

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FAX: +44 (0)113 2750623
e-mail: archaeology@wyg.com

Sheet Size: **A3** Scale of Original: **1:12,500**

Client: Harworth Group

Project: Cefn Park, Wrexham

Title: Events

| Office: | Project No: | Figure No: |
|---|---|---|
| 4154 | 784-B024030 | 4 |




**Legend**

Site Boundary

Study Area

**sj3650_dsm_1m.jpg**

**RGB**

Red: Band_1

Green: Band_2

Blue: Band_3

**sj3550_dsm_1m.jpg**

**RGB**

Red: Band_1

Green: Band_2

Blue: Band_3

**sj3258_dsm_1m.jpg**

**RGB**

Red: Band_1

Green: Band_2

Blue: Band_3

0 20 40 80 120 160 200

Metres

| SJH | MB | December 2020 | V1 |
|---|---|---|---|
| Created: | Checked: | Date: | Version: |

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LS1 4ER

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e-mail: archaeology@wyg.com

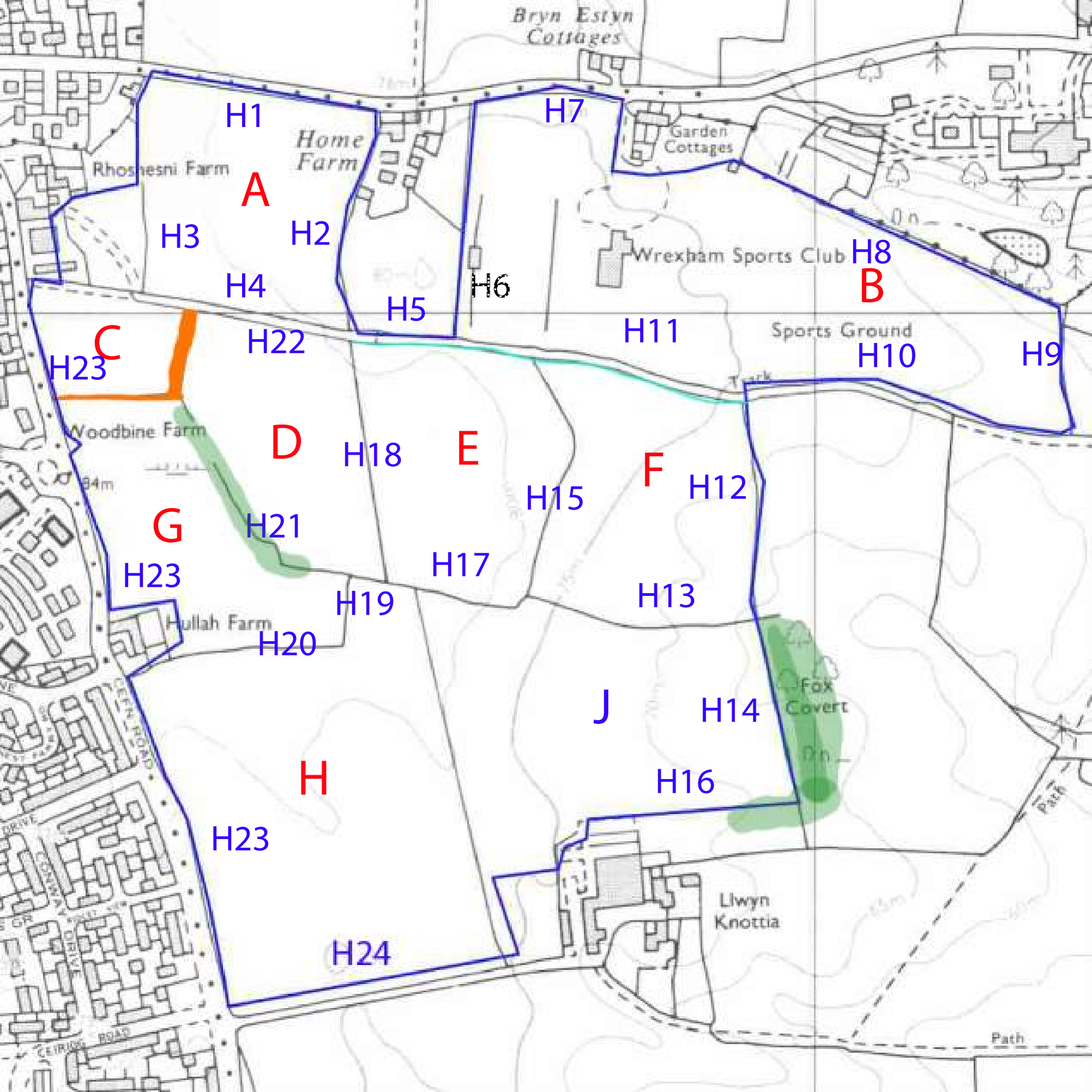
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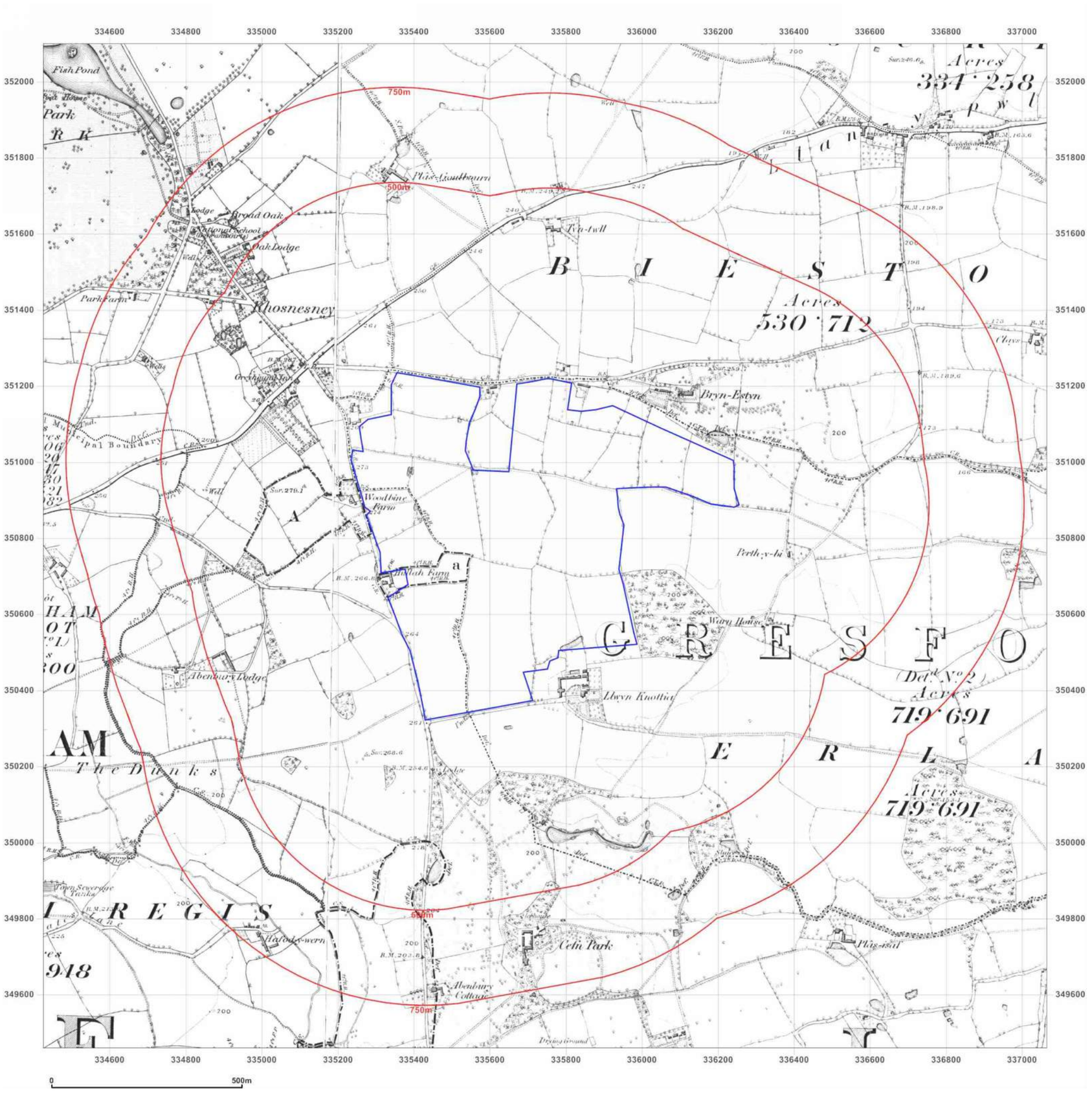
Project: Cefn Park, Wrexham

