



**Land at Gatewen
Road**

**Heritage Impact
Statement**

Prepared by:
**The Environmental
Dimension
Partnership Ltd**

On behalf of:
**Wrexham Glyndwr
University**

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For EDP use

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Section 1

Introduction

- 1.1 This Heritage Impact Statement (HIS) has been prepared by The Environmental Dimension Partnership Ltd (EDP), on behalf of Wrexham Glyndwr University, to support the submission and determination of a planning application for the proposed residential development of Land at Gatewen Road, Wrexham ('the site').
- 1.2 The HIS has been prepared in accordance with current Cadw guidance (2017a), which outlines the appropriate approach to be adopted where development proposals could have an adverse impact on historic assets.
- 1.3 In this case, the site does not contain any designated historic assets (e.g. listed buildings) and is not situated within the boundary of a conservation area or historic park and garden. Therefore, any potential impacts would be indirect and expressed in terms of change to an asset's 'setting', such that its significance could be either lost or diminished. This HIS has been requested through consultation with the Conservation and Environment Lead at Wrexham County Borough Council (Anna Irwin, 04 June 2018) to cover the potential impact on the Grade II listed *Gatewen Hall* (3176) as a result of change within its setting.
- 1.4 Through consultation with Clwyd-Powys Archaeological Trust (CPAT, Mark Walters), it has been established that archaeological matters pertaining to the site are already understood and that an assessment of these is not required in this case.
- 1.5 This HIS therefore focusses solely on the potential impact on the Grade II listed *Gatewen Hall*, with discussion of other heritage assets only where relevant to that specific issue.

The Site

- 1.6 The site comprises c.4.8 hectares (ha) of land in New Broughton, roughly 1km to the west of Wrexham. It is owned by Wrexham Glyndwr University.
- 1.7 The site is centred on National Grid Reference (NGR) c.331200, 351670, and occupies the larger part of a roughly triangular plot defined by the former course of the Moss Valley Branch of the Great Western Railway (GWR), now a public footpath, to the east; the former course of the Brymbo Branch of the London and North Eastern Railway (LNER) to the west; and the B5433 Gatewen Road to the south.
- 1.8 Beyond these three boundaries lie residential areas, with the early 19th century area of New Broughton (Greenfield Terrace) and more recent development to the south; and recent development to the east, occupying the site of the former Gatewen Colliery (**Plan EDP 1**).

- 1.9 The land within the site forms a north-west to south-east aligned ridge, falling relatively gently to the north and west; and more abruptly to the east; presumably enhanced by the cutting of the former railway.
- 1.10 The site currently comprises an area of pasture, used for informal grazing. To the west, in the remainder of the triangular plot outside the site boundary, is a recreation ground. The southern and eastern parts of the site are bound by mature trees. The land between the site and *Gatewen Hall* comprises an area landscaped as part of the recent residential development, through which the latter is accessed via Whitehead Drive from a newly constructed roundabout. The landscaping includes the provision of a large swale, adjacent to Whitehead Drive, and trees including a substantial belt of planting along the boundary.

The Proposed Development

- 1.11 The proposals for the site comprise the preparation and submission of an outline planning application for residential development, to raise funds for its Campus 2025 Project. The Proposed Masterplan is included here as **Appendix EDP 1** of this report.
- 1.12 It is proposed that 112 residential units (including 28 affordable units) would be developed, leaving a substantial amount of land for use by the community as public open space. As a result, the provision of public open space is above Planning Authority spatial standards. The total number of residential units on the site has been dictated by Local Authority development density standards and equates to over 26 dwellings per hectare.
- 1.13 Within the proposed residential layout, public open space is distributed in various pockets, with a large central area of space related to the retention of an existing mature tree cluster and topographic change.
- 1.14 The proposed access onto Gatewen Road has been developed by the Highways Consultant in collaboration with the local Highways Authority, and takes account of the existing access location into the site and boundary ownership issues.
- 1.15 Parking standards and internal access roads/pedestrian footpaths within the development are also designed in compliance with Local Authority standards.
- 1.16 The layout of the residential units has been developed to respect the privacy of existing neighbours in respect of aspect and separation, with all proposed units also complying with relevant Local Authority privacy and separation design standards.
- 1.17 A landscaping scheme has been developed to include provision for pedestrian connectivity from the development through to both existing footpaths to the north and west of the site.

Section 2 Planning Policy Context

- 2.1 This section sets out relevant legislation and planning policy, governing the conservation and management of the historic environment.

