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GLYN WYLFA LTD

CAFFI WYLFA, CASTLE ROAD, CHIRK

HERITAGE IMPACT STATEMENT

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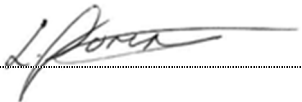
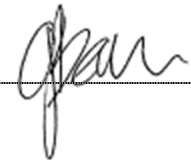
HERITAGE IMPACT STATEMENT

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CONTENTS

1	INTRODUCTION	1
2	BASELINE ASSESSMENT	2
2.1	Historic Assets	2
2.2	Location & Site Description	3
3	ASSESSMENT OF SIGNIFICANCE	6
3.2	Chirk Conservation Area	6
3.3	Pontcysyllte Aqueduct and Canal World Heritage Site	9
4	HERITAGE IMPACT ASSESSMENT	12
4.1	Proposed Works	12
4.2	Objective of the Proposed Works	12
4.3	Alternative Solutions Considered	12
4.4	Significance of the asset affected	13
4.5	Assessing Beneficial Impacts	15
4.6	Assessing Harmful Impacts	16
4.7	Summary	16
5	CONCLUSION	17
6	GLOSSARY	18
7	BIBLIOGRAPHY	19

APPENDICES

- Appendix 1 Planning Policy
Appendix 2 Plates

1 INTRODUCTION

- 1.1.1 Wardell Armstrong LLP have been commissioned by Glyn Wylfa Ltd to prepare a Heritage Impact Statement to accompany an application for full planning permission for the installation of roof mounted solar panels to Caff Wylfa, Castle Road, Chirk, centred on NGR SJ 28543 37384.
- 1.1.2 The building forms part of the Glyn Wylfa site which comprises Glyn Wylfa House and outbuildings, Caffi Wylfa and a public carpark. The site is managed and operated by Glyn Wylfa Ltd, a Social Enterprise, who secured significant funding for the refurbishment and alteration of the site in the mid-2000s in order to provide facilities to the benefit of the community of Chirk.
- 1.1.3 Caffi Wylfa operates as a café, community hub and tourist information centre and is open 7 days a week. Glyn Wylfa house accommodates 11 fully equipped modern offices which are rented to local businesses on a flexible fully inclusive rental basis. The local North Wales police station is also housed at Glyn Wylfa within a converted outbuilding.
- 1.1.4 Caffi Wylfa is located within Chirk Conservation Area and within the Buffer Zone of the Pontcysyllte Aqueduct and Canal World Heritage Site (WHS). As such, works to the exterior of the building have the potential to affect the special character and appearance of the conservation area and an appreciation of the outstanding universal value of the WHS.
- 1.1.5 This statement should be read in conjunction with the submitted plans and details prepared by TACP, specifically drawing reference 11039 GA-B-07 which shows the proposed general arrangement of the panels and the supporting information provided by Glyn Wylfa Ltd. Full drawings and details are not therefore replicated within this report.

2 BASELINE ASSESSMENT

2.1 Historic Assets

- 2.1.1 Caffi Wylfa is neither statutory nor locally listed. Nor is the building located within the curtilage of a statutory or locally listed building.
- 2.1.2 The building is located within Chirk Conservation Area and within the Buffer Zone of the Pontcysyllte Aqueduct and Canal WHS.
- 2.1.3 The adopted Chirk Conservation Area Character Appraisal identifies the building as being of interest as part of the Glyn Wylfa Site and identifies important views southwards from the public carpark towards the Ceiriog Valley. No important views towards the building are identified within the Character Assessment.
- 2.1.4 In consideration of the WHS, Caffi Wylfa falls within the Buffer Zone. UNESCO describe a buffer zone as an area surrounding a World Heritage Site which has complementary legal and/or customary restrictions placed on its use and development to give an added layer of protection. Cadw guidance adds that a buffer zone is a management tool used to highlight areas where potential impacts need to be given careful consideration by developers and decision-makers.
- 2.1.5 The outstanding universal value of the of the WHS is provided in detail within the WHS Management Plan 2019 – 2029 and can be summarised as below:
- It is the masterpiece of two of the exceptional figures in the heroic phase of civil engineering in the late eighteenth and early nineteenth centuries;
 - The canal exhibits important international interchanges of values in inland navigation, civil engineering and the application of iron to structural design; and
 - The canal is an outstanding example of transport improvements in the Industrial Revolution, which initiated the process of industrialisation that spread to Europe, North America and the entire globe. Building.
- 2.1.2 The outstanding universal value of the WHS is derived from its attributes. In respect to the Buffer Zone this defines the landscape setting of the WHS and includes features and attributes which demonstrate the outstanding universal value of the site and which assist in understanding and appreciating the outstanding universal value.
- 2.1.3 The landscape setting is particularly important. The landscape surrounding the WHS has an important aesthetic value adding to the experience and enjoyment of the canal whilst also revealing the technological innovation necessary in the conception and