Title: LiDAR

| Office: | Project No: | Figure No: |
|---|---|---|
| 4154 | 784-B024030 | 5 |


Bryn Estyn Cottages
H1
Home Farm
H7
Garden Cottages
Rhosnesni Farm
A
H3
H2
H8
Wrexham Sports Club
H4
H6
B
H5
H11
Sports Ground
C
H22
H10
H9
H23
Track
Woodbine Farm
D
H18
E
F
H12
94m
H15
G
H21
H17
H23
H19
H13
Hullah Farm
H20
Fox Covert
J
H14
H
H16
H23
Path
Llwyn Knottia
H24
Path

# F- HISTORIC MAPPING




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**Site Details:**

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350819.1136604116

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**Grid Ref:** 335744, 350779

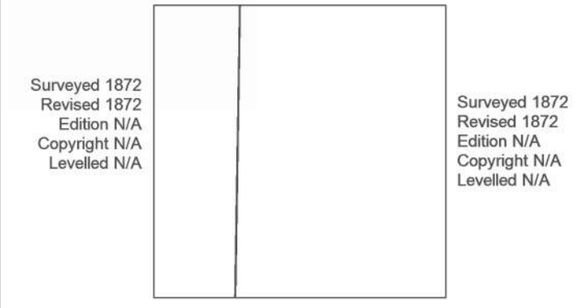
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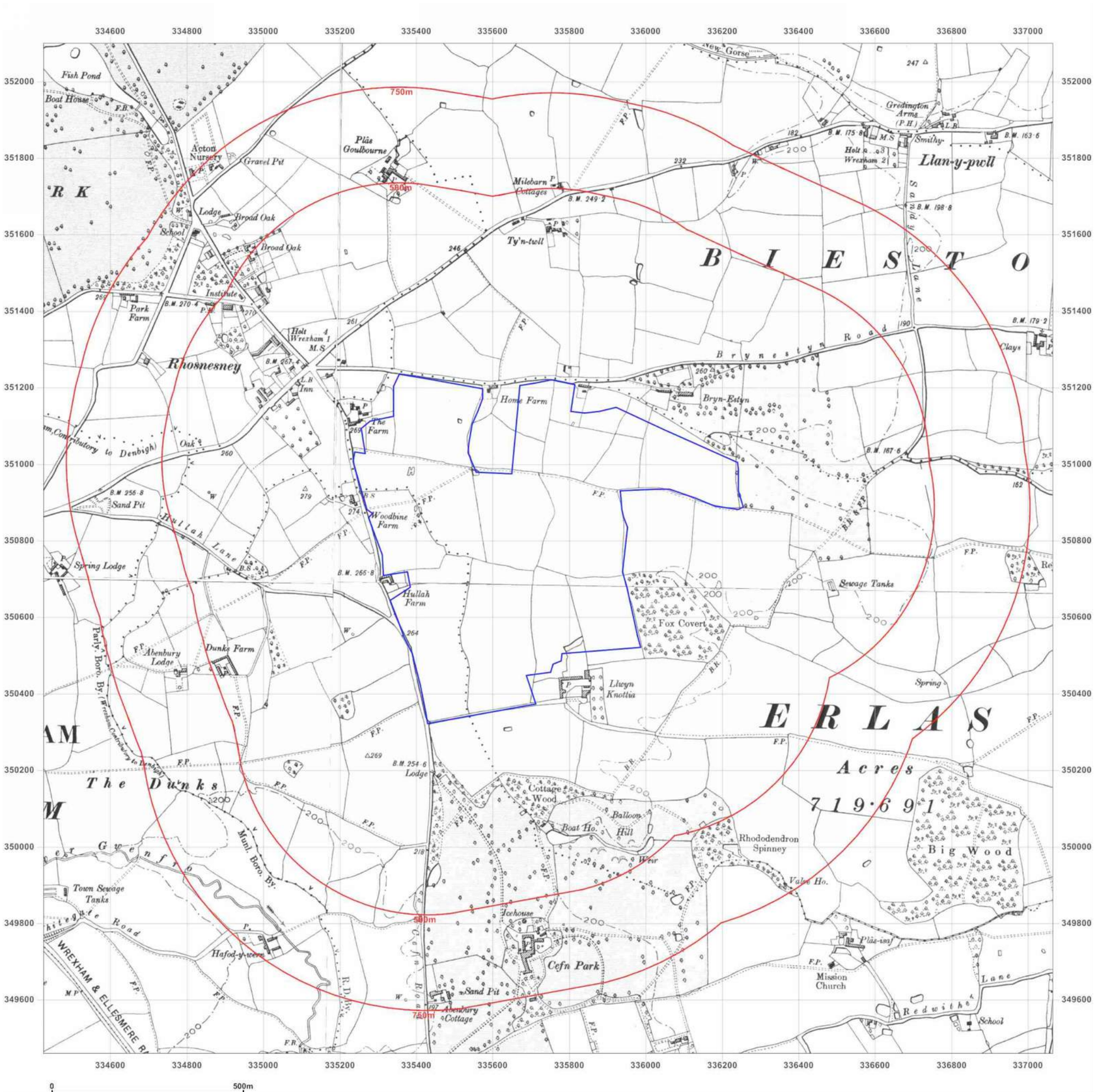

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Revised 1900
Edition N/A
Copyright N/A
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Revised 1898
Edition N/A
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Levelled N/A

