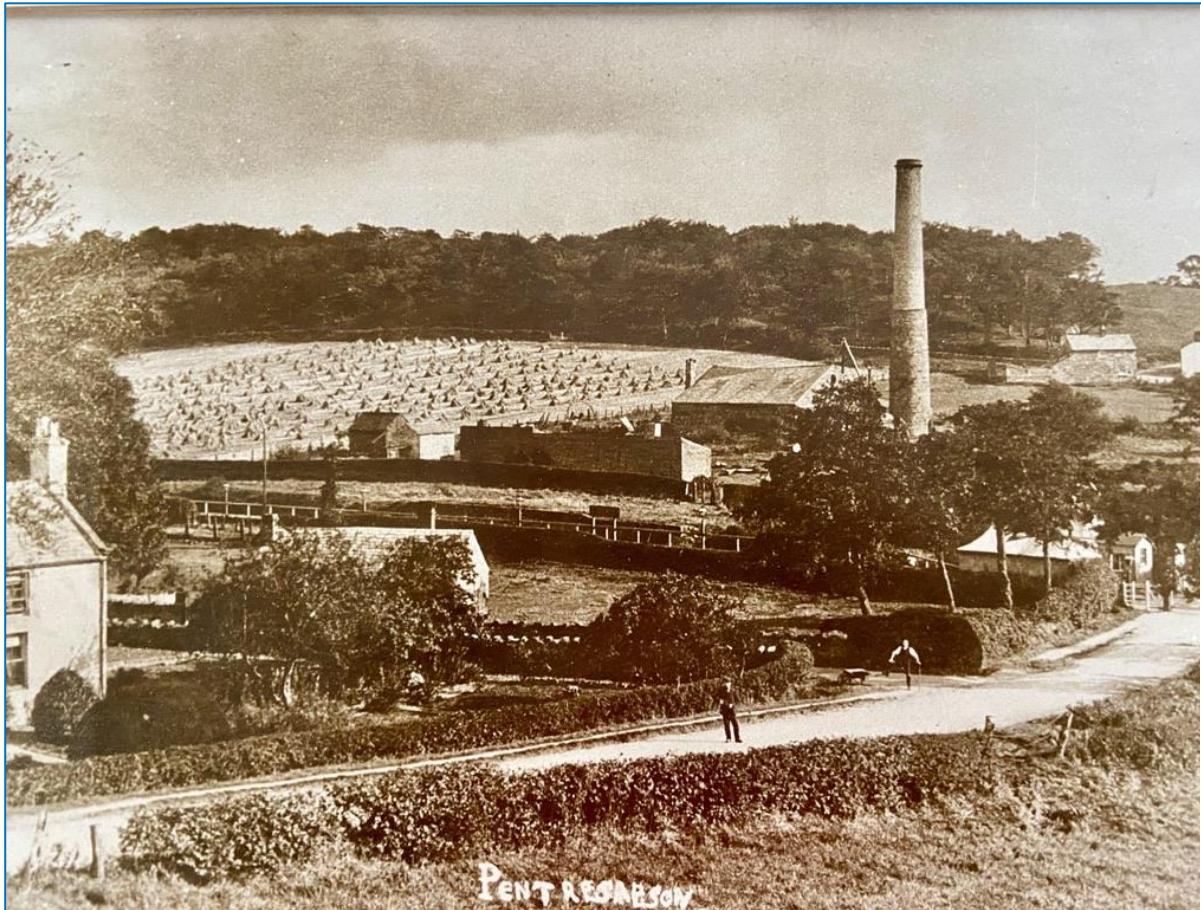

Heritage Impact Statement

Pentre Saeson Foundry, Brymbo Road, Bwlchgwyn, Wrexham

To accompany the submission of a Listed Building application seeking Listed Building Consent for the refurbishment of an existing building, including the provision of a new roof, the opening up of an original window opening and the formation of a new rear door [part retrospective].



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Note

From 1 September 2017 a Heritage Impact Statement will be required to support any application for listed building or conservation area consent in Wales, as the Heritage Impact Statement will replace the Design and Access Statement in the application process for listed building consent. This requirement is set out in Planning (Listed Buildings and Conservation Areas) (Wales) (Amendment No. 2) Regulations 2017 (SI 2017/638).

Guidance on preparing a Heritage Impact Statement is contained in 'Heritage Impact Assessment in Wales'. This is aimed principally at owners and occupiers of historic assets and their agents, but it will also be useful for decision-making authorities when formulating policies and considering applications for works to historic assets.