constriction of the canal in navigating the varied and challenging landscape. Furthermore, the surrounding landscapes include evidence of the settlements and industries which the canal network would have supported.

- 2.1.4 Important views towards, from and through the inscribed WHS are detailed within the Visual and Landscape Assessment (2009) produced as part of the WHS nomination document. In respect to Chirk Aqueduct, the view north along the alignment of the canal towards Chirk Tunnel is identified (view 24) as being important. In addition, the view east along the Ceiriog Valley from Pont Faen Bridge (view 25) and the view northwest towards Chirk Aqueduct from the A5 at Chirk Bridge are also identified as being important.

2.2 Location & Site Description

- 2.2.1 Caffi Wylfa is located to the northside of Castle Road, Chirk (See Plate A below). Castle Road extends westwards from the Church Street providing access to the Ceiriog Road and Station Road.
- 2.2.2 The building is set within the grounds of Glyn Wylfa house, a late 19th century, large, detached three-storey former residential villa and subsequent district council offices. The main house has been repaired and refurbished to provide office accommodation. The house is set to the centre of the Site, close to the east boundary. The position and scale of the house screen views of Caffi Wylfa on approach along Castle Road from the east (See Plate C below).
- 2.2.3 A detached, two storey outbuilding range contemporary to the house is located to the north of the house and is occupied by the local police. To the north of this range is a two-storey flat roof, altered modern outbuilding that has been recently converted to offices and further carparking for staff and occupiers of the business units. To the south of the site, adjacent to Castle Road is a public carpark.
- 2.2.4 To the east, west and north the Glyn Wylfa site is bound by a variety of modern residential properties of various scales. The properties to the west are positioned further south than Caffi Wylfa with this positioning and their two-storey scale screening views of Caffi Wylfa when approaching along Castle Road from the west (See Plate B below).
- 2.2.5 Caffi Wylfa itself comprises a single storey, modern red brick building with small clay tile roof covering. The building has a linear plan form with dual pitch roof. The ridge is stepped with a shallow increase in scale to the western and eastern halves of the roof. Rainwater goods are white UPVC. The south elevation forms the main frontage and

contains two large apertures each containing white aluminium framed doors flanked by full height windows. To the immediate south of the western half of the building a paved external seating area with a covered, timber post pergola. Additional seating is provided to the building which is laid to lawn and which contains a paved access pathway to the two entrances.

- 2.2.6 To the south of the lawned area is a public carpark. The carpark extends across the southern portion of the wider Glyn Wylfa site.



Plate A – Glyn Wylfa house and Caffi Wylfa viewed from Castle Road



Plate B – View east along Castle Road; Caffi Wylfa not visible in the view



Plate C – View west along Castle Road; Caffi Wylfa not visible in the view

3 ASSESSMENT OF SIGNIFICANCE

3.1.1 Conservation Principles for the Sustainable Management of the Historic Environment in Wales (2011) & TAN24 state that the significance of an asset derives from an understanding of the associated heritage values, these being evidential value, historical value, aesthetic value and communal value.