Legislation

- 2.2 In March 2016, the *Historic Environment (Wales) Act* came into force, although many of its provisions will not commence until a later date. Whilst they provide a number of new provisions to existing legislation, the changes do not specifically affect the way in which historic assets (such as listed buildings) are assessed throughout Wales.
- 2.3 The *Ancient Monuments and Archaeological Areas Act 1979* covers the designation and management of scheduled monuments.
- 2.4 The 1979 Act provides for a schedule of monuments (and archaeological remains) which are protected. The designation of archaeological and historic sites as scheduled monuments applies only to those that are deemed to be of national importance, and it is generally adopted only if it represents the best means of protection.
- 2.5 The 1979 Act does not address the concept of ‘setting’, just the physical remains of scheduled monuments and, therefore, for scheduled monuments the protection of ‘setting’ is a matter of planning policy and not one of statute.
- 2.6 In Wales, the written consent of the Welsh Minister is required for development that would impact upon a scheduled monument, and applications for Scheduled Monument Consent are submitted to Cadw, the Welsh Government’s Historic Environment Service.
- 2.7 The *Planning (Listed Buildings and Conservation Areas) Act 1990* is the primary legislative instrument addressing the treatment of listed buildings through the planning process in both England and Wales.
- 2.8 Section 66(1) of the 1990 Act sets out the statutory duty of the decision-maker, where proposed development would affect a listed building or its setting:
- “... in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*
- 2.9 The ‘special regard’ duty of the 1990 Act has been tested in the Court of Appeal and confirmed to require that “*considerable importance and weight*” should be afforded by the decision maker to the desirability of preserving a listed building along with its setting. The

relevant judgement is referenced as *Barnwell Manor Wind Energy Ltd v East Northants DC, English Heritage and National Trust* (2014) EWCA Civ 137.

2.10 However, it must be recognised that Section 66(1) of the 1990 Act does not identify that the Local Authority or the Secretary of State must preserve a listed building or its setting; and neither does it indicate that development that does not preserve them is unacceptable and should therefore be refused.

2.11 This point is made very clearly in Paragraph 54 of the High Court judgement in respect of *Forest of Dean DC v Secretary of State for Communities and Local Government* [2013] EWHC 4052 (Admin), which sets out that:

“... Section 66 (1) did not oblige the inspector to reject the proposal because he found it would cause some harm to the setting of the listed buildings. The duty is directed to ‘the desirability of preserving’ the setting of listed buildings. One sees there the basic purpose of the ‘special regard’ duty. It does not rule out acceptable change. It gives the decision-maker an extra task to perform, which is to judge whether the change proposed is acceptable. But it does not prescribe the outcome. It does not dictate the refusal of planning permission if the proposed development is found likely to alter or even to harm the setting of a listed building.”

2.12 In other words, it is up to the decision maker (such as a local authority) to assess whether the proposal which is before them would result in ‘acceptable change’.

National Planning Policy

2.13 National planning guidance, for archaeological sites, listed buildings, conservation areas and the wider historic environment in Wales, is detailed in Chapter 6 of *Planning Policy Wales Ninth Edition* (PPW, November 2016).

2.14 PPW states at Paragraph 6.5.5, that *“The conservation of archaeological remains is a material consideration in determining a planning application, whether those remains are a scheduled monument or not.”* It then adds that:

“... where nationally important archaeological remains, whether scheduled or not, and their settings are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in an adverse impact on a scheduled monument (or an archaeological site shown to be of national importance) or has a significantly damaging effect upon its setting. In cases involving less significant archaeological remains, local planning authorities will need to weigh the relative importance of the archaeological remains and their settings against other factors, including the need for the proposed development.”

2.15 For listed buildings, Paragraph 6.5.11 of PPW states that:

“... there should be a general presumption in favour of the preservation of a listed building and its setting, which might extend beyond its curtilage”, adding that “For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses.”

- 2.16 More guidance on the historic environment in Wales is set out in *Technical Advice Note 24: The Historic Environment (TAN24)*, which sets out “...how the planning system considers the historic environment during development plan preparation and decision making on planning applications” (see Welsh Government 2017).

- 2.17 Paragraphs 1.23 - 1.29 of TAN24 deal with the ‘setting’ of historic assets, which it defines as being the:

“... 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. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. Setting is not a historic asset in its own right but has value derived from how different elements may contribute to the significance of a historic asset.”

- 2.18 Paragraph 1.29 is of interest when it states that:

“The local planning authority will need to make its own assessment of the impact within the setting of a historic asset, having considered the responses received from consultees as part of this process. A judgement has to be made by the consenting authority, on a case-by-case basis, over whether a proposed development may be damaging to the setting of the historic asset, or may enhance or have a neutral impact on the setting by the removal of existing inappropriate development or land use.”

Local Planning Policy

- 2.19 The relevant Development Plan for the site comprises the *Wrexham Unitary Development Plan 1996-2011*; adopted by Wrexham County Borough Council on 14 February 2005.
- 2.20 In due course, these adopted Policies will be replaced by new (currently emerging) policies in the *Wrexham Local Development Plan 2 (LDP2) 2013-2028*, which will be a long-term land use and development strategy focused on achieving sustainable development.
- 2.21 The legislation, plans and policies identified in the paragraphs above have been considered properly in the preparation of this report.