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1. Introduction

1.1 This Heritage Impact Statement has been prepared by Real Planning and commissioned by the applicant to support a Listed Building application seeking Listed Building Consent for the refurbishment of an existing building [formerly used for storage], including the provision of a new roof, the opening up of an original window opening and the insertion and formation of a new rear door [part retrospective] at Pentre Season Foundry, Brymbo Road, Bwlchgwyn, Wrexham [hereafter referred to as the 'Site'].

1.2 This Statement will solely focus on the impact of the proposed development on both the former storage building itself together with the two nearby Grade II Listings – the 'Stone Chimney at the former Pentre Saeson Foundry' and the 'Pentre Saeson Foundry Building'. The Site is considered 'curtilage listed' by virtue of its close relationship with these two Grade II listings.



Photo 1

1.3 Guidance on preparing a Heritage Impact Statement is contained in 'Heritage Impact Assessment in Wales¹'. This is aimed principally at owners and occupiers of historic assets and their agents, but it will also be useful for decision-making authorities when formulating policies and considering applications for works to historic assets.

¹ *Heritage Impact Assessment in Wales: Welsh Government [CADW] - 2017*

1.4 The Statement will demonstrate how the proposal fits the context of the site and its immediate surroundings and complies with national and local planning policies and guidance.



Photo 2

1.5 For the avoidance of doubt, this Heritage Statement does not consider below ground archaeology or the archaeological potential of the Site, which is considered in the accompanying archaeological assessment.

1.6 Listed buildings are statutorily protected through Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act, 1990 as amended by the Historic Environment (Wales) Act 2016. With respect to listed buildings, Sections 16 and 66 of the 1990 Act requires local planning authorities to have special regard to the desirability of preserving their significance, including the contribution made by their setting, when determining applications for listed building consent and planning permission, respectively.

1.7 There is a collective responsibility to ensure that the preservation of the historic environment is considered at the earliest stages of the planning process and that decisions affecting the historic environment must consider fully the impact of the proposals on the significance of any affected historic assets. This is the purpose of this Heritage Statement.

1.8 This Statement has been informed by a site visit together with desk-top research including a review of the historic Ordnance Survey (OS) plans.

1.9 The assessment of significance follows the heritage interest-led approach advocated in TAN24, comprising evidential, historical, aesthetic, and communal values. This has been guided by the definitions provided in the Cadw document “Conservation Principles for the Sustainable Management of the Historic Environment in Wales” (2011). The assessment of the contribution made by the setting of the historic assets follows the staged assessment approach set out in the Cadw guidance document “Setting of Historic Assets in Wales” (2017).



Plan 1 – Location of application site

2. The Site

Site Description

2.1 The red line boundary shown in Plan 1 below defines the extent of “The Site”, which is located within the open countryside between the villages of Brymbo to the East and Bwlchgwyn to the West. The Site is accessed immediately north off Brymbo Road leading from Brymbo to Bwlchgwyn and, in structural terms, comprises the restored former Pentre Saeson Foundry building converted to

residential use and the renovated Pentre Saeson Foundry chimney. These two structures are listed [see Section 2 – The Site]. A further structure, which is curtilage listed, is located towards the western boundary [shown circled in Plan 1 below] and the proposed works relate to the refurbishment of this building [formerly used for storage], including the provision of a new roof, the opening up of an original window opening and the insertion and formation of a new rear door.



Photo 3

2.2 As such, this report focuses solely on the impact of these proposed works to this 'curtilage listed' building upon the two Grade II Listed Buildings - Pentre Saeson Foundry Building and the Pentre Saeson Chimney.

2.3 The former storage building which is subject to the proposed works is single storey with the walls constructed in brick with various openings altered over time. The original mono-pitched roof no longer exists and has been completely removed. Overall, the building has no historic features.

Historic Assets

2.4 Wrexham County Borough Council has not prepared or adopted a List of Local Historic Assets or similar. A desktop search of the Historic Assets shows

two Listed Buildings within the site boundary; these will be considered within the Impact Assessment.

2.5 The following designated historic assets have been identified through site meetings and desktop research as having the potential to be affected by development [full list descriptions are provided in Appendix 2]:

2.6 ***Pentre Saeson Foundry Building*** – designated in 1978 [amended 1995] as Grade II. The Foundry is thought to have been established by John Wilkinson at the end of the C18. He also acquired Brymbo Hall Estate in the 1790s, and subsequently enlarged it to include land at Pentre Saeson. It was in use as a foundry until 1981.