3.1.2 Cadw (2017) states that:

- evidential value derives from those elements of a historic asset that will provide evidence about human activity including its physical remains or the historic fabric;
- historical value will often connect a particular aspect of past life with the present. Historic values can be represented through associations or can be illustrative;
- aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from an asset; and
- communal value derives from the meanings of an asset for the people who relate to it, or for whom it figures in their collective experience or memory.

3.1.3 The significance of an asset also derives from its setting which '*includes the surrounding in which it is understood, experienced and appreciated embracing present and past relationships to the surrounding landscape*' (TAN24 Para 1.25).

3.2 Chirk Conservation Area

3.2.1 The assessment below has been informed by the Chirk Conservation Area Character Appraisal and Management Plan (WCBC, 2014) and from site observation.

3.2.2 The special character and appearance of Chirk Conservation Area stems from the following key features:

- Uses – The conservation area presents both residential and commercial uses. Church Street comprises both the historic and commercial core of the village. Here buildings are set close to the highway with active shop frontages to the ground floor. This provides the conservation area with a sense of vibrancy. Castle Road is predominantly residential in character, this land use reflecting the later development of the village following the sale of land owned by the Chirk Castle Estate in the early 20th century which enabled residential expansion notably along Castle Road and Station Road.
- Settlement Pattern – The pattern of settlement informs upon the historic development of the village; the north / south alignment of Church Street and Holyhead Road reflects the medieval street pattern with Church Street at the

historic core. The positioning of buildings close to the highway creates enclosure and an active building line. Castle Road and Station Avenue present a more open arrangement with buildings set within defined plots and typically set back from the highway behind simple front boundaries.

- **Built Form** – Building materials and architectural detailing contribute significantly to the character of the area. Red brick and yellow sandstone are prevalent building materials with sandstone typically used for buildings of higher status historically and becoming more frequent for lower status, domestic building in the 19th century and building fashions changed. Red brick is also present with the late 19th and early 20th century properties typically displaying Ruabon red brickwork. Roof coverings are mixed with both slate and red clay tiles evident. Architectural embellishment is generally understated with interest added to building facades through the pattern of openings. Higher status domestic and public building show greater detailing and deliberate aesthetic intent.
- **Landscape setting and topography** – To the west of the village are the hills of the Clwydian Range AONB which provide an attractive backdrop to views from the conservation area. Chirk Castle is located within the hills elevated above the village and the Ceiriog Valley to the southwest. The Ceiriog Valley lies to the south of the village. The ascent of the road from the south into the conservation area and the views afforded along the valley, particularly the views offered of Chirk Aqueduct and Viaduct add to the sense of arrival into the area.
- **Buildings of Significance** – The conservation retains a number of historic buildings many of which are statutory listed. These buildings provide evidence of the development of the village and contribute towards the special character.
- **Trees and open space** – The conservation area contains a large number of trees which contribute towards the semi-rural character of the village, particularly on arrival from the south across the Ceiriog Valley. The mature trees to the playing field and the avenue along Station Avenue are of particular value having a sense of history expressed by their size and enhancing the linear form of Station Avenue and channelling views east and west through the conservation area.
- **Historic association with Chirk Castle and Brynkinallt Estates** – Evidence of the association and influence of the two estates is expressed by the buildings, by street names and by the historic development of the village which was controlled by the estate through land ownership.