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Revised 1898
Edition N/A
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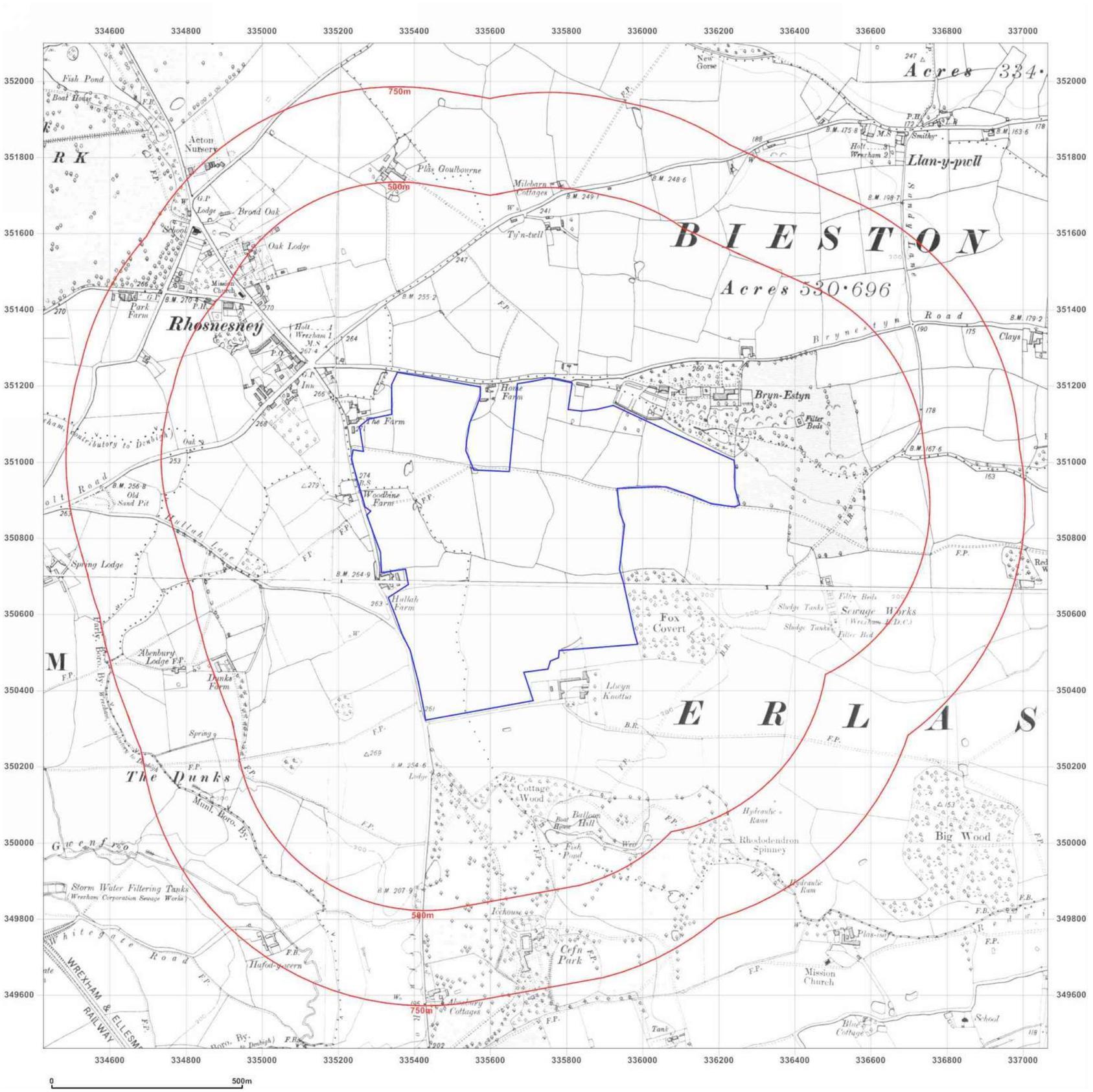
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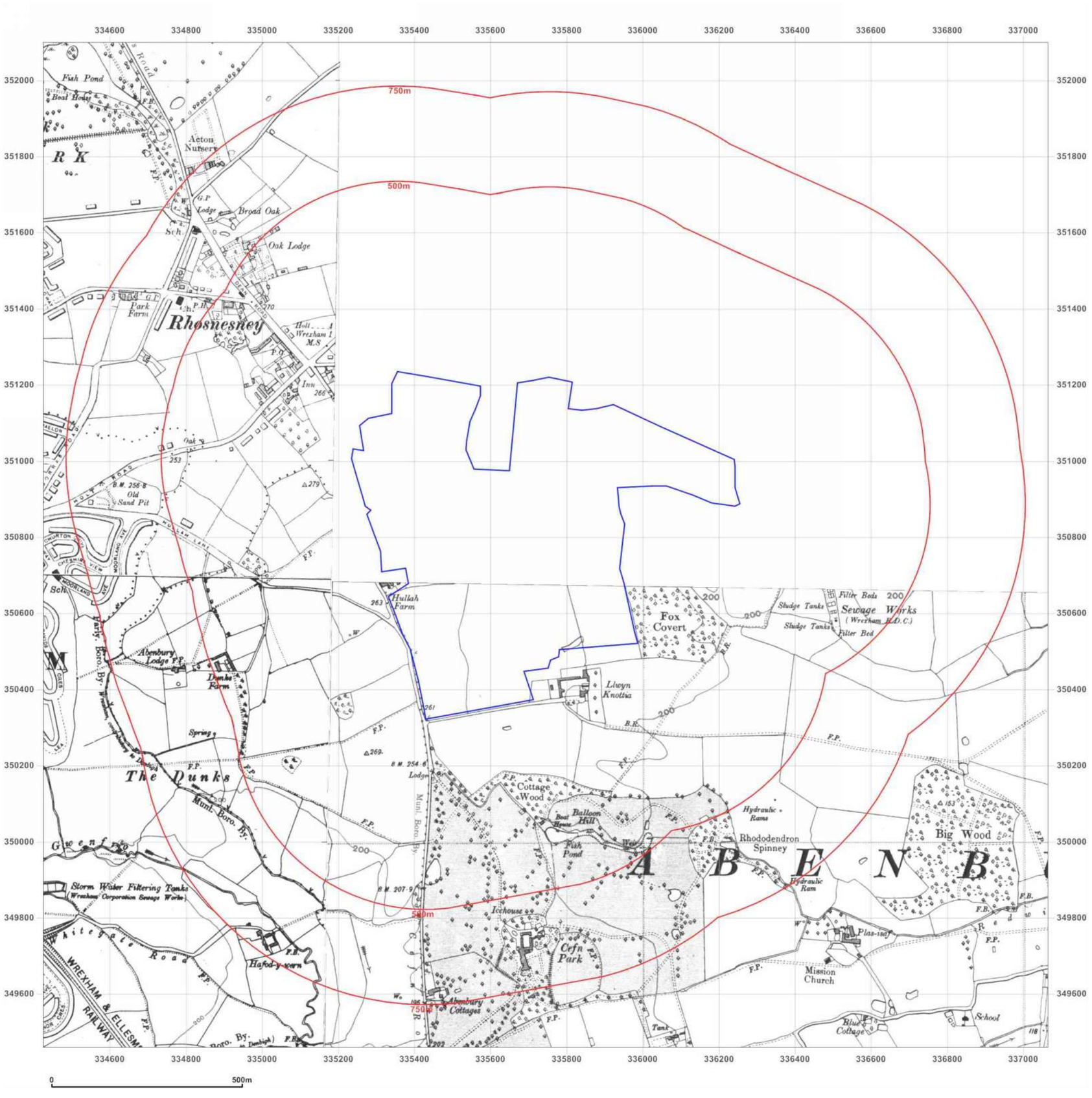