Photo 5 – Work on restoring Pentre Saeson Foundry building

2.7 ***Stone Chimney at Pentre Saeson Foundry*** - designated in 1978 [amended 1995] as Grade II. The foundry was probably established in the late C18 by John Wilkinson, and the chimney is likely to be largely an original feature.



Photo 5 - Pentre Saeson Foundry Stone Chimney

2.8 Storage Building at Pentre Saeson Foundry – this is located to the west of the main Foundry building now restored to residential use [see Plan 1 – Application Site and the building circled and Photos 1, 2 and 3 in this Statement]. It is not definitely known if this building was part of the original Pentre Saeson

Foundry complex or associated with the railway in the late nineteenth century. The redundant building was in a poor state of repair needing certain stabilising work which has been undertaken to ensure that the 'curtilage listed asset' is not lost.



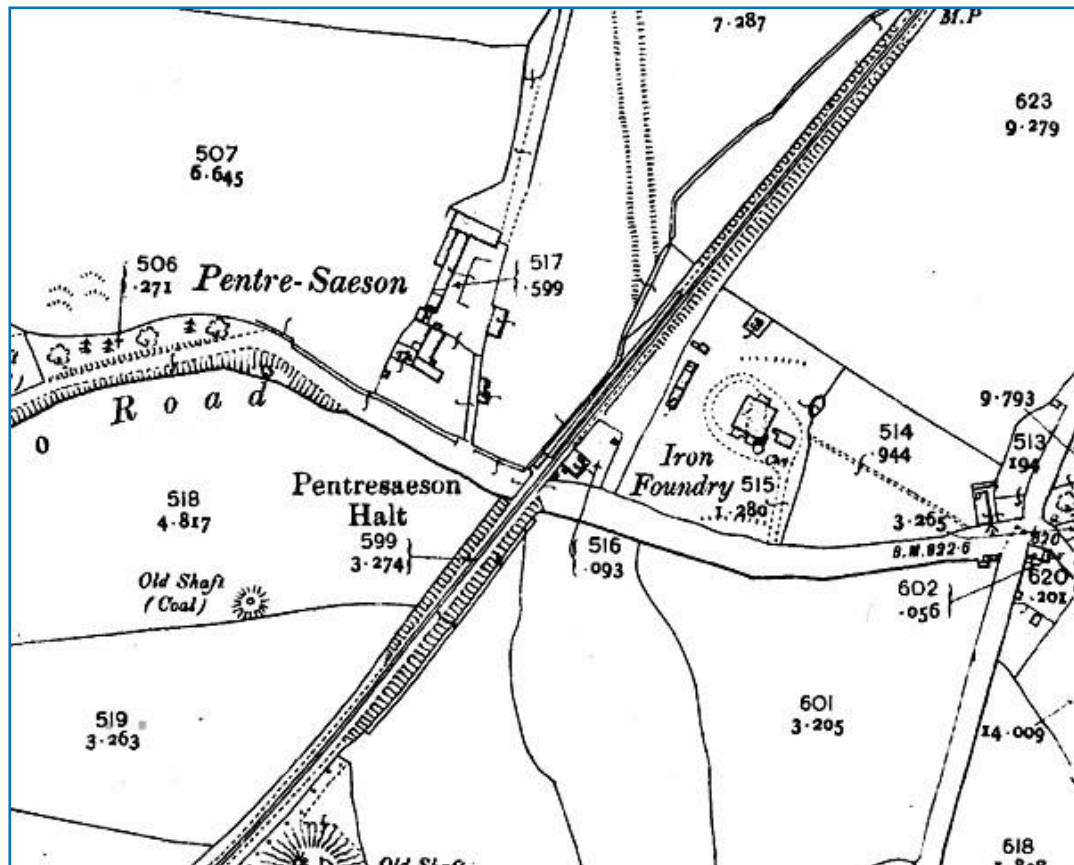
Photo 6 – The beginning of restoration showing the relationship of the main Foundry building, the stone chimney, and the remnants of the former storage building

2.9 There are no other identified designated historic assets within or in the proximity of the site that could be impacted by the proposed development. Only the historic assets noted above have the potential to be affected by the proposed development.

Brief History of the Area including the Site

2.10 The settlement of Brymbo first appears in the archival record in 1339, the name is believed to derive from the Welsh 'Bryn Baw' meaning 'mud hill'. Early settlement in the area consisted of a township and several scattered settlements. As far back as the 15th century the area was associated with coal mining with rights to dig being granted as early as 1410. The earliest coal pit in the area is believed to have been sunk on the common land at Harwood, at the centre of the current village at the end of the 15th century. By the 1600s, records in the area reference occupations of residents as 'collier' suggesting that there were professional miners operating in the area.