Evidential and Historic Value

- 3.2.3 The conservation area holds historic value in its development from the 11th century onwards. This is expressed within the archaeology of the village where the remains of the Chirk Castle, a motte and castle, are designated as a scheduled monument. The position of the original castle elevated above the entrance to the Ceiriog Valley was likely to assert control over access to the Ceiriog Valley and monitor advancement of the Welsh into the Marches area.
- 3.2.4 The Church of St Mary, a landmark of the conservation area, retains fabric dating to the 12th century.
- 3.2.5 The current Chirk Castle was constructed in the early 14th century to the west of the village on an elevated position to the north of the Ceiriog Valley and the south of the Clwydian Range hills. The castle came into the ownership of the Myddelton family in the late 16th century with much of the Castle and the estate now owned by the National Trust.
- 3.2.6 The core of the settlement was focussed on Church Street, the church forming the foci for later development.
- 3.2.7 The 18th and 19th centuries saw the introduction of infrastructure technology to the Chirk with Chirk Aqueduct built as part of Thomas Telford and William Jessops Ellesmere to Llangollen Canal network in order to transport the raw materials being exploited within northeast Wales.
- 3.2.8 Also of importance to the development of the village was the creation of Thomas Telford's London to Holyhead Road in the early 19th Century. The road went through the centre of the village and created business opportunities particularly in the form of hostelries and inns. The Grade II listed Hand Hotel is a good surviving example of one of the early hostelries.
- 3.2.9 Further advances in transport and communication came in the mid-19th Century with the development of the Shrewsbury to Chester railway line. Henry Robertson designed Chirk Viaduct to carry the railway across the Ceiriog Valley and the viaduct was built deliberately higher than the aqueduct to emphasis the superiority of rail over water travel. The two stone structures have a picturesque composition set against the backdrop of the Ceiriog Valley and collectively evidencing the innovation and technology being developed in engineering and infrastructure architecture of the late 18th to mid-19th century.

3.2.10 Expansion of Chirk in the late 19th and early 20th Century was limited with much of the village and surrounding land was owned by the Chirk Castle Estate which strictly controlled development. Expansion of the village occurred in the early 20th Century when the Chirk Castle Estate sold much of the land and properties in their ownership in the sale of 1911. This enabled new buildings to be constructed along Station Avenue and Castle Road where there are some fine examples of Edwardian and revival style architecture.

3.2.11 Glyn Wylfa is recognised within the adopted Conservation Areas Character Assessment and Management Plan as being a prominent and important building within the Castle Road area of the conservation area and is a good example of the revival style architecture adopted for domestic building in the conservation area at this time. Caffi Wylfa occupies a later, simple single-storey linear addition to the Glyn Wylfa site in the mid to late 20th century when the Site occupied by the local district council.

Architectural and Aesthetic Value

3.2.12 The conservation area displays architectural and aesthetic value within its buildings, notably the materials, form, scale, detailing, positioning and function. The aesthetic value of the area is enhanced through the landscape setting and the prevalence of trees both within the area and its setting.

Summary

3.2.13 Caffi Wylfa is unremarkable in its architectural form and detail and displays red brick walls and clay tile roof covering matching Glyn Wylfa. Glyn Wylfa is the primary and prominent building within the Site and is noted as displaying a Tudor revival style with mock timber framing to the upper storeys, diapered brickwork at lower level and a variety of stone mullion and transom and cusped leaded window. Glyn Wylfa contributes to the architectural quality of the street through its design and position, whilst the use of the Site more generally inclusive of Caffi Wylfa is recognised as contributing towards the vibrancy of the area through its use as a café and visitor centre in support of the World Heritage Site and as offices.

3.3 Pontcysyllte Aqueduct and Canal World Heritage Site

3.3.1 The assessment of the outstanding universal value of the WHS focus upon the Chirk Tunnel, aqueduct and Chirk Bank area of the site in view of the isolated nature of the proposals.

Outstanding Universal Value

3.3.2 The outstanding universal value or cultural significance of the WHS is demonstrated by the following attributes (Pontcysyllte Aqueduct and Canal World Heritage Site Management Plan 2019 – 2029):

- Form and design – for example the route of the canal, the earthwork formation, form and dimensions of the aqueducts, the form of wharves and warehouses at Llangollen and Trevor Basin, the survival of houses for resident engineers and nineteenth century canal workers in their original forms and groupings.
- Materials and substances – use of traditional materials and conservation techniques in recent years.
- Use and function – the continued use of the canal for boating purposes follows a tradition that extends back to the early nineteenth century; the use of the Llangollen arm to the Horseshoe Falls as a water feeder as well as a navigation.
- Traditions, techniques and management systems – this section of canal has been maintained as an operating waterway by a succession of large transport undertakings which have provided continuity of management from the Ellesmere Canal Company through to the Canal & River Trust today; passing on traditional skills, for example the canal ‘lengthsman’; use of traditional maintenance, repair and conservation techniques which respect the qualities and integrity of original workmanship; continued boating activity on the canal.
- Location and setting – the striking relationship between the canal and the landscape, including the fact that the western half of the Buffer Zone has maintained a rural aspect similar to that of the area when the canal was built.