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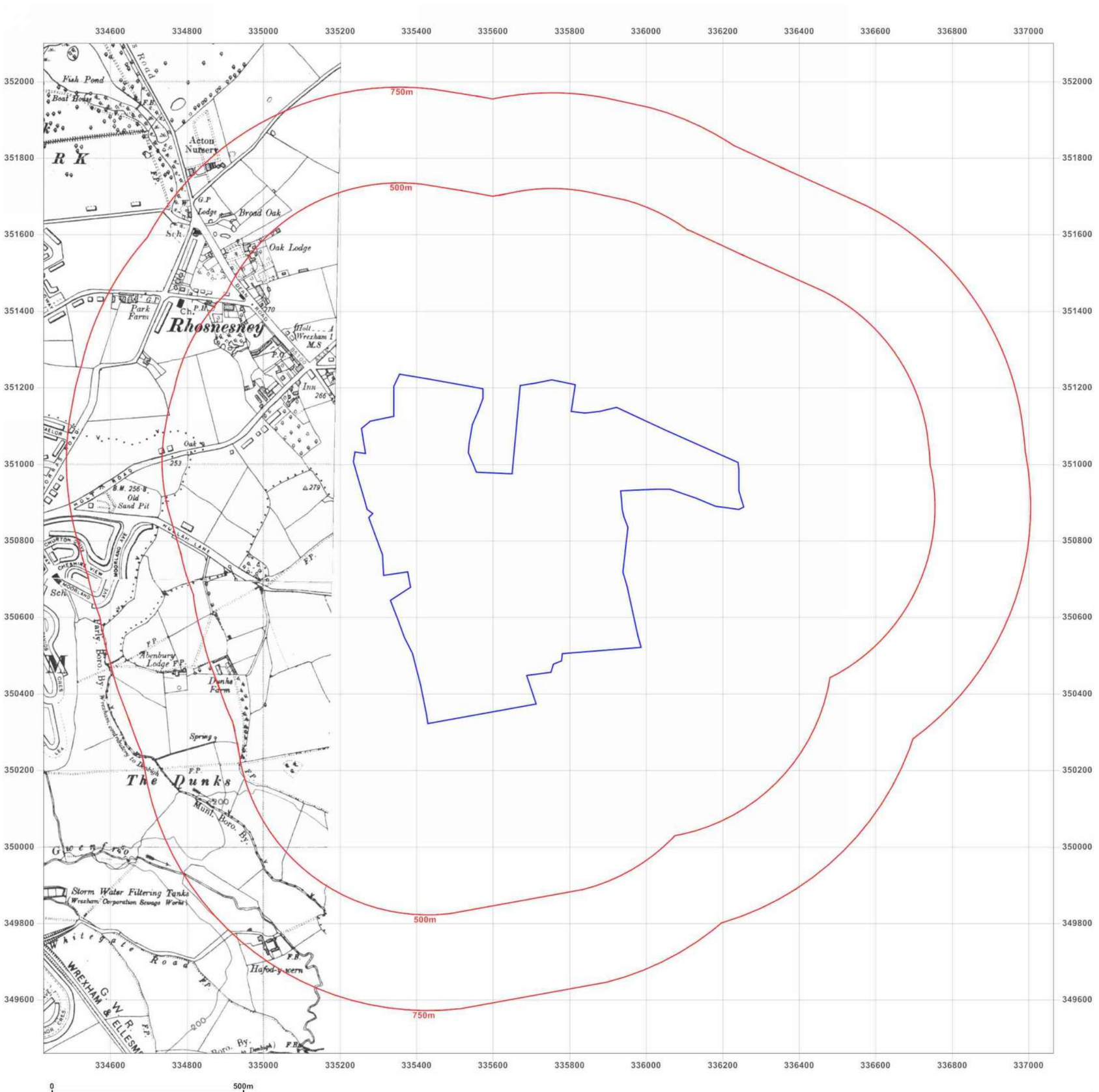
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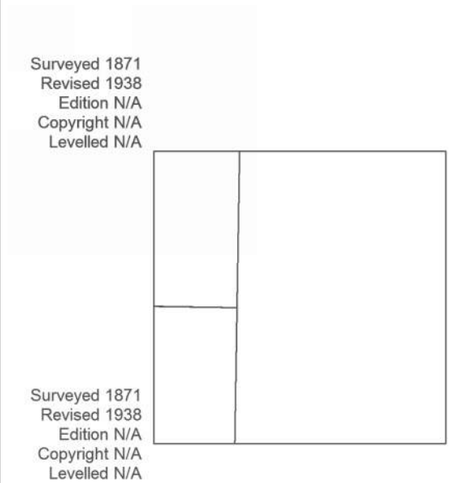
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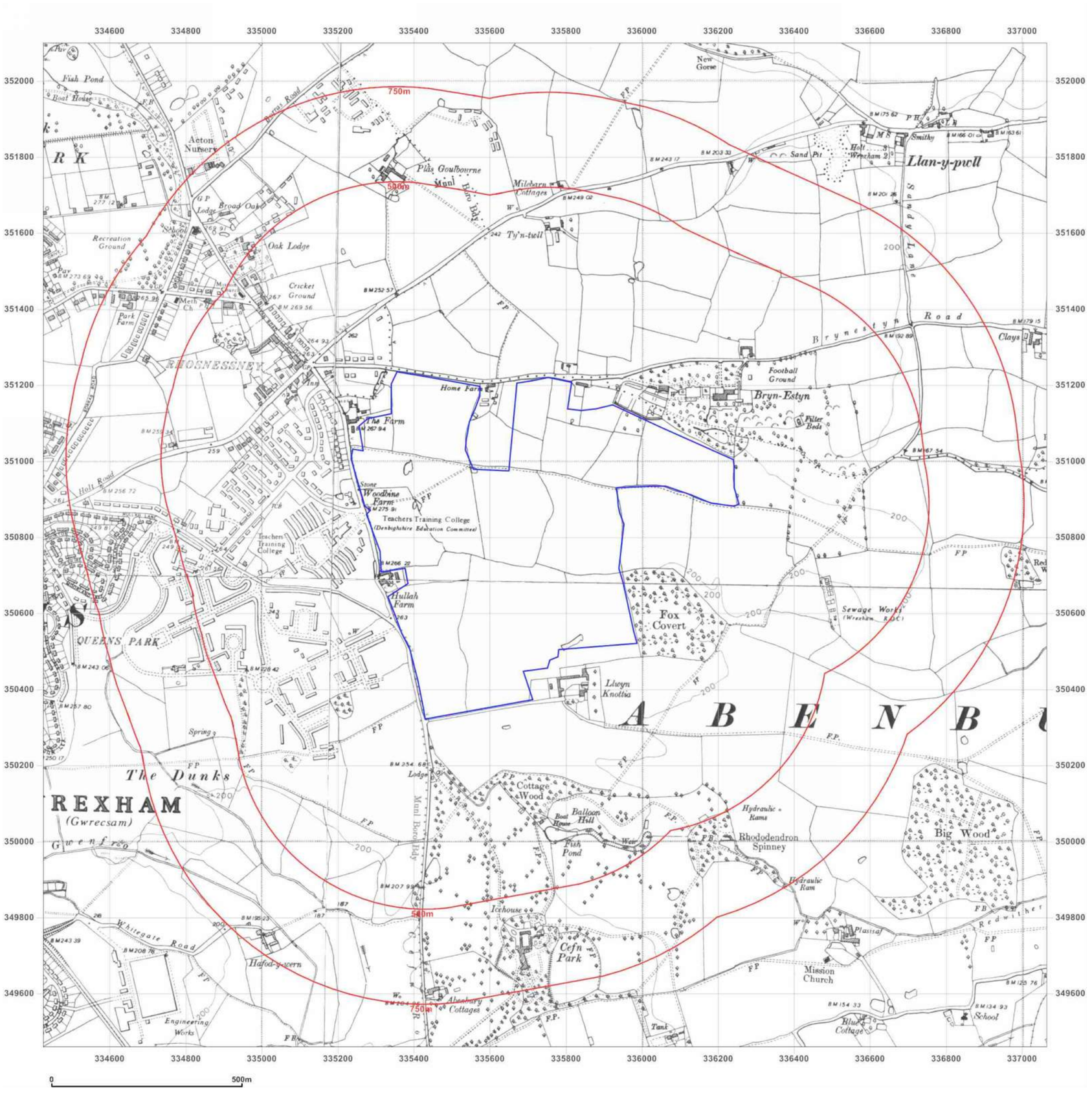