2.11 The late 18th century saw an expansion in coal mining in the area around Brymbo. John Wilkinson saw the potential in the land around Brymbo Hall and purchased the estate in the 1790s. He continued to industrialise the estate throughout the 18th century, sinking mines to provide coal and iron ore to supply his ironworks. He then enlarged the estate to include the site – Pentre Saeson Foundry and began processing iron at Brymbo and Pentre Saeson Foundry.



Pentresaeson Halt shown on the 1912 OS Map

2.12 The small-scale and localised development of industry in the district led to a distinctive landscape, where a patchwork of agricultural land was intermingled with small collieries, related industries such as brickworks, and villages spreading across former areas of common land. The last of these smaller scale industrial sites survived through to the 1950s, 60s and 70s. In Brymbo, a particularly interesting one lasted until the 1980s. You can still see one of the main landmarks of the immediate area, the old Taylor Brothers' iron foundry [Pentre Saeson Foundry] and its distinctive chimney, just down the township road to Bwlchgwyn alongside the bed of the former Minera railway line. Back in the 19th century this would have been a good site for a small ironworks, with reliable supplies of coal in the immediate vicinity, a tributary stream of the Gwenfro running nearby and, from

the 1840s, the railway giving vital access to outside markets. However, the history of the building is not well recorded and there is still a lot of work to be done on establishing its exact origins.

2.13 The site came into the hands of the Taylor family in the 1880s. Thomas Broadbent Taylor, who appears to have combined the professions of “publican and iron founder” – he ran both the Queen Inn and the Pentre Saeson Foundry – was declared bankrupt in 1882, but the firm of Taylor Bros, iron founders, continues to appear in directories long after that point. As with many such businesses, the securing of a dependable local contract helped, and in the 1920s the firm was awarded the local authority contract to produce manhole covers and other street ironmongery [see Photo 7 over the page]. Casting of these covers continued for many years, and you can still often see the name of Taylor Bros of Pentre Saeson underfoot around the area’s roads and lanes.



Photo 7

2.14 In its last years, the Pentre Saeson foundry became a rare survivor of a type of small industrial business once common across the country. Although it took on some characteristics of a working museum – there are leaflets giving details for visitors to the foundry – it finally closed in 1981, having worked (as an iron foundry, at least) for a little over a century.

Entry in Coflien

2.15 Coflein is the online database for the National Monuments Record of Wales (NMRW) – the national collection of information about the historic environment of Wales. The entry for Pentre Saeson Foundry is:

“A mid-nineteenth century foundry with an earlier wooden crane, believed to have come from the octagonal casting house at Bersham ironworks. The building has stone rubble walls. There is a separate chimney (nprn 85301) and a modern cupola furnace, served by a short, inclined railway.

The foundry dates from the mid-nineteenth century, but the exact date seems unknown. According to local legend, the internal crane came from the octagonal casting house at Bersham ironworks. It is known that the casting house was in use as a barn by 1829, so presumably the crane was removed by then; also, Pentre Saeson was built on Wilkinson estate land, as was Bersham Ironworks. The foundry was adjacent to a colliery, now long gone, and may have been built to serve it; there is also an unsourced suggestion that it may have been a lead smelter as the chimney seems far too large for such a small-scale iron-foundry operation.

In the last period of operation, a modern cupola furnace was in use. Set outside the north end of the east wall, the cylindrical furnace, a brick core clad with steel plates, was charged from an adjacent platform served by a short, inclined length of 500mm-gauge railway. A compressor (now removed), belt-driven from a two-cylinder petrol engine, both installed under a lean-to extension on the E wall, provided air to the furnace and to a small forge inside the foundry. From the cupola, an iron tapping-chute passed through the wall into the building. The whole floor area consists of a deep layer of casting sand and shows evidence of having been used for forming moulds, although the area served by the original wooden crane extends only to the northeast part.”