3.3.3 To the southwest of Caffi Wylfa and extending southwards across the Ceiriog Valley is the Grade II* listed Chirk Aqueduct. Chirk Aqueduct was built to the designs of Thomas Telford as part of the extension of the Ellesmere Canal to carry the Llangollen branch of the canal and is recognised as an outstanding industrial monument of canal engineering in Britain. Of equal significance is Chirk Tunnel which continues the canal northwards from Chirk Basin at the northern end of the Aqueduct. The Grade II* listed tunnel, also designed by Thomas Telford, is 421m long and the aqueduct and canal are key attributes which add to the outstanding universal value of the WHS.

3.3.4 The proximity, design and scale of the Grade II* listed Chirk Viaduct to the aqueduct enhance the outstanding universal value; the two structures are individually exceptional pieces of functional yet elegant architecture however collectively they

form one of the most significant and striking features of the conservation area and the WHS through their complimentary stone arches which extend twenty to thirty metres above the Ceiriog River and span the picturesque Ceiriog Valley (WCBC, 2014).

Setting

- 3.3.5 The setting of the WHS is defined by the Buffer Zone which contains associative attributes which lie outside of the inscribed site. Features within a wider area that support the Outstanding Universal Value include the cultural and aesthetic landscape, sense of arrival, views, and distinctive character and sense of place.
- 3.3.6 The landscape of the Ceiriog Valley is integral to the significance of the structures revealing their function and in providing a stunning backdrop against which the scale and strength of the structures can be fully appreciated. Views permitted from on the aqueduct east and west along the valley and north along the canal towards Chirk Tunnel help to anchor the structures within the setting and add to significantly to an appreciation of the engineering innovation employed to construct the canal.

4 HERITAGE IMPACT ASSESSMENT

4.1 Proposed Works

- 4.1.1 The proposals to Caffi Wylfa comprise the installation of roof mounted solar panels on the south facing roof slope of the building.

4.2 Objective of the Proposed Works

- 4.2.1 The objective of the works is to allow electricity for use at Glyn Wylfa to be generated on site to minimise energy consumption from the national grid and to contribute towards the environmental aims of Glyn Wylfa Ltd to reduce their carbon footprint.
- 4.2.2 Caffi Wylfa is reliant upon electricity to operate the commercial kitchen as well internal and external lighting, security systems and Wi-Fi across both Caffi Wylfa and Glyn Wylfa House and the detached outbuildings. In view of the significant increase in the cost for electricity, particularly for businesses, Glyn Wylfa Ltd have introduced energy saving measures to their current operations. Whilst these measures have allowed for a c.20kw reduction in usage per annum, the measures alone do not offer the necessary cost savings to enable the continued investment within the site. As such, the Board are seeking alternative means to reduce electricity use from the grid with the installation of solar panels at the property offering an effective, long-term and viable solution.

4.3 Alternative Solutions Considered

- 4.3.1 In developing the proposals, Glyn Wylfa Ltd have considered several options for siting solar panels. These include the following:
- Glyn Wylfa House – The main houses offers both south, east and west facing roof slopes suitable for the siting of solar panels. However this option was not progressed in recognising the important contribution the main house makes to the character and appearance of the conservation area in terms of its architectural detailing, form, scale, prominent siting and the contribution made by the building to understanding the historic development of the village.
 - Contemporary outbuilding to the north of Glyn Wylfa house – Whilst the outbuilding (Appendix 2, Plate 10) offers a south facing roof slope and would be mostly obscured from views from Castle Road, the roof slope is not large enough to accommodate the necessary number of panels required to balance need with cost, and the roof slope is partially shaded by the main house which compromises the efficiency of panels to generate electricity.