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Section 3 Methodology

- 3.1 This report employs current methodology set out in Cadw's publication *Heritage Impact Assessment in Wales* (2017a).
- 3.2 It draws together the results of background archive research, focused on documents held by the Wrexham County Borough Museum and Archives; and the completion of a visit to the site and its vicinity. A search was also made of information held by the CPAT Historic Environment Record (HER).
- 3.3 The archive research and field-based assessment was completed in June 2018, drawing upon appropriate guidance as follows.

The Significance of Historic Assets

- 3.4 The definition of 'significance' employed here for the identified historic assets is taken from Cadw's *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment in Wales* (2011), which describes this term as embracing "*all of the cultural heritage values that people associate with it, or which prompt them to respond to it*", and then adds that these values "*grow in strength and complexity over time, as understanding deepens and people's perceptions evolve.*"
- 3.5 *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment in Wales* identifies four component values that make up significance:
- The asset's 'evidential value', which is defined as those elements of the historic asset that can provide evidence about past human activity, including its physical remains or historic fabric;
 - The asset's 'historical value', which is defined as those elements of an asset which might illustrate a particular aspect of past life or might be associated with a notable family, person, event or movement;
 - The asset's 'aesthetic value', which is defined as deriving from the way in which people draw sensory and intellectual stimulation from the historic asset; and
 - The asset's 'communal value', which is defined as deriving from the meanings that a historic asset has for the people who relate to it, or for whom it figures in their collective experience or memory.
- 3.6 These values (insofar as they are relevant to the site and its surroundings) are explored in depth in **Section 4** of this HIS.

The Assessment of Setting

- 3.7 When assessing the 'indirect' impact of proposals on historic assets, it is important to ascertain whether change within their 'setting' would lead to a loss of 'significance'. This assessment is made through the application of Cadw's guidance *Setting of Historic Assets in Wales* (2017b).
- 3.8 In simple terms, it states that setting "*includes the surroundings in which it is understood, experienced and appreciated, embracing present and past relationships to the surrounding landscape.*" It must be recognized from the outset that 'setting' however, is not a heritage asset, and cannot itself be harmed. The guidance states that the importance of setting "*lies in what it contributes to the significance of a historic asset.*"
- 3.9 As such, when assessing the indirect impact of proposals on historic assets, it is not a question of whether their setting would itself be affected, but rather a question of whether change within the asset's 'setting' would lead to a loss of 'significance'.
- 3.10 Set within this context, where the objective is to determine the potential for development to have an impact on designated assets beyond the boundary of a development site, it is necessary to first define the significance of the asset in question - and the contribution made to that significance by its 'setting', in order to establish whether there would be loss, and therefore harm. In particular, the guidance recognises that change within an asset's setting need not necessarily cause harm - it can be positive, negative, or neutral.
- 3.11 Cadw's guidance (2017b) sets out a four-stage approach to the identification and assessment of setting effects:
- Stage 1: Identify the historic assets which might be affected;
 - Stage 2: Define and analyse the setting, to understand how it contributes to the asset's heritage significance;
 - Stage 3: Evaluate the potential impact of development; and
 - Stage 4: Consider options to mitigate or improve that potential impact.
- 3.12 Accordingly, this HIS has been prepared using best practice professional guidance, and is therefore considered to provide a robust basis for an evaluation of the development which is proposed at the site, in respect of heritage matters.

Section 4 Assessment

- 4.1 This section of the HIS covers the four-stage approach, set out in guidance (Cadw, 2017b), for the identification and assessment of potential effects on the setting of historic assets. It should be read in conjunction with **Plans EDP H1 to H5** inclusive.

Stage 1: Identify the Historic Assets that might be Affected by the Proposal

- 4.2 The locations of assets discussed in the following paragraphs are shown on **Plan EDP H1**, which should be read in conjunction.
- 4.3 The Grade II listed *Gatewen Hall* lies 150m to the east of the southern tip of the site; i.e. at its nearest point. Agricultural land to the east of *Gatewen Hall* contains the scheduled monument of *Gatewen Hall round barrow* (DE290), which lies some 270m to the east of the (southern tip of) the site.
- 4.4 As discussed below, the historic landholding of *Gatewen Hall* includes land within the site and there is some (very limited) inter-visibility. Given that Cadw guidance (2017b) is that the setting of an asset “*includes the surroundings in which it is understood, experienced and appreciated, embracing present and past relationships to the surrounding landscape*”, it is assessed that the site *does* fall within the setting of *Gatewen Hall* and therefore an assessment of the potential impact on development upon it, through change within its setting; i.e. the identification of ‘harm’, has been undertaken in line with current best practice professional guidance.
- 4.5 The scheduled monument of *Gatewen Hall round barrow* (DE290) lies on a north-easterly facing slope in the former parkland to *Gatewen Hall* (further discussed below). There is no inter-visibility between the monument and the site and no potential for any effect on the setting of the asset has been identified.
- 4.6 Other designated historic assets situated in proximity to the site boundary include the following four listed buildings:
- The Grade II listed *Milward House* (1570), 200m to the west;
 - The Grade II listed *Berse Drelincourt Church* (1566), 520m to the south-east; and
 - The Grade II* listed *Berse Vicarage with Flanking Walls to Garden* (1567), and adjacent Grade II listed *Orphanage* (1568); some 570m to the south-east.
- 4.4 *Milward House* lies close to a roundabout at the north-west end of New Broughton, on the road leading to Southsea and Brymbo. Its setting is derived entirely from its urban