Cadw Listing

2.16 Pentre Saeson Foundry is listed as set out below:

Entry Name:	Pentre Saeson Foundry Building
Listing Date:	9 October 1978
Last Amended:	1 December 1995
Grade:	II
Source:	Cadw
Source ID:	1718
Building Class:	Formerly Industrial

2.15 The Stone Chimney adjacent to the foundry building is also listed as follows:

Entry Name:	Stone Chimney at Pentre Saeson Foundry
Listing Date:	9 October 1978
Last Amended:	1 December 1995
Grade:	II
Source:	Cadw
Source ID:	1717
Building Class:	Industrial

3. Heritage Decision-Making Framework

Legislative Framework

3.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 Section 66 confers upon local planning authorities a statutory duty to have special regard to the desirability of preserving listed buildings and their settings when determining applications for planning permission.

3.2 The legislative framework for the historic environment in Wales was revised by The Historic Environment (Wales) Act 2016. The 2016 Act amended the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990. Changes were made to the protection of listed buildings and the 2016 Act.

Planning Policy Wales

3.3 PPW10² sets out Welsh Government planning policy on the historic environment and development in the setting of listed buildings [see Chapter 6 - Distinctive and Natural Places]. It recognises that the historic environment is a finite resource and can only be maintained for future generations if the individual historic assets are protected and conserved. Chapter 6 sets out policies for

² *Planning Policy Wales: [Welsh Assembly Government - Edition 10 (December, 2018)]*

conserving and enhancing the historic environment together with establishing the objectives of the Welsh Government to conserve and enhance the historic environment, ensuring that due consideration is given to historic assets through the planning process.

3.4 Paragraphs 6.1.10 – 6.1.13 relate specifically to listed buildings, outlining the need to secure sound economic futures for historic buildings. The policy recognises that the optimum viable use of the building may no longer be the use for which it was originally intended but that proposals should protect and enhance the special characteristics of such buildings. The policy also sets out the requirement for applicants to fully justify their proposals, demonstrating a clear understanding of the significance of the listed building and the impact of any proposals on said significance.

3.5 In regard to archaeological remains, paragraphs 6.1.23 to 6.1.25 guide that where development has the potential to impact archaeological remains or their settings, then these remains should be retained in situ and an assessment undertaken to understand the impact of the proposal.

Planning Policy Wales Technical Advice Note 24

3.6 Planning Policy Wales Technical Advice Note 24³: The Historic Environment [TAN24] should be read in conjunction with PPW10. The purpose of TAN24 is to provide guidance on how the historic environment should be considered in the plan making and decision-making process. It sets out the need for applicants to prepare robust Heritage Impact Assessments to accompany applications affecting historic assets. It guides that Assessments should be ***‘proportionate to both the significance of the asset and the impact of change proposed’***.

Cadw: Conservation Principles for the Sustainable Management of the Historic Environment in Wales⁴ [CPHE]

3.7 This document was published by CADW to provide guidance on assessing the potential impacts of a development proposal on the significance of any historic asset/assets and to assist in decision-making where the historic environment is affected by the planning process.

3.8 It also states that adverse impacts to historic assets should be eliminated or minimised where possible but recognises that it is ***‘often necessary to balance the impacts against the benefits of a proposal’***. It also provides more detailed advice and guidance in respect to how the principles can be applied in practice, considering issues such as maintenance, repair, and intervention.

³ Planning Policy Wales Technical Advice Note 24 – The Historic Environment: [Welsh Assembly Government (2017)]

⁴ Cadw: Conservation Principles for the Sustainable Management of the Historic Environment in Wales [Welsh Assembly Government – 2011]

3.9 The document sets out six principles for the management of the historic environment in Wales. It reiterates the importance of understanding the significance of historic assets early in the development process and sets out the four component values that should be considered: Evidential, Historical, Aesthetic and Communal.

Cadw: Setting of Historic Assets in Wales⁵

3.10 Setting of Historic Assets in Wales provides an explanation of setting, and how it can contribute to the significance of historic assets. The document sets out a four-stage approach to assessing the impact of development proposals within the setting of historic assets. The stages are set out in the document:

- 1 Identify the Historic Assets
- 2 Define and Analyse the Setting
- 3 Evaluate the Potential Impact of Change or Development
- 4 Consider Options to Mitigate the Impact of a Proposed Change or Development

Cadw: Heritage Impact Assessment in Wales⁶

3.11 This document has been produced to assist applicants in the preparation of Heritage Impact Assessment to accompany applications affecting heritage assets. It provides clear guidance on why these assessments are required and what should be included within them. Section 3 of the document states:

“...heritage impact assessment should take into account sufficient information to enable both the significance of the asset and the impact of change to be understood. It should be proportionate both to the significance of the historic asset and to the degree of change proposed.”