- Rear elevation of Caffi Wylfa – The rear elevation of Caffi Wylfa (Appendix 2, Plate 9) faces north and is not a viable roof slope on which to install solar panels.

4.4 Significance of the asset affected

- 4.4.1 The historic assets potentially affected by the proposals comprise Chirk Conservation Area and Pontcysyllte Aqueduct and Canal World Heritage Site.
- 4.4.2 In consideration of the WHS, Caffi Wylfa is located within the WHS Buffer Zone however the building is not an attribute or feature which demonstrate the outstanding universal value of the WHS.
- 4.4.3 Certain views to and from the WHS are recognised as contributing towards the outstanding universal value where the views allow for an appreciation of its attributes. At Chirk Aqueduct views along the canal both towards Chirk Tunnel south portal and towards Chirk Bank and views east and west from the canal along the Ceiriog Valley are important both in terms of understanding function and the pioneering engineering solutions employed to allow the canal to traverse the landscape, and in providing a striking landscape backdrop against which the architectural form and scale can be enjoyed. The proposals would not be visible within important views along the canal towards Chirk Bank nor within the east and west facing views along the Ceiriog Valley permitted from the aqueduct. Within views northwards along the canal, the focus of the view is the south portal of Chirk Tunnel and the adjacent Grade II* railway viaduct. Views into Chirk are substantially screened by existing mature woodland and vegetation along the southern edge of the Ceiriog Valley such that perception of the village and built form is limited; the church tower of St Mary's to the northeast and the decorative mock timber framed gable apex of Glyn Wylfa are visible. Caffi Wylfa can only be fleetingly glimpsed from a very short portion of the canal at its south end and even then, is substantially screened by vegetation, see Plate D below which shows views in the winter when there is no leaf cover. Moving north along the canal towards the centre of the aqueduct and towards Chirk Tunnel, there are no glimpses of the building at all due to the existing vegetation and the topography of the valley side; see Plates E and F.



Plate D – View north along canal across the aqueduct; Glyn Wylfa house just visible to the right of centre above the tree line of the wooded valley side



Plate E – View towards Caffi Wylfa from on the aqueduct; Caffi Wylfa not visible due to existing vegetation cover



Plate F – View towards Caffi Wylfa from c. Midway across the aqueduct; neither Caffi Wylfa nor Glyn Wylfa house are visible.

4.5 Assessing Beneficial Impacts

- 4.5.1 The proposed works offer environmental benefits enhancing the sustainability of the building and the wider Glyn Wylfa site allowing for energy to be generated on site for use on site.
- 4.5.2 Generating their own energy will enable Glyn Wylfa Ltd to spend less of the income generated by both Caffi Wylfa and the renting of office spaces within Glyn Wylfa house on electricity from the grid. This has become particularly pertinent recently with the significant increase in the cost of electricity. Without generating energy, there is a concern that the cost of running the facilities will significantly reduce the financial ability for the Board to reinvest in the necessary maintenance of the buildings and the Site and ensure its long-term viability.
- 4.5.3 Caffi Wylfa currently employs 16 people directly and supports getting local people into work. In addition, Glyn Wylfa Ltd lease Glyn Wylfa house to a variety of local businesses with 11 current tenants employing 30 people. Investment within energy generation will ensure funds remain available to operate the café business sustaining local people within employment and sustaining the current contribution made by the Site to the vibrancy of the conservation area through the café and office use.

4.6 Assessing Harmful Impacts

- 4.6.1 The limited glimpse of Caffi Wylfa behind vegetation from a limited section of the aqueduct represents the worst-case scenario and when trees and vegetation to the south side of the valley are in leaf, no visibility would be possible from the aqueduct.
- 4.6.2 Caffi Wylfa is a modern building and the introduction of solar panels to its' roof would not appear incongruous. This is also noted by Cadw who raise no objection to the proposals within their consultation response to the application. The existing roof covering is heavily weathered and discoloured such that the clay tiles appear dark grey in colour rather than red.
- 4.6.3 Several properties visible from within the conservation area present roof mounted solar panels and glimpses of these existing solar panels when moving through the conservation area along Castle Road are not judged to affect an appreciation of the special character and appearance of the conservation area overall.
- 4.6.4 It however acknowledged that the panels will be seen clearly from Castle Road however views will be fleeting due to the presence of other buildings and vegetation which intervene within direct views.