surroundings, with no visual inter-relationship between it and the land within the site. Thus, no potential for an effect has been identified.

- 4.5 *Berse Drelincourt Church* occupies a roadside location on Berse Road, adjacent to warehousing situated between the asset and the site. *Berse Vicarage* and the *Orphanage* are set back to the south of Berse Road, opposite the church. The vicarage is a grand edifice, set within formal gardens which are all arranged on a broad east-west alignment. A combination of intervening topography, buildings and vegetation effectively screen any views towards the site from these assets and no potential for an effect on their setting has been identified.
- 4.6 In light of the above, where assessment has concluded that these assets are not capable of being affected by residential development within the site, no further consideration will be given to *Milward House*, *Berse Drelincourt Church* or *Berse Vicarage* and the adjacent *Orphanage* to the south east. The same is true of *Gatewen Hall round barrow* and hence this report will focus entirely on potential impacts to the Grade II listed *Gatewen Hall*.

Stage 2: Analyse the Contribution made by the Assets' Setting to their Significance

- 4.7 The listing citation for the Grade II listed *Gatewen Hall* provides the following background information on the origins and significance of the asset:

"A building is recorded here from the late C17. It was enlarged (for Thomas Hayes) between 1810 and 1830, and the character of the present building is largely determined by that period, with some later alteration.

Roughcast render with hipped slate roof; axial stacks set towards rear. 3 storeys, 3-window range. Central entrance in added glazed porch, flanked by flush-framed floor length 12-pane sash windows to ground floor, 16 and 12-pane sashes above. Similar window detail in left-hand return elevation, which has a full height bow to centre.

Said to retain some original joinery (including panelled doors and windows shutters), together with some plasterwork and chimney pieces."

- 4.8 *Gatewen Hall* is thereby listed as it retains its early 19th century character, and is a good local example of a small country house.
- 4.9 The main elevation to the house, as indicated above, faces roughly south, towards Gatewen Road (**Image EDP 1**). The east front, with its full height bow window to the central bay, looks down the valley to towards Wrexham (**Image EDP 2**). A range of barns to the west of *Gatewen Hall* were converted to residential dwellings after 1999. The range of barns and the associated garden to *Gatewen Hall* are recorded on the HER (PRN70261, PRN110363).
- 4.10 Thus, *Gatewen Hall* is assessed as deriving its heritage significance from a combination of its evidential and historical values, with its architectural appearance lending it considerable

aesthetic value. Its communal value, as a private residence which is only visible over some distance from Gatewen Road, is deemed to be limited. These values are explored below.

The Asset's Historic Setting

- 4.11 The notable local historian A.N. Palmer notes that Gatewen was occupied in 1668 by Captain Edward Jeffreys (Palmer, 1903). The earliest reference consulted as part of this assessment (a deed of sale dating to 1796) records the owner as John Mellar. However, little information relevant to defining the historic setting of *Gatewen Hall* is available until the Tithe map of 1839 (**Plan EDP H2**). That part of the map showing *Gatewen Hall* is missing from the copy held at Wrexham (owing to the poor condition of the document) and the copy held by the National Library of Wales. However, the Tithe map is not detailed in any case and sufficient detail survives to relate this to the accompanying apportionment, which indicates both land use and ownership.
- 4.12 Thus, in 1839 *Gatewen Hall* was divided from land within the site by Gatewen Lane, which was a through route to Broughton and Pentre, which passed to the north of land now within the site boundary. The surviving part of the lane now forms the private drive to *Gatewen Hall*, and this is discussed in more detail below.
- 4.13 Land surrounding *Gatewen Hall* (Field numbers 612, 632) and parts of that within the site area (Field numbers 615, 629) was in the ownership of Mary Hayes. However, the land use of land east of Gatewen Lane is recorded as pasture; whereas that within the site area is indicated as being under arable cultivation. This is taken as clear evidence for a difference in terms of the function and status of these different parts of the landholding.
- 4.14 Palmer (1903) records that Gatewen Farm was purchased by Edward Hayes in 1807, becoming part of the estate; prior to which it was known as Plas Newydd.
- 4.15 The Ordnance Survey (OS) First Edition of 1872 shows land within the site, arranged over a number of field enclosures, similar to the earlier Tithe map. However, it provides a clearer indication of the historic setting of *Gatewen Hall*; here illustrated by the 6" to 1 mile scale map which shows the area to the south-east of *Gatewen Hall* as informal parkland and the land where the site is located as an irregular arrangement of agricultural enclosures. This functional differentiation is highlighted by **Figure EDP 4.1** overleaf.
- 4.16 The 25" to 1 mile scale OS First Edition map (**Plan EDP H3**) provides greater detail and is also shaded, apparently to indicate land ownership. This includes the south-eastern tip of the site. The survey shows a number of features of interest, including two curving driveway approaches to the east/south-east of the Hall. The more northerly of these is most likely one of the driveways of 1844 that Palmer (1903) discusses, which came out near Crispin Lodge to the east. The southern one may be that which Palmer notes as 'relatively modern'.