Local Planning Policy

3.12 The principal Development Plan for the site comprises the “Wrexham Unitary Development Plan⁷”, whose plan policies are currently being used for Development Control purposes. The Plan period ran from 1996 to 2011. Given its primacy, adopted status and the fact (most of) its policies are considered to be (generally) up to date, a degree of weight can still be attached to the relevant policies therein.

3.13 The Authority has been working on a replacement for the UDP in the shape of a Local Development Plan (LDP), which will cover the Plan period 2013 to 2028. The LDP underwent an Examination in Public into the soundness of the Plan in

⁵ Cadw: Setting of Historic Setting in Wales [Welsh Assembly Government – 2017]

⁶ Cadw: Heritage Impact Assessment in Wales [Welsh Assembly Government – 2017]

⁷ Wrexham Unitary Development Plan [Wrexham County Borough Council – May 2006]

late 2019. The approved timetable for the LDP was that it should have been adopted following the Inspector's Report some time in 2020. However, the inspector concluded that:

"There are clearly a number of errors and inconsistencies in the data and the latest evidence fails to provide us with the confidence we were hoping for in terms of the robustness of the re-run site selection process."

3.14 The position is a state of limbo while the Council Members decide which direction to take. The LDP is clearly now delayed and the ambition of having the replacement policy document for Wrexham, the LDP, has now been put on hold. In this instance the Wrexham UDP remains the policy document for the consideration of development.

3.15 In consideration of the proposed development scheme the following local and national planning policies and guidance have been taken into account:-

- Wrexham Unitary Development Plan: May 2006 [Policies PS2, PS11, GDP1, EC6, EC9, and T8]
- Local Planning Guidance Note 3: Converting Rural Buildings
- Local Planning Guidance Note 7: Landscape and Development
- Local Planning Guidance Note 13: Housing in the Countryside
- Local Planning Guidance Note 30: Design
- Local Planning Guidance Note 32: Biodiversity and Development
- The Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012
- Planning Policy Wales [PPW] - Welsh Assembly Government [Edition 10 December 2018]
- PPW Technical Advice Note 5: Nature Conservation and Planning [2009]
- PPW Technical Advice Note 12: Design [2014]
- Planning Policy Wales Technical Advice Note 24: The Historic Environment
- Planning (Listed Buildings and Conservation Areas) (Wales) (Amendment No. 2) Regulations 2017 (SI 2017/638)
- The Historic Environment (Wales) Act 2016
- Planning (Listed Buildings and Conservation Areas) Act 1990
- Conservation Principles for the Sustainable Management of the Historic Environment in Wales [2011]
- Setting of Historic Assets in Wales: Cadw - Welsh Government [2017]
- Heritage Impact Assessment in Wales: Cadw - Welsh Government [2017]

3.16 Significantly, Wrexham UDP Policy EC9 states:

"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."

4. The Proposed Development

4.1 The submitted application seeks Listed Building Consent for the refurbishment of the existing outbuilding [part retrospective]. The refurbishment of the building will ensure its survival and is in keeping with the nature of the wider site. The design and materials in the refurbishment are intended to create a suitable scheme which retains the hierarchy with the adjacent higher status listed buildings by ensuring the character of the outbuilding is not lost. The associated plans provide further detail on the design, character and materials to be used in the scheme. It is intended to retain, rebuild as necessary, repair and repoint the external face brickwork all in lime mortar – a small part of which has already commenced, to ensure that the building does not fall further into disrepair before it is properly restored.

4.2 The refurbishment of the building also includes:

- 'opening up' of an original window opening and to install a rear access door; and,
- rebuilding of the former chimney and internal fireplace that originally served the building.
- reroofing with insulated sheets coloured Goosewing Grey.
- window and door details to be discussed with the Authority's Conservation Officer [the applicant has a number of late 19th century doors reclaimed from an old school in Brymbo which he wishes to use with the approval of the authority].

4.3 All restoration works will be undertaken to a high standard with use of materials designed appropriately for the building's 'curtilage listed' location in the vicinity of two Listed Buildings. Following the completion of the restoration works the applicant intends to use most of it as a greenhouse facility with potting shed while the remainder will be used for storage.