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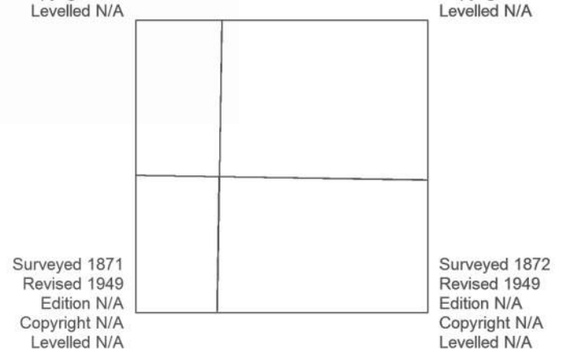
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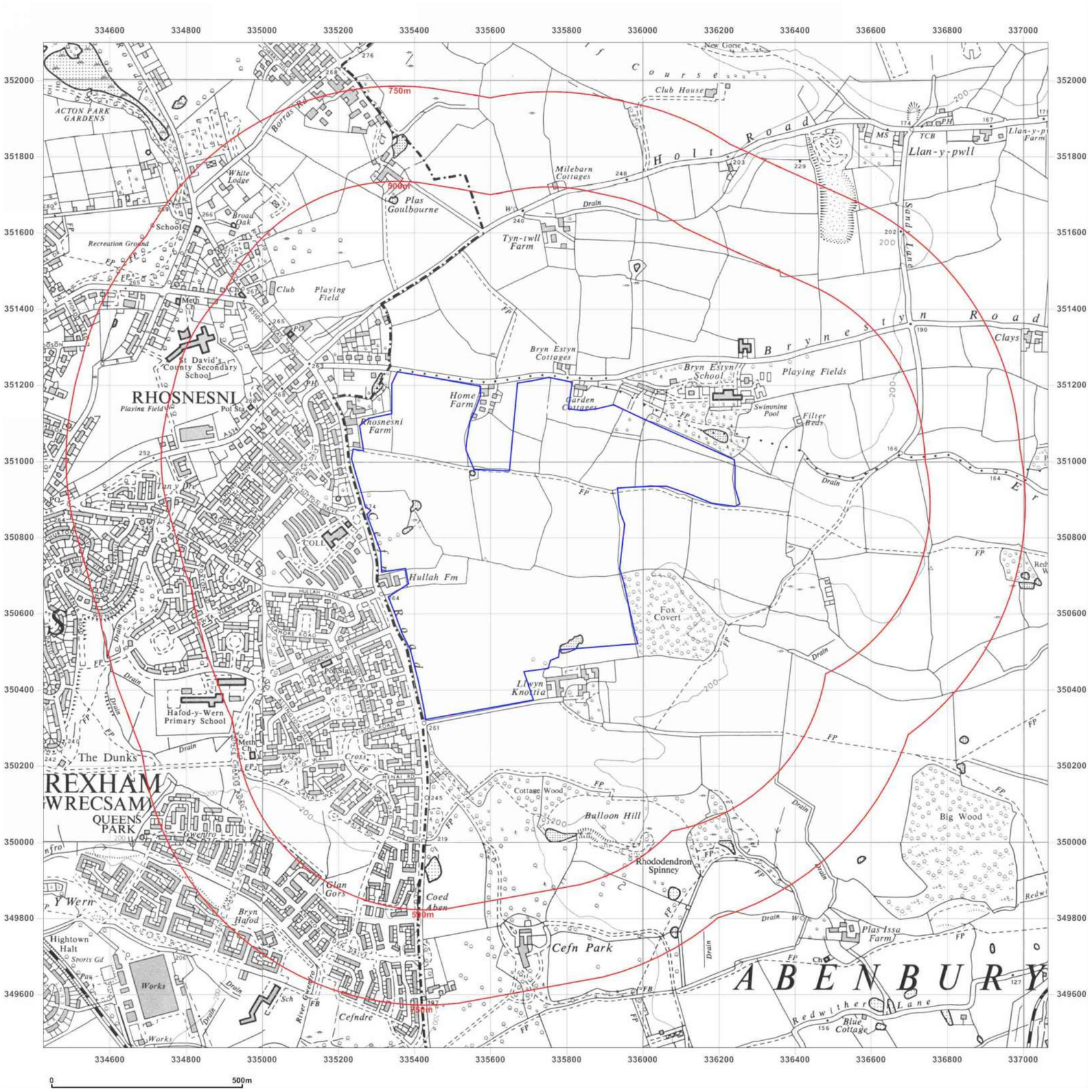