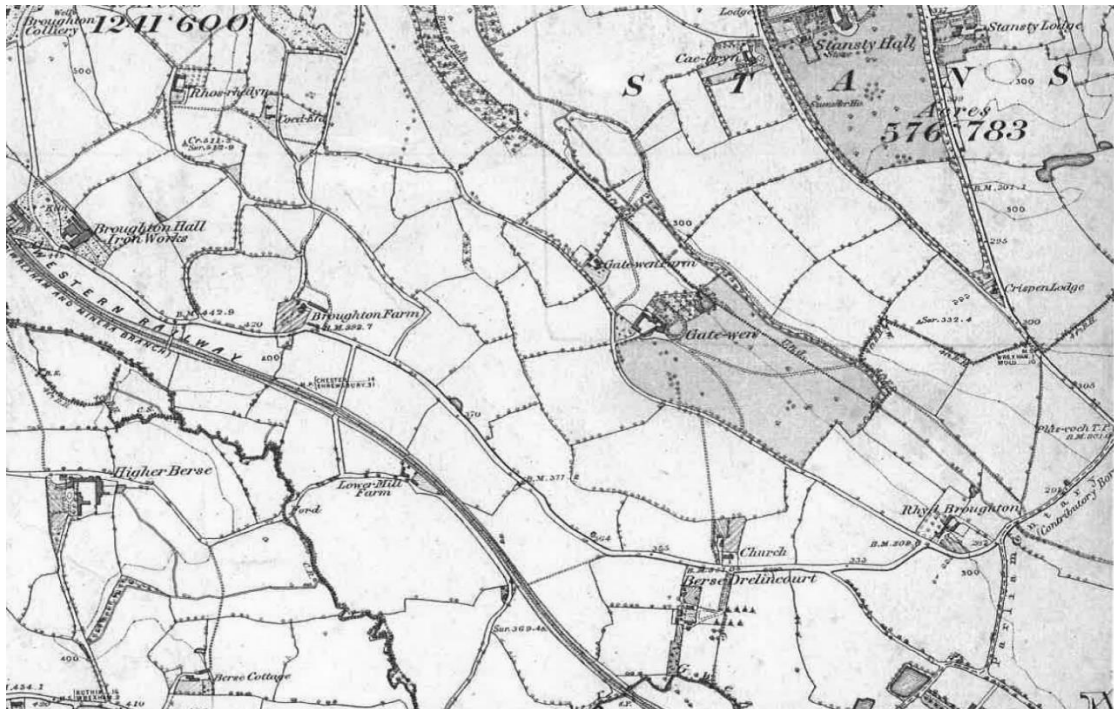


Figure EDP 4.1: The 6" to 1 mile scale map from the 19th century shows the area to the south-east of Gatewen Hall as informal parkland

- 4.17 Almost directly to the south of Gatewen Hall is a line of trees likely marking the 1844 approach, described thus: "In 1844 there was one drive from a point where the old road from Rhyd Broughton to the Pentre forks from the new road" (the other being the one to Crispin Lodge).
- 4.18 The 1872 survey also shows a curved boundary around the east front of Gatewen Hall, and it is tempting to think that this marks the location of a ha-ha, or similar feature, giving views down the valley to the east. On the First Edition map, the current entrance off Gatewen Lane is also shown, apparently serving the ancillary buildings to the main residence.
- 4.19 The picture from these early maps is therefore that land within the site formed part of the historic landholding of Gatewen Hall, although it lay outside its parkland setting and was subject only to agricultural exploitation as part of the wider estate.
- 4.20 The OS Second Edition of 1899 (surveyed in 1898; **Plan EDP H4**) shows a number of profound changes to the landscape. Gatewen Colliery is shown to the north-east of the site, north-west of Gatewen Farm. This was served by the Moss Valley Branch of the GWR, forming the eastern boundary of the site. As the colliery cut off the through-route originally provided by Gatewen Lane to Pentre, the new Gatewen Road was constructed, forming the southern boundary to the site. The Brymbo Branch railway had also been constructed to the west of the site. Most of the internal boundaries within the site are shown removed, although the remaining boundary separating the south-eastern part of the site from the rest preserves the earlier 19th century landholding of Gatewen Hall, as indicated by the Tithe map/apportionment and the OS First Edition.