Photo 8

5. Objective

5.1 The redundant outbuilding has been in a very poor state of repair and for some time and requires considerable work to restore it. Some minor restoration work has already commenced

***The Objective** is to bring the former storage building back into beneficial use to ensure that this ‘asset’ will not be lost to further deterioration and dereliction. In doing so, in a sensitive manner mostly in relation to design and use of materials, it will result in no adverse impact upon the restored outbuilding itself or the two Listed Foundry buildings.*

5.2 Prior to the commencement of the work, it was considered important by the applicant that a viable and beneficial use was found for the outbuilding which will be of considerable benefit to him and his wife and which will allow the outbuilding to be restored, thus ensuring its long-term viability given the nature of the site. By utilising the outbuilding following its restoration it will negate the need to provide another building or buildings within the curtilage of the listed foundry structures.

6. Significance and Heritage Impact Assessment

Definitions

6.1 The significance of historic assets is described in Planning Policy Wales TAN24 as:

“Embracing all of the cultural and heritage values that people associate with it, or which prompt them to respond to it. These values tend to grow in strength and complexity over time, as understanding deepens and people’s perceptions evolve.”

6.2 Conservation Principles for the Sustainable Management of the Historic Environment in Wales sets out four heritage values which need to be understood before the significance of an historic asset can be assessed: Evidential, Historical, Aesthetic and Communal. Within the document, further clarity is provided as to the definition of these values which is set out below:

***“Evidential Value:** This derives from those elements of an historic asset that can provide evidence about past human activity, including physical remains or historic fabric. These remains provide the primary evidence for when and how an historic asset was made or built, what it was used for and how it has changed.*

***Historic Value:** Illustration of a particular aspect of past life or might be associated with a notable family, person, event, or movement ... will often connect past people, events, and aspects of life.*

Aesthetic Value: *This derives from the way in which people draw sensory and intellectual stimulation from an historic asset ... may include the form, external appearance or how it lies within its setting.*

Communal Value: *This derives from the meanings that an historic asset has for the people who relate to it, or for whom it figures in the collective experience or memory...may be commemorative or symbolic."*

6.3 The setting of an historic asset is described in Planning Policy Wales Technical Advice Note 24 as:

"The setting of an historic asset includes the surroundings in which it is understood, experienced and appreciated, embracing present and past relationships to the surrounding landscape. Its extent is not fixed and may change as the asset and its surroundings evolve. Setting is not itself a historic asset, though land within a setting may contain other historic assets."

6.4 As stated earlier, although the former storage building will require substantial rebuilding work, the intention is to bring it back to its original state in terms of scale and use of materials. The evidential, historic, aesthetic, and communal interests of the buildings identified in Section 2 are considered below in turn together with the contribution made by their setting.

Statement of significance

6.5 As listed buildings, the Pentre Saeson Foundry Building and the Stone Chimney are consequently considered to be of very high significance. The listing description states that the Pentre Saeson Foundry has an important historical, archaeological and industrial heritage. It dates from the very early eighteenth century and provides very clear links to the past industrial heritage of the area.

6.6 In terms of '**evidential value**', the Pentre Saeson Foundry site has the potential to enhance our knowledge of 18th and 19th century industrial practices and technology. It retains significant archaeological potential, with a strong probability of the presence of associated features and deposits. The evidential value is very high.

6.7 In terms of '**historic value**', the Pentre Saeson Foundry provides tangible links to the past industrial uses of the Site which are of national importance, as well as links to the people who created it and worked there. It creates a clear link to the events of the industrial revolution. The historic value is very high.

6.8 In terms of '**aesthetic value**', the functional aesthetic of the exterior demonstrates early-19th century industrial technology and design, with its historical and industrial construction being both practical for its intended purpose and

showing an aspiration to create an impressive and visually pleasing appearance, demonstrating the wealth and importance of the industry within the local area. The aesthetic value is considered to be high.

6.9 In terms of **'communal value'**, the Pentre Saeson Foundry site and its industrial remains form an intrinsic part of the collective memory and local culture of the surrounding area. The village of Brymbo and nearby settlements grew to house the workforce created by the Foundry and other, previously mentioned, industrial sites. The communal value is considered to be very high.



Photo 9

Setting

6.10 In terms of setting, the former storage building and associated Pentre Saeson listed structures form an important group, which includes various buildings and structures associated with the historic use of the Site. The setting of the Pentre Saeson Foundry is defined by its topography - sited within a small valley location running north to south which rises steeply to the west towards Brymbo and east to Bwlchgwyn.

6.11 Historically, the land to the east of the monument would have formed part of the wider industrial landscape associated with the Foundry. These views do not

particularly add to an appreciation of the historic asset within its wider landscape context and are considered to only make a minimal contribution to the significance of the monument.