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**Map Name:** Provisional

**Map date:** **1960-1964**

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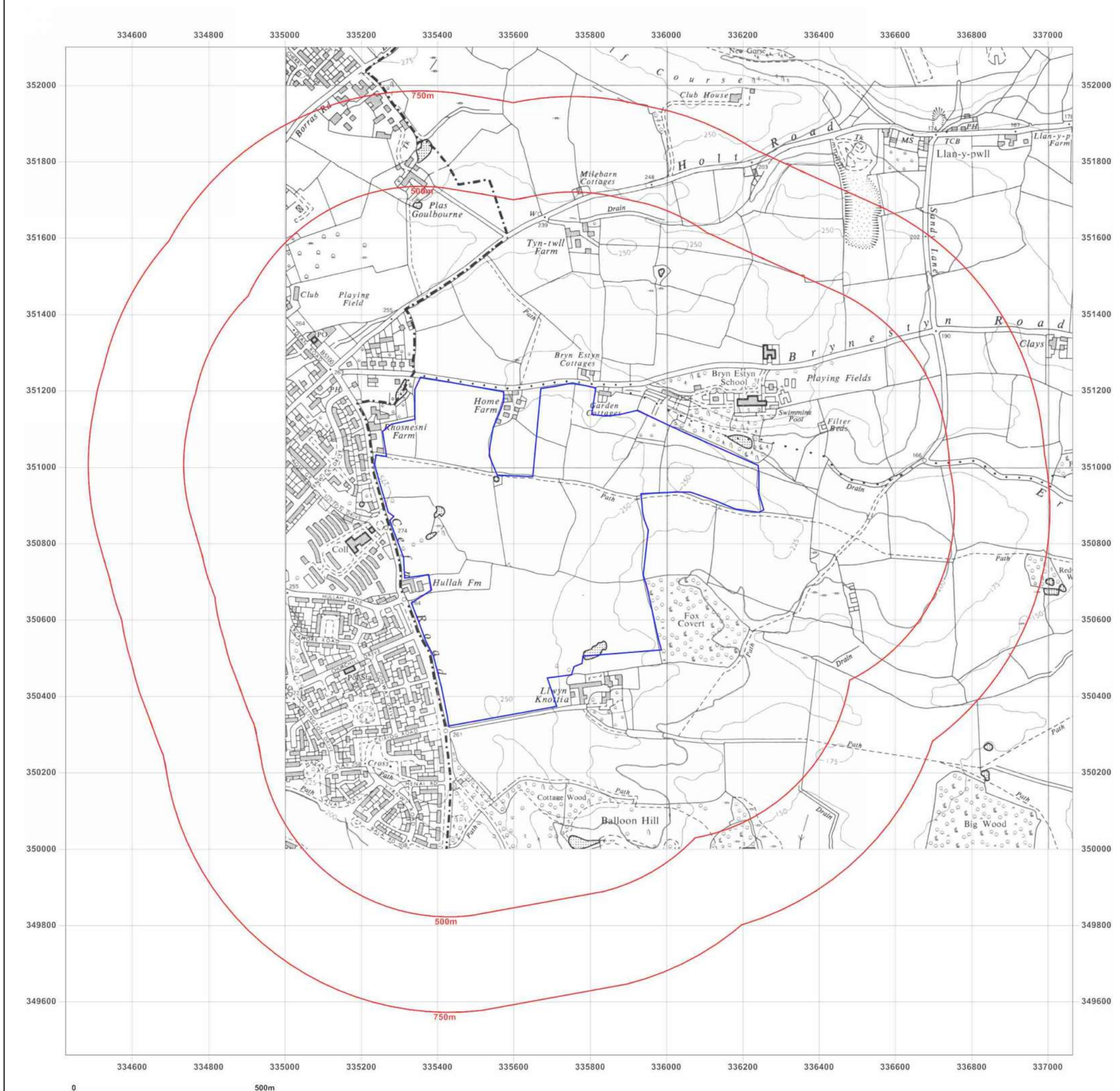
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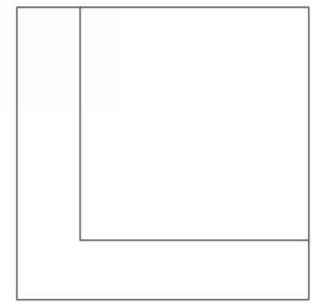
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**Printed at:** 1:10,560

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**Client Ref:** 784-B024030
**Report Ref:** GS-7327983
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**Map Name:** National Grid

**Map date:** **1980-1982**

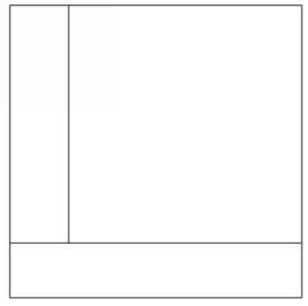
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Edition N/A
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Revised 1982
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Levelled N/A



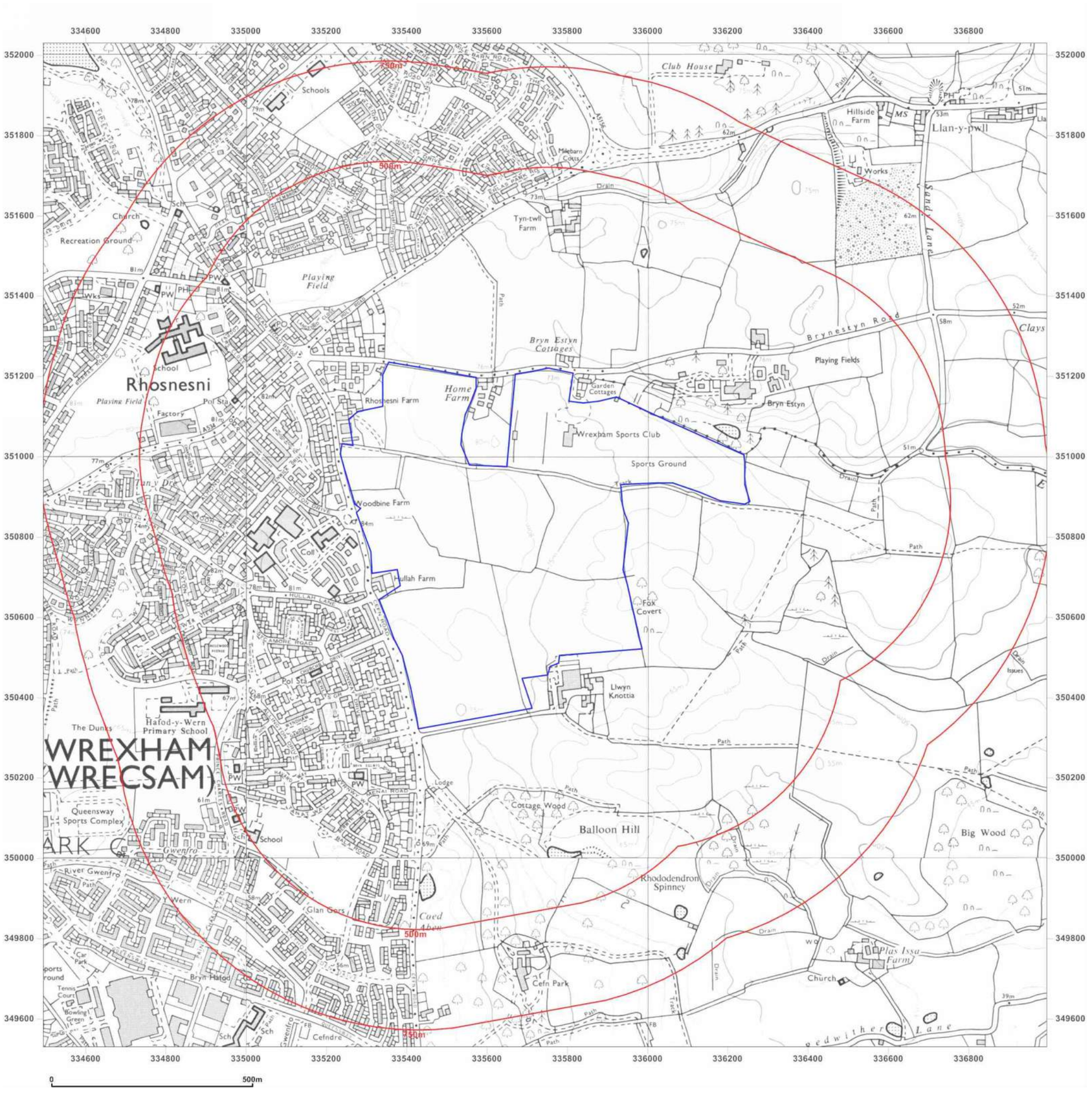
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350819.1136604116