- 4.21 The subsequent OS edition of 1912 shows few changes, other than the growing influence of Gatewen Colliery and the construction of houses in New Broughton, to the south of the site boundary, including Greenfield Terrace on the south side of Gatewen Road. A reservoir is shown within the site on this map.
- 4.22 The revision of 1939 (**Plan EDP H4**), shows the loss of the final internal boundary to the site, thus potentially indicating that land within the site boundary no longer formed part of the wider agricultural landholding of *Gatewen Hall* at this date.

The Asset's Current Setting

- 4.23 It is clear from the above commentary that the historic setting to *Gatewen Hall* was focussed on parkland extending to the south and (mostly) east, with views to and from the main (south) elevation of the house to Gatewen Road, and views from the east of *Gatewen Hall* down a natural valley towards Wrexham.
- 4.24 In fact, despite the development of New Broughton and the advent and demise of Gatewen Colliery, this is still largely the case and the vestigial parkland survives. The buildings are still 'understood, appreciated and experienced' within the context of this same land parcel, which remains under improved pasture, with a number of parkland trees.
- 4.25 Much of the boundary to Gatewen Road is marked by a crenelated stone wall, with quite extensive boundary vegetation. However, regular breaks in the vegetation allow views of *Gatewen Hall* from some distance to the south-east (**Image EDP 3**), at the margins of the historic parkland and beyond. A gateway to the driveway shown on the OS First Edition is still present. It also appears that some effort has been made to preserve such views of *Gatewen Hall*, with a section of hedgerow apparently cut down to the south to facilitate a view of its south elevation (**Image EDP 4**).
- 4.26 However, as the viewer travels further west, views of *Gatewen Hall* become increasingly obscured. Only the upper parts of the building can be seen from the entrance at Gatewen Lane, which is now a private driveway and not publicly accessible (**Image EDP 5**). There are some narrow views as the viewer approaches the new roundabout to the south-east of the site, giving access from Gatewen Road (**Image EDP 6**), although a combination of topography and intervening vegetation largely screens views of *Gatewen Hall* from the vicinity of the site (**Image EDP 7**). This is partly due to planting as part of the modern development between the site and *Gatewen Hall*, which will further obscure views of *Gatewen Hall* from this area as it matures.
- 4.27 Some filtered and distant views of the upper part of *Gatewen Hall* are just about discernible from within the south-eastern part of the site (**Image EDP 8**), although it would be difficult to understand, appreciate or experience the asset from these views in isolation and they contribute very little to its setting/significance.

Stage 3: Evaluate the Potential Impact of Development on the Assets' Significance

- 4.28 Details of the proposed development (comprising a Proposed Masterplan) are included here in this report as **Appendix EDP 1**.
- 4.29 Whilst the site lies in the historic landholding of *Gatewen Hall*, this connection has been severed: 'visually', first by the construction of the former Moss Valley Branch of the GWR and now by the intervening residential development of Whitehead Drive; and 'functionally' by changed ownership during the early 20th century.
- 4.30 The land within the site is therefore assessed as making no contribution to the heritage significance of *Gatewen Hall*. Whilst views are possible towards *Gatewen Hall* from the site, they are very limited, very localised and highly fortuitous, to the extent that they do not facilitate an experience, understanding or appreciation of the heritage values which underpin the listed building's 'special architectural or historic interest'.
- 4.31 Moreover, it is concluded that such views are there are likely to be lost over time to the maturing vegetation along Whitehead Drive; particularly its eastern side, and so, even in the 'do nothing scenario' the limited and localised inter-relationship between the site and the historic asset would probably be severed.
- 4.32 As such, it is concluded that the proposed residential development within the site would not cause harm to the significance of *Gatewen Hall*, the setting of which is clearly defined by the surrounding vestigial parkland and views to the south and east; as well as views back to *Gatewen Hall* from Gatewen Road, where the evidential and aesthetic values of its built form and fabric can still be both experienced and appreciated.

Stage 4: Options to Mitigate or Improve the Potential Impact of Development

- 4.33 Given the very low level of change identified, which is not considered to equate to any harm whatsoever to *Gatewen Hall*, there is no necessity for the implementation of any mitigation or compensation measures in respect of the proposed residential development, and no such measures are anticipated or proposed.
- 4.34 The development is considered to maintain ('preserve') the contribution which the listed building's setting makes to its significance as a heritage asset.