4.7 Summary

- 4.7.1 Whilst there will be a visual change to a building within the conservation area, the building is not architecturally or historically significant nor is it prominent and being modern in character is able to accommodate modern additions more sympathetically than a historic building. In consideration of the WHS, the proposals would result in a visual change on the approach to the WHS, however as above, the building is not an attribute which demonstrates the outstanding universal value and views of the panels would be very limited and fleeting at worst and the proposals will not have a significant impact on the sense of arrival to WHS and will have no impact on its attributes.

5 CONCLUSION

- 5.1.1 This assessment, undertaken following guidance published by Welsh Government & Cadw and with the utilisation of terminology in full accordance with published Cadw best practice guidance, has proportionately assessed the significance of Chirk Conservation Area and Pontcysyllte Aqueduct and Canal World Heritage Site and assessed the potential impacts of the proposed solar panel to their significance / outstanding universal value.
- 5.1.2 Whilst there will be a visual change to a building within the conservation area, the building is not architecturally or historically significant nor is it prominent and being modern in character is able to accommodate modern additions more sympathetically than a historic building. In consideration of the WHS, the proposals would result in a visual change on the approach to the WHS, however as above, the building is not an attribute which demonstrates the outstanding universal value and views of the panels would be very limited and fleeting at worst and will not have a significant impact on the sense of arrival to WHS and will have no impact on its attributes.
- 5.1.3 The proposed solar panels will support the long-term sustainability of the use of the site supporting the continued positive contribution made by the use of the site to the vibrancy of the conservation area. The proposals would preserve the key features which provide the area with its special character and appearance and considered to comply with both local and national planning policy.

6 GLOSSARY

Aesthetic value	<i>We may value historic assets for their visual qualities, whether they result from conscious design and craftsmanship, or from the fortuitous effect of change over time. Tastes alter and so do historic assets: earlier records and careful analysis of what survives may help in appreciating aesthetic value.</i> <i>Source: Cadw Conservation Principles 2011</i>
Communal value	<i>Historic assets may be cherished by the people and communities who relate to them, and they may play an important part in collective experience or memory. Historic assets can have economic as well as social value with the capacity to provide a valuable source of income or employment.</i> <i>Source: Cadw Conservation Principles 2011</i>
Evidential value	<i>Every historic asset has a unique story to tell. The surviving historic fabric and detail — whether above or below ground — helps us to understand when and how each historic asset was made, how it was used and how it has changed over time. Pictorial and documentary sources may also increase our understanding.</i> <i>Source: Cadw Conservation Principles 2011</i>
Harm	<i>Change for the worse, here primarily referring to the effect of inappropriate interventions on the heritage values of an historic asset.</i> <i>Source: Cadw Conservation Principles 2011</i>
Historical value	<i>Historic assets may illuminate particular aspects of the past. They can help us to understand how people lived and worked, and the beliefs and values they cherished. They may be associated with notable people or events. Through evocation and association, historic assets can connect past people, aspects of life and events with the present.</i> <i>Source: Cadw Conservation Principles 2011</i>
Significance	<i>The sum of the cultural heritage values often set out in a Statement of Significance.</i> <i>Source: Cadw Conservation Principles 2011</i>
Setting of a heritage asset	<i>The surroundings in which an historic asset is experienced, its local context, embracing present and past relationships to the adjacent landscape.</i> <i>Source: Cadw Conservation Principles 2011</i>

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- Wrexham County Borough Council (2009) Pontcysyllte Aqueduct and Canal World Heritage Site Nomination Document
- Wrexham County Borough Council (2014) Chirk Conservation Area Character Assessment and Management Plan