**Client Ref:** 784-B024030
**Report Ref:** GS-7327983
**Grid Ref:** 335744, 350779

**Map Name:** National Grid

**Map date:** **1989-1992**

**Scale:** 1:10,000

**Printed at:** 1:10,000

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| | |
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| Surveyed 1985<br>Revised 1989<br>Edition N/A<br>Copyright N/A<br>Levelled N/A | Surveyed 1990<br>Revised 1992<br>Edition N/A<br>Copyright N/A<br>Levelled N/A |
| Surveyed 1987<br>Revised 1992<br>Edition N/A<br>Copyright N/A<br>Levelled N/A | Surveyed 1983<br>Revised 1992<br>Edition N/A<br>Copyright N/A<br>Levelled N/A |

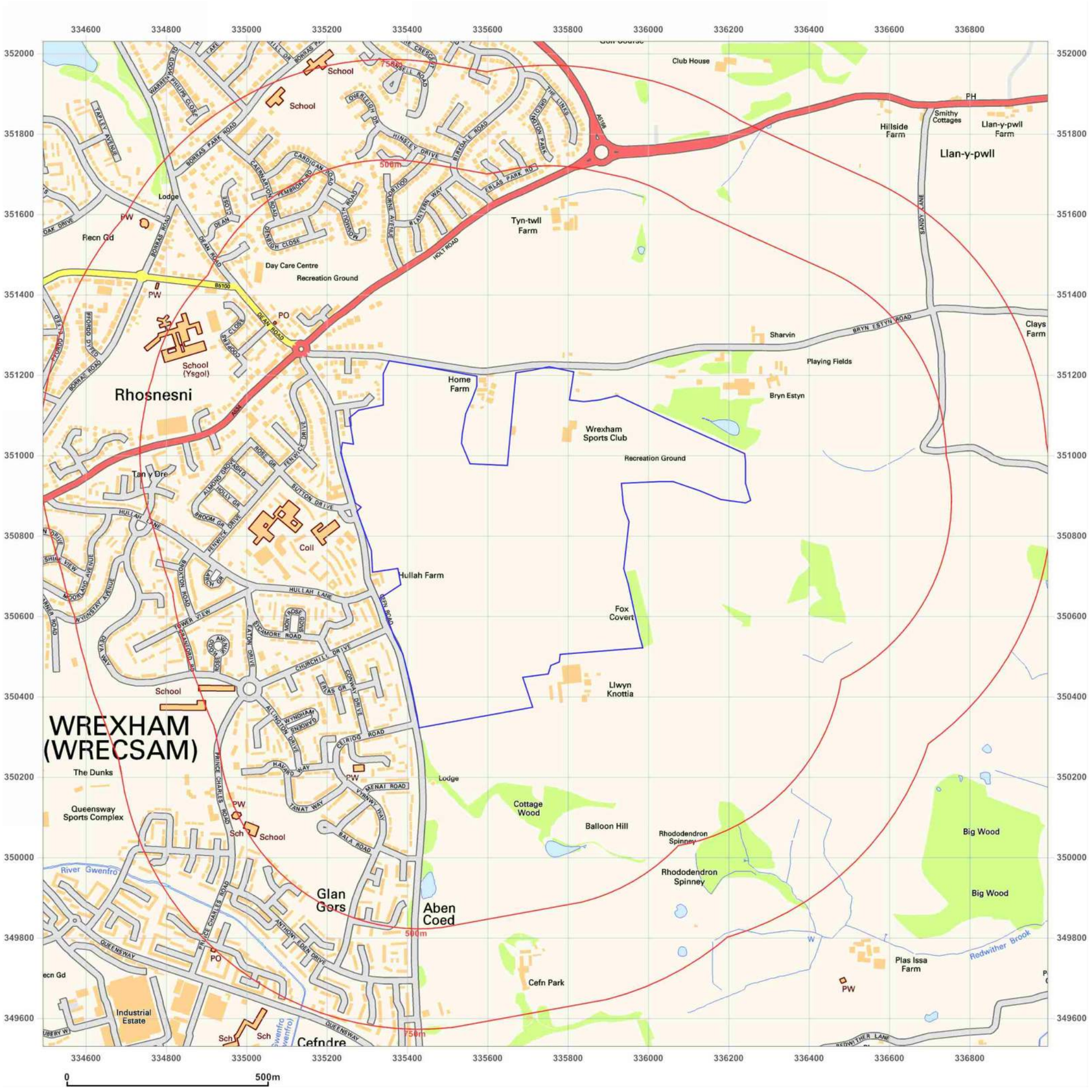
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**Site Details:**

335655.9931985213,
350819.1136604116

**Client Ref:** 784-B024030
**Report Ref:** GS-7327983
**Grid Ref:** 335744, 350779

**Map Name:** National Grid

**Map date:** **2001**

**Scale:** 1:10,000

**Printed at:** 1:10,000

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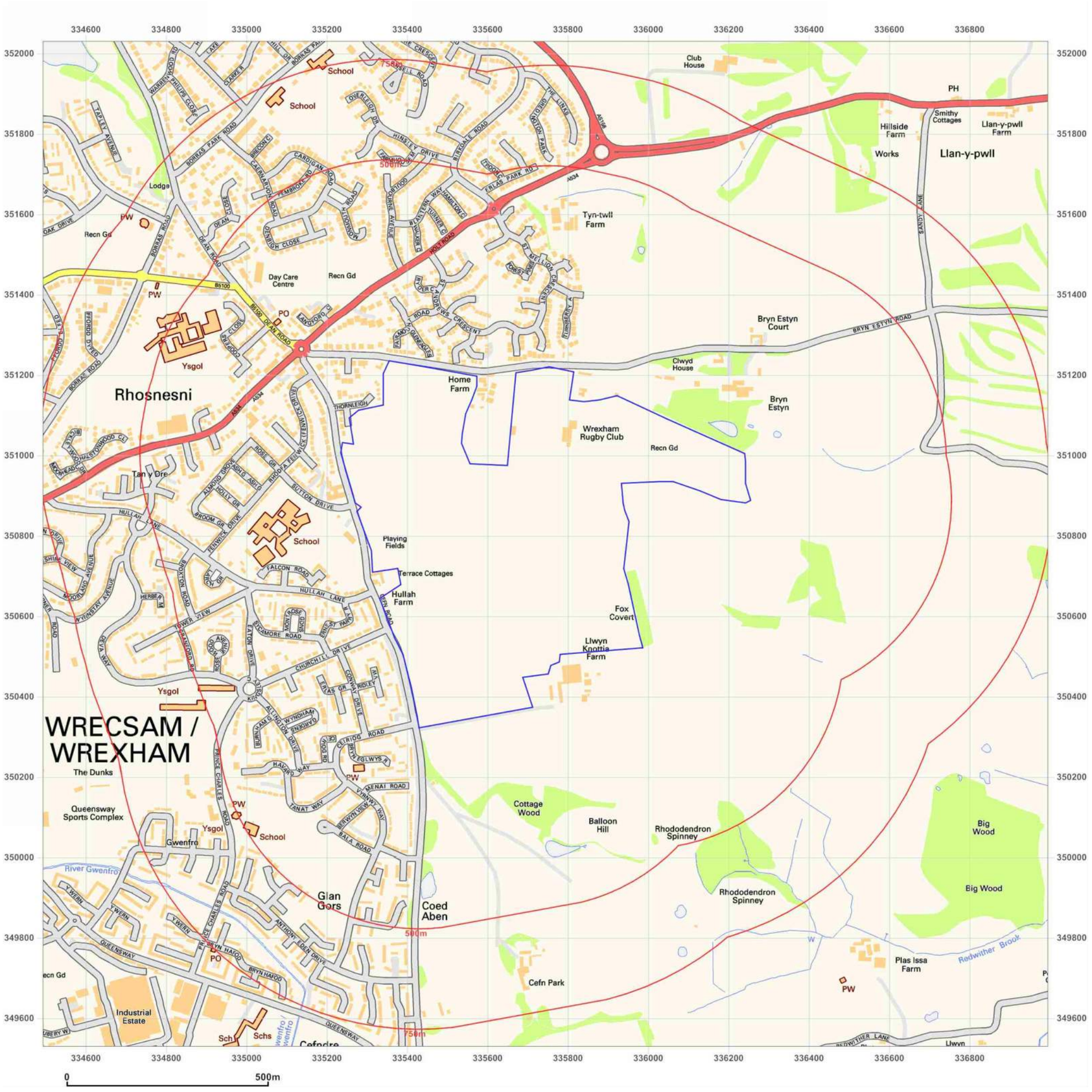
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**Site Details:**