6.12 With regard to the more immediate location of the Site [see Photo 9], there is a sense of landscape enclosure around the identified group of historic assets provided by, predominantly, the trees alongside the former now disused railway line to the immediate west and, also, trees and tall hedging on the immediate eastern boundary.

7. Heritage Impact Assessment

7.1 This Section in the Statement seeks to assess the potential impacts resulting from the proposed development on the designated Historic Assets selected for assessment in Section 2 and whose 'Significance' was identified in Section 5. In addition, a detailed appraisal of the proposed development is described in. Section 4 – The Proposed Development. The impacts have been considered with reference to both the 2017 Cadw documents Setting of Historic Assets in Wales and Heritage Impact Assessments [see Section 3 - Heritage Decision-Making Framework].

7.2 The previously referred to document - Heritage Impact Assessment in Wales - sets out why the process of Heritage Impact Assessment can help make positive changes to historic assets. Real Planning has applied the guidance, which underlines, that *“Understanding the significance of your historic asset is the key to effective heritage impact assessment”* and that *“heritage impact assessment helps you to make changes to your historic asset that are in line with the principles of good design”*.

7.3 The long views to the west and east of the Pentre Saeson Foundry complex form an important aspect of the listed structures together with the former storage outbuilding [see comments on Setting in Section 6 - Significance and Heritage Impact Assessment]. The long views are also considered to be of high significance to the Pentre Saeson Foundry complex. However, Real Planning is of the opinion that the proposed development will not impact on these longer views due to the separated location of the listed Foundry Building and Stone Chimney.

7.4 With regard to the immediate location of the Site, the described enclosure [see para 6.12 and Photo 9 above] of the Foundry, ensures that there is limited visual connection in terms of how these historic assets are experienced in close quarters.

7.5 The proposals will result in changes to the setting of the two listings, but Real Planning can confirm that these impacts are not considered to be harmful to the significance of the identified historic assets primarily since the resultant restored outbuilding is single storey and will have ‘*very little to low*’ physical impact on the designated historic assets.

8. Conclusion

8.1 The guidance states that Heritage Impact Assessments should be proportionate to the development proposed and the significance of any heritage assets that are affected. The proposal does not involve the listed building and chimney but does involve the curtilage outbuilding. The main guidance listed above has been taken into account in the development of the scheme of refurbishment and in the preparation of this Heritage Impact Assessment.

8.2 This Heritage Impact Assessment has assessed the significance of the former storage building and provides a ‘proportionate’ level of information on the potential heritage effects to inform an application for Listed Building Consent.

8.3 As discussed previously, national planning policy guidance set out in PPW10 Chapter 6, sets out the policy direction for the historic environment. Paragraph 6.1.5 requires that the historic environment is conserved and enhanced, and that decisions are based on an understanding of significance. It also requires that the character of historic buildings is safeguarded, the special architectural and historic interest is preserved, and that the contribution the historic environment makes to economic vitality and culture, civic pride, local distinctiveness, and quality of life, is recognised.

8.4 It is considered that due to the position of the outbuilding together with the topography of the site and the presence of the existing trees situated to the side and rear of the site the re-roofing of the building will have very little impact on the setting of the overall site. Whereas the existing building will be visible in limited views from various locations, it is considered that no visual or detrimental impact on the surrounding area or the setting of the existing listed buildings will result as a consequence of the proposed refurbishment. In fact, it is considered that the proposed refurbishment and ancillary work will actually enhance the setting of the existing listed buildings.

8.4 Finally, in conclusion, any potential impact has been significantly mitigated through the proposed use, design features and use of materials, together with remote location in site terms of the former storage building to the two listed

structures. This Heritage Impact Assessment demonstrates that any harm would be of very *little to low* level and that the statutory tests set out in the 1990 Act have been met. Significantly, this Statement demonstrates that the declared Objective has been met:

***The Objective** is to bring the former storage building back into beneficial use to ensure that this ‘asset’ will not be lost to further deterioration and dereliction. In doing so, in a sensitive manner mostly in relation to design and use of materials, it will result in no adverse impact upon the restored outbuilding itself or the two Listed Foundry buildings.*

8.5 Prior to the commencement of the work, it was considered important by the applicant that a viable and beneficial use was found for the outbuilding which will be of considerable benefit to him and his wife and which will allow the outbuilding to be restored, thus ensuring its long-term viability given the nature of the site. By utilising the outbuilding following its restoration it will negate the need to provide another building or buildings within the curtilage of the listed foundry structures.

8.6 The proposals are considered to be in accordance with the national and local heritage planning policy framework.