Section 5

Conclusions

- 5.1 This HIS has been researched and prepared in line with current guidance issued by Cadw, for Wrexham Glyndwr University, to support the preparation and submission of an outline planning application for the proposed residential development of the site as part of the Campus 2025 Project.
- 5.2 An assessment has been undertaken of the potential impact of the proposed development on the heritage significance of the Grade II listed *Gatewen Hall*, through changes to its setting. The site is part of *Gatewen Halls'* historic landholding, where it comprised agricultural farmland and was not apparently subject to any intentional design or ornamentation. It lies outside both the historic and current extents of the gardens and parkland associated with *Gatewen Hall* and the historic connection has been severed by development from the latter part of the 19th century onwards; as well as recent residential development.
- 5.3 It is concluded that the proposed development would cause 'no harm' to the significance of the listed building. Accordingly, it would meet the requirements of current planning policy addressing the conservation and management of the historic environment.
- 5.4 There is no reason why a planning application for the proposed development of land within the site should not be determined positively, given the absence of any adverse impact on *Gatewen Hall* or other historic assets distributed within the site's wider environs.

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Section 6

References

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Wrexham County Borough Council 2005 *Wrexham Unitary Development Plan 1996-2011*

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Images



Image EDP 1: View north towards *Gatewen Hall* from Gatewen Road, showing the main (south) elevation of this Grade II listed building



Image EDP 2: View looking north-west towards *Gatewen Hall* from Gatewen Road, and showing the east facing elevation



Image EDP 3: Distant view looking north-west towards *Gatewen Hall* from Gatewen Road



Image EDP 4: View north to *Gatewen Hall* from Gatewen Road, through a gap in the hedgerow



Image EDP 5: View north-east towards the upper portion of *Gatewen Hall*, over the modern gateway positioned on Gatewen Lane



Image EDP 6: View north-east towards *Gatewen Hall* from the south of the new roundabout to Whitehead Drive



Image EDP 7: View looking east north-east to *Gatewen Hall* from new roundabout to Whitehead Drive (*Gatewen Hall* is just visible in the centre of the view)

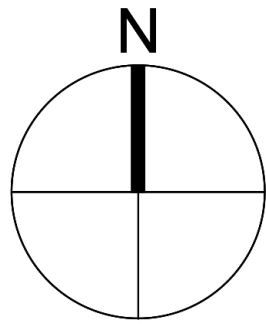


Image EDP 8: View looking east towards *Gatewen Hall* from land within the site, where *Gatewen Hall* is just visible in the centre of the image

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Appendix EDP 1
Proposed Masterplan
(DAY Architectural Ltd AL-00-001 Rev.A 531-17-5 11.06.18)

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DRAWING NOTES:

A	Amendment of layout	11.06.2018
STATUS	REVISION	DATE

CLIENT
Wrexham Glyndwr University

PROJECT
Campus 2025

DRAWING
Gatewen Road - Proposed Masterplan

SCALE
1:1000

PAPER SIZE
A1

DATE
June 2018

DRAWN BY
LB

DRAWING No.
AL-00-001

REVISION
A

PROJECT No.
531-17-5

DRAWING STATUS
PLANNING

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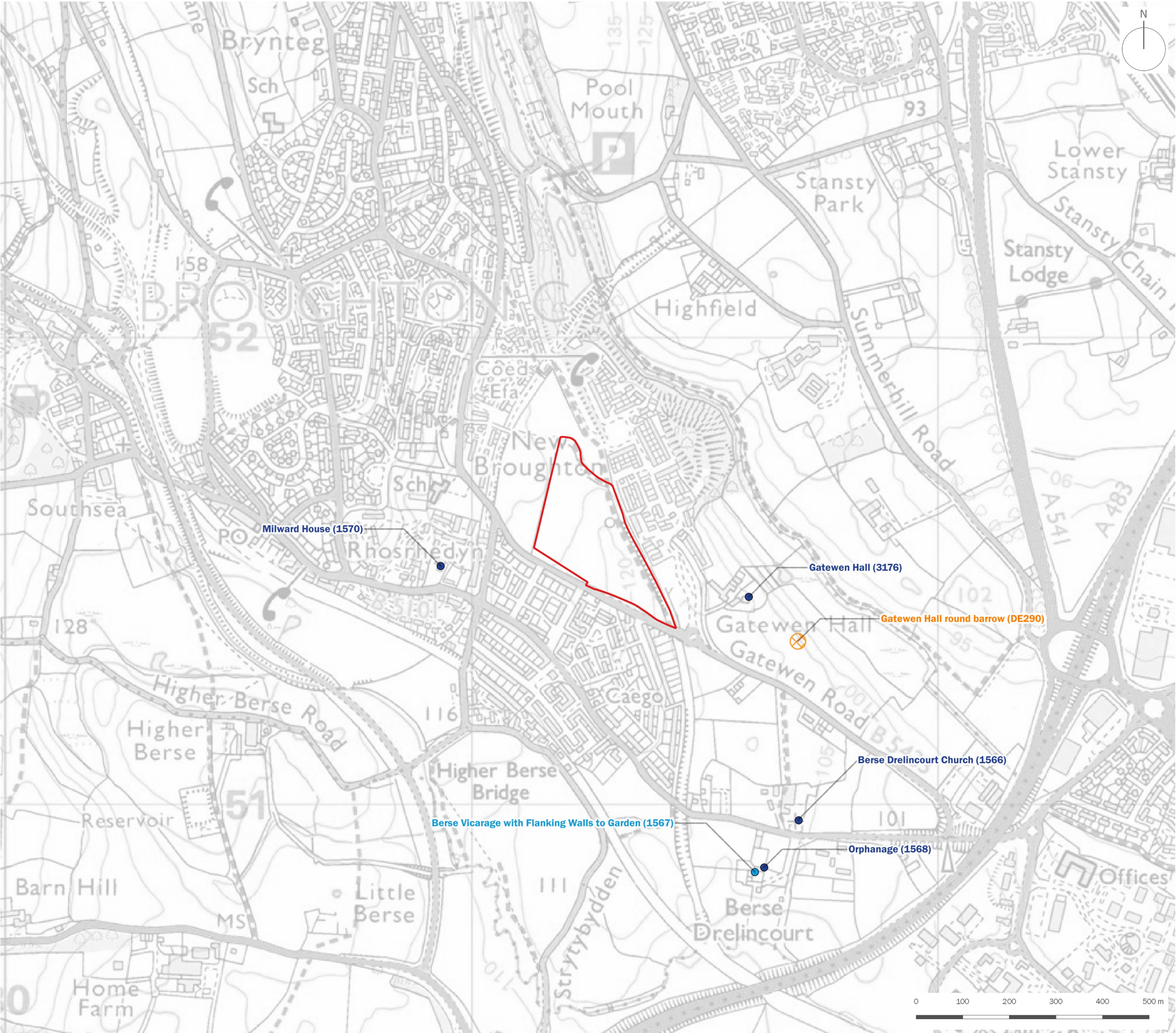
L3 6LG

0151 203 9703, info@day-architectural.com, www.day-architectural.com

Plans

Plan EDP H1	Location of Gatewen Hall in Relation to the Site (edp4846_d016a 14 June 2018 LB/RJ)
Plan EDP H2	Extract from Broughton Tithe map, 1839 (edp4846_d017a 14 June 2018 LB/RJ)
Plan EDP H3	Extract from OS 1 st Edition, 1872 (edp4846_d018a 14 June 2018 LB/RJ)
Plan EDP H4	Extract from OS 2 nd Edition, 1899 (edp4846_d019a 14 June 2018 LB/RJ)
Plan EDP H5	Extract from OS Revision of 1939 (edp4846_d020a 14 June 2018 LB/RJ)

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Site Boundary

Listed Buildings

Grade II*

Grade II

Scheduled Monument

client

Wrexham Glyndwr University

project title

Land at Gatewen Road

drawing title

Plan EDP H1: Location of Gatewen Hall in Relation to the Site

date14 JUNE 2018

drawing numberedp4846_d016a

scaleRefer to scale bar

drawn byLB

checkedRJ

QA

CR

edp

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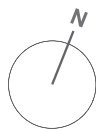
info@edp-uk.co.uk www.edp-uk.co.uk

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Approximate Site Boundary



client

Wrexham Glyndwr University

project title

Land at Gatewen Road

drawing title

Plan EDP H2: Extract from Broughton Tithe Map, 1839

date

14 JUNE 2018

drawn by LB

drawing number

edp4846_d017a

checked RJ

scale

Not to scale

QA CR



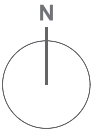
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 Approximate Site Boundary



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Plan EDP H3: Extract from OS 1st Edition, 1872

date	14 JUNE 2018	drawn by	LB
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scale	Not to scale	QA	CR



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Approximate Site Boundary

N

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project title

Land at Gatewen Road

drawing title

Plan EDP H4: Extract from OS 2nd Edition, 1899

date

14 JUNE 2018

drawing number

edp4846_d019a

scale

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Approximate Site Boundary

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project title

Land at Gatewen Road

drawing title

Plan EDP H5: Extract from OS Revision of 1939

date

14 JUNE 2018

drawn by

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drawing number

edp4846_d020a

checked

RJ

scale

Not to scale

QA

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