335655.9931985213,
350819.1136604116

**Client Ref:** 784-B024030
**Report Ref:** GS-7327983
**Grid Ref:** 335744, 350779

**Map Name:** National Grid

**Map date:** **2010**

**Scale:** 1:10,000

**Printed at:** 1:10,000

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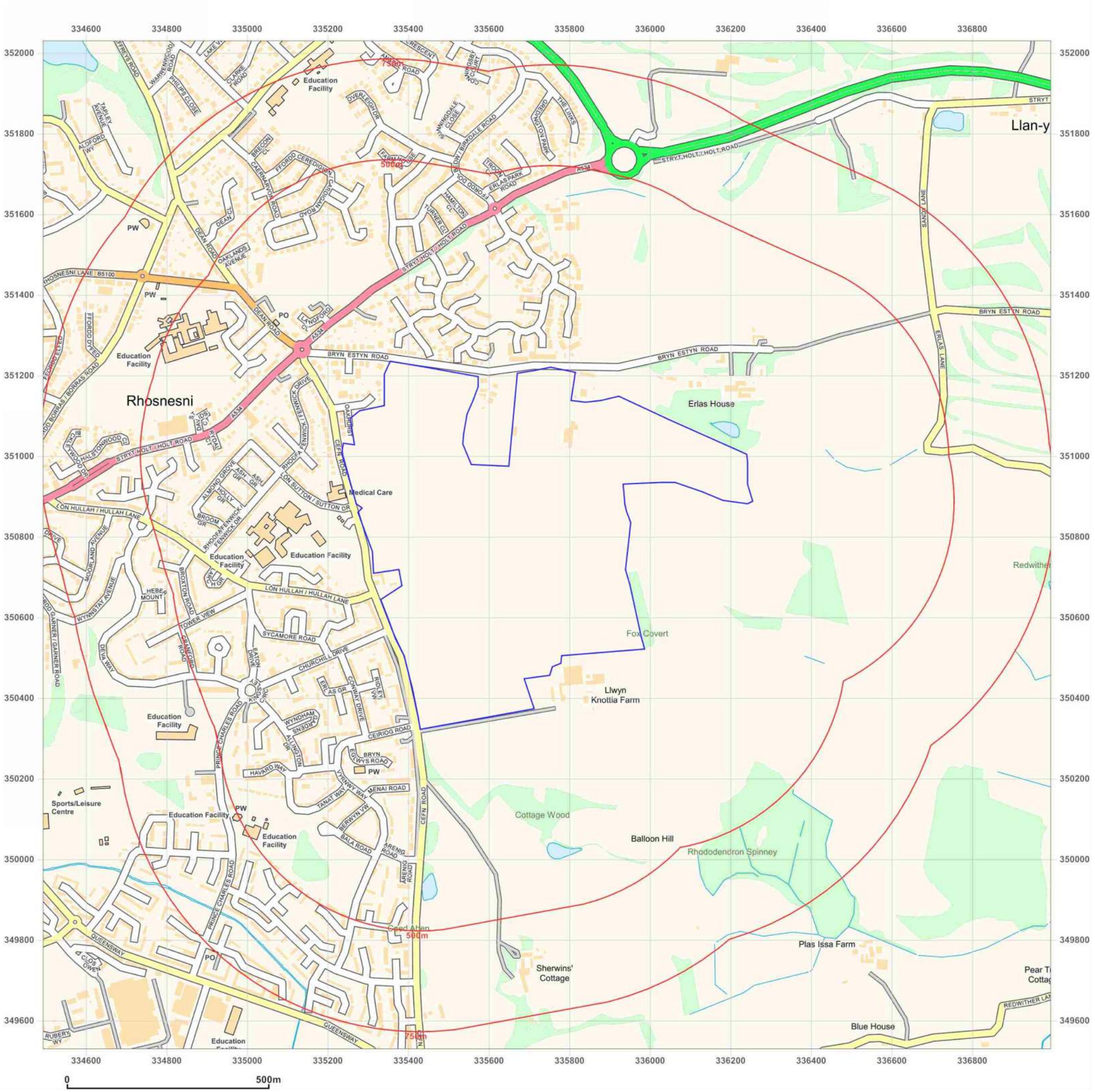
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**Site Details:**

335655.9931985213,
350819.1136604116

**Client Ref:** 784-B024030
**Report Ref:** GS-7327983
**Grid Ref:** 335744, 350779

**Map Name:** National Grid

**Map date:** **2020**

**Scale:** 1:10,000

**Printed at:** 1:10,000

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2020

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# G- REPORT CONDITIONS

**Heritage Impact Assessment, Cefn Park, Wrexham**

This report is produced solely for the benefit of **Harworth Group** and no liability is accepted for any reliance placed on it by any other party unless specifically agreed by us in writing.

This report is prepared for the proposed uses stated in the report and should not be relied upon for other purposes unless specifically agreed by us in writing. In time technological advances, improved practices, fresh information or amended legislation may necessitate a re-assessment. Opinions and information provided in this report are on the basis of Tetra Tech using reasonable skill and care in the preparation of the report.

This report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times.

This report is limited to those aspects reported on, within the scope and limits agreed with the client under our appointment. It is necessarily restricted and no liability is accepted for any other aspect. It is based on the information sources indicated in the report. Some of the opinions are based on unconfirmed data and information and are presented accordingly within the scope for this report.

Reliance has been placed on the documents and information supplied to Tetra Tech by others, no independent verification of these has been made by Tetra Tech and no warranty is given on them. No liability is accepted or warranty given in relation to the performance, reliability, standing etc of any products, services, organisations or companies referred to in this report.

Whilst reasonable skill and care have been used, no investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal, budget and weather related conditions.

Although care is taken to select monitoring and survey periods that are typical of the environmental conditions being measured, within the overall reporting programme constraints, measured conditions may not be fully representative of the actual conditions. Any predictive or modelling work, undertaken as part of the commission will be subject to limitations including the representativeness of data used by the model and the assumptions inherent within the approach used. Actual environmental conditions are typically more complex and variable than the investigative, predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions.

The potential influence of our assessment and report on other aspects of any development or future planning requires evaluation by other involved parties.

The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. Tetra Tech accept no liability for issues with performance arising from such factors.

October 2021

Tetra Tech Limited