APPENDIX 1

Planning Policy

PLANNING POLICY CONTEXT

National Planning Policy

Chapter 6 of Planning Policy Wales (PPW) (Nov 2021) sets out the Welsh Governments objectives to the protection, management and conservation of the historic environment in Wales and requires that:

- Decisions are based upon an understanding of the significance of historic assets;
- The Outstanding Universal Value of World Heritage Sites in Wales are protected;
- Archaeological remains are conserved, both for their own sake and for their role in education, leisure and economy;
- The character or appearance of conservation areas are preserved or enhanced whilst helping them remain vibrant and prosperous;
- The character of historic buildings is safeguarded and manage changes to ensure their special architectural and historic interest is preserved;
- The special interest of sites of the register of historic parks and gardens in Wales are preserved; and
- Areas of registered historic Welsh landscapes are conserved.

These objectives are emphasised within Technical Advice Note 24 'The Historic Environment' (2017) which defines a historic asset as '*an identifiable component of the historic environment. It may consist or be a combination of an archaeological site, a historic building or area, historic park and garden or a parcel of historic landscape.*' (TAN24 Para 1.7).

Where historic assets are to be affected by a proposed development TAN 24 advises that it is for the applicant to provide the local planning authority with sufficient information to allow the assessment of their proposals in respect of designated assets and their settings. TAN24 goes on to state that the following factors should be considered in an assessment:

- 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.

Conservation Principles for the Sustainable Management of the Historic Environment in Wales (2011) & TAN24 state that the significance of an asset derives from an understanding of the associated heritage values, these being evidential value, historical value, aesthetic value and communal value. The significance of an asset also derives from its setting which *‘includes the surrounding in which it is understood, experienced and appreciated embracing present and past relationships to the surrounding landscape’* (TAN24 Para 1.25). The immediate and wider surroundings of an asset can impact upon the associated heritage values and may make a positive, negative or neutral contribution to the significance.

Best Practice Guidance

Cadw have prepared and published a series of best-practice guidance documents, which along with TAN24, are intended to enhance the provisions of the Historic Environment (Wales) Act which was passed by the National Assembly for Wales on 9 February 2016 and became law after receiving Royal Assent on 21 March 2016.

These documents are intended to help manage change within the Welsh historic environment in line with conservation philosophies and values set out Conservation Principles. Specifically, the following best practice guidance documents were consulted as part of the development of this report:

- Heritage Impact Assessment in Wales (May 2017);
- Managing Change in World Heritage Sites in Wales (May 2017);
- Setting of Historic Assets in Wales (May 2017); and
- Managing Conservation Areas in Wales (May 2017).

Local Planning Policy

The current development plan for Wrexham is the Wrexham UDP (adopted February 2005).

In relation to proposal affecting a designated conservation area, Policy EC7 is applicable. This requires that alterations or additions to existing buildings in a conservation area reflect the design and character of the area as a whole amplifies the aims of legislation and national policy in seeking to ensure new development within or adjacent to a conservation preserves or enhances the elements which contribute towards the unique character of the area.

Applicable supplementary planning guidance include the adopted Chirk Conservation Area Character Appraisal and Management (2014) and Local Planning Guidance Note 33 Pontcysyllte Aqueduct and Canal World Heritage Site.

APPENDIX 2

Additional Plates



Plate 1 – View north from Chirk Basin towards Castle Road, Caffi Wylfa not visible



Plate 2 – View west along the Ceiriog Valley from the aqueduct



Plate 3 – View along the canal from Chirk Bank; Caffi Wylfa not visible



Plate 4 – View northwest across the Ceiriog Valley from on the aqueduct



Plate 5 – View through the conservation area where solar panels are visible.



Plate 6 – View through the conservation area where solar panels are visible.



Plate 7 – View through the conservation area from Castle Road where solar panels are visible



Plate 8 – South elevation of Caffi Wylfa



Plate 9 – North elevation of Caffi Wylfa



Plate 10 – South elevation of the contemporary outbuilding to the north of Glyn Wylfa house



Plate 11 – Altered, modern outbuilding to the north of the Glyn Wylfa site